



Developing Under Challenging Circumstances

Victoria Anderson Development Officer Grampian Housing Association

Background



Who are we?

- A mid-sized Housing Association operating in Aberdeen City, Aberdeenshire and Moray.
- Stock of around 3,500 social rented homes.
- Subsidiaries Let's Choose and TLC (in house maintenance company)

Development Ambitions

Under our current business plan growth is a key strategic objective.

It is our ambition to deliver over 600 new homes over the business plan period.

Since 1st April 2019 we have delivered 180+ new build homes.



Recent Handovers





Large family bungalow in Sandhaven near Fraserburgh

12 flats in Banchory, Aberdeenshire



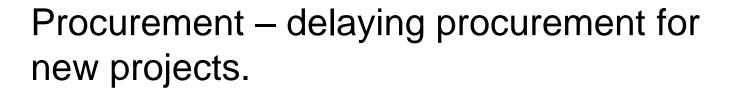
How we are continuing to develop

- Development team working closely with finance colleagues. Regularly reviewing the programme and the "wishlist".
- Actively engaging with our lenders.
- Working with the Scottish Government and Local Authority to secure necessary funding to make difficult projects viable.





Development Programme



Including Section 75s with a high IRR;

And varied mixes ensuring developments are easy to let on completion and meet demand.



Across the Association

Tenancy Sustainment

Challenges including Covid-19, removal of the £20 Universal Credit uplift and rising cost of living are affecting our tenants.

Support Services – Smart and Assist





Short term - High Arrears Team





Across The Association

Income from Subsidiaries:

Let's Choose – Mid Market and Market rent provider.



TLC – In house maintenance company



Across The Association

Improved specifications for kitchens and bathrooms.

EESSH2 – started work on achieving targets early









Thank you for listening.

Any questions?

Contact me: Victoria Anderson – Development Officer victoria.anderson@grampianhousing.co.uk Tel 01224 202954 Mob 07939387750