

# Development Services

Helping you meet housing need in your local area

## Who are we?

Circle Housing Group is one of the UK's leading providers of affordable housing. We were formed in 2005 as a result of a merger between Circle 33 Housing Group and Anglia Housing Group. We now own and manage more than 63,000 homes, including supported and sheltered housing, for around 200,000 people across the UK. We have a dedicated team of more than 2,200 staff.

Our mission is to enhance the Life Chances of residents and service users by providing great homes, first class services, and working in partnership to build sustainable communities. We have 12 partners including nine housing associations, a care and support partner; as well as a commercial business for shared ownership, market rent and properties for sale.

## Our Development Service

Circle is a leading provider of affordable homes. Our team of experienced housing professionals has been responsible for the development of over 6,500 properties since we were formed. This has ranged from large scale mixed tenure programmes such as the regeneration project at Orchard Village in the London Borough of Havering to developing small rural exception sites in partnership with parish councils to meet their local housing needs.

Our Development Services team delivers wide ranging and flexible packages both for our internal registered providers and for over 15 external organisations.



Outlook Place, Watford

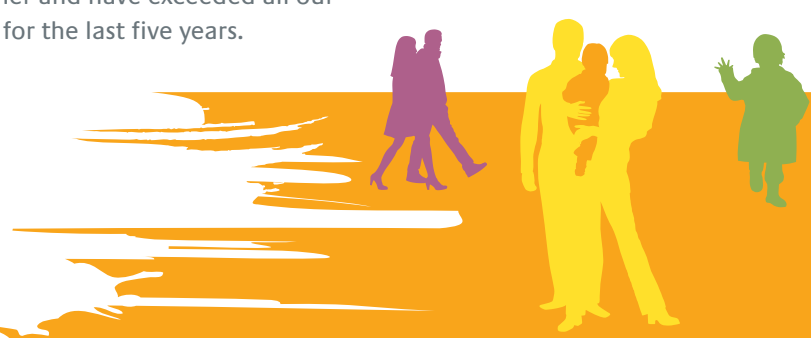
Circle's unique group structure means that our development team are client focussed and understand how to deliver effective development services which meet the objectives of the partner organisation. We are a non profit making organisation.

## Why choose us?

Circle has an excellent delivery record and relationship with the Homes and Communities Agency (HCA), across the Midlands, London, East and South East regions. We are a consistent upper quartile performer and have exceeded all our targets for the last five years.

In addition to delivering our own development programme, the Development Services team have provided bespoke services to over 15 other registered providers. Many of these relationships have continued over several years and are built on the successful delivery of projects for our clients.

Circle are already providing development services to Local Authorities who have received funding from the HCA, and understand the specific issues which Local Authorities face in the development of new housing.





*The Base, Brentwood*



“Over the last year Circle, has acted as Development Agent on Gravesham’s behalf, their knowledge, expertise and advice has been invaluable to Gravesham in their pursuit to deliver new council housing. The Circle staff assigned to the project have always been on hand to provide guidance on what is, for Gravesham, a very new venture”

*(Sharon Donald, Gravesham Council)*

### **Our services**

The services we offer are tailored to our individual clients. This could include:

- Site identification and feasibility
- Financial appraisal, financial modelling and risk management
- Design, planning and procurement
- Project management
- HCA support - IMS services, compliance audits
- Staff in-house/staff training

### **Our approach**

We share five common themes with our 15 existing partnerships:

- Clear lines of communication
- Roles and responsibilities are identified and agreed
- Dedicated staff to work with the client
- Training and support of the client
- Programme delivery is at the heart of the service

### **How do we work?**

Development services are provided from our three regional teams. The approach we take is to design a bespoke service to suit the client, in terms of their staff resources, capacity and risk management needs.

### **Value for money**

We offer a wealth of contacts to support our services, including contractors, architects, employers agents and lawyers; this enables us to pass on negotiated rates to offer greater value for money. By working with a large, established and respected organisation such as Circle, our partners are able to reduce their development risk.

*Enhancing Life Chances*

#### **Regional Development Directors**

Paul Hicks (Home Counties) 01732 789001

Iain Taylor (London) 0207 447 3032

Jerry Harkness (East and Central) 01603 703865

Email: [developmentservices@circle.org.uk](mailto:developmentservices@circle.org.uk)

[www.circle.org.uk](http://www.circle.org.uk)