

Sector footprint for:

# Developing New Affordable Homes



## Joint investment, risk sharing, and reward are key features of the Seddon approach to delivery of new affordable housing when working with Registered Providers.

### Your pro-active development partner

In addition to acting simply as your construction partner Seddon also holds the expertise to work with you to jointly assemble land; undertake investment in pre-planning, technical and pre-construction processes to ensure early certainty for development projects.

### Sharing sales risk and expertise

We have completed a number of projects in partnership with Registered Providers (RP's) in which we have created a Joint Venture (JV) company and shared sales risk on developments. We are also able to undertake open market sale opportunities that create cross subsidy to support affordable housing.

Our approach to sales is both flexible and supportive. In some instances the RP may have an established sales team and brand to undertake sales on behalf of the JV. In other cases Seddon will take the sales lead using our "ID4 Living" sales brand and dedicated sales team and website [www.id4living.com](http://www.id4living.com)

### Section 106 opportunities

We are also able to provide opportunities for affordable housing to our customers via Section 106 agreements from our prestigious market sales housing business Seddon Homes. This business mainly operates across the North of England but its geographical coverage is widening.

### Working with customers across a number of procurement routes

We are able to work with our customers via a number of procurement routes in order to meet their needs. Seddon are party to a number of national and local framework agreements including the Housing and Communities Agency's Development Partner Panel (HCA DPP2). This gives our customers the opportunity to procure Seddon through a variety of means including:

- Partnering
- Two stage tendering
- Design and Build
- Joint ventures
- Development Partners

Regardless of procurement route our approach is to be collaborative, find solutions and provide certainty in terms of delivery to budget, quality and programme.

## Providing you with certainty of delivery from the earliest stage using Seddon Model house types:

- BIM Modelled
- Flexibility in terms of architectural styling
- Lower running costs to combat fuel poverty
- CfSH level 3 compliant
- 25% faster to construct
- Work with or without grant funding
- Adaptable for Lifetime Homes
- Optimum density ratios





## Solutions and services that fully embrace the standards and expectations associated with delivery of quality affordable housing.

We bespoke our services to meet our customers' needs. Our specialist development and construction teams are able to assist or take the lead in progressing the project through the following stages:

- Site identification and acquisition
- Development of delivery models and tenures
- Application for grant funding (if applicable)
- Running planning applications
- Sales strategy and sales
- Feasibility and viability
- Approval and sign off process
- Master planning and community consultation events
- Construction stage works
- After care and ongoing life cycle

Through continuous improvement and collaboration in working with Registered Providers (RP's), the Homes and Communities Agency (HCA) and Local Authorities (LA's) for many years Seddon have developed value for money solutions that incorporate the following standards

- Code for Sustainable Homes (CfSH) levels 3 and 4 compliance
- HCA design and Quality Standards
- Secured by design
- Lifetime Homes
- Housing quality Indicator (HQI) Unit Layout Scores
- LABC / NHBC accreditations

**By selecting Seddon you have selected over 100 years experience building new and affordable homes across the UK as both contractor and developer.**

### Our expertise spans:

- Houses and Bungalows
- Apartments
- Extra care schemes
- Mixed use schemes
- Empty homes

### Through a mixture of tenures including:

- Housing for sale
- Shared ownership
- Market rent



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MAINTENANCE



For more information about our services please visit our website at:

[www.seddon.co.uk](http://www.seddon.co.uk)

**Seddon**

SOLUTIONS FROM A SINGLE SOURCE