



Our formula for  
**the future**



# Development

The shortage of affordable, high quality homes is at the heart of the housing crisis. So we will increase supply by building and acquiring more new homes to meet our customers' needs.



## This means






-  Building as many homes as we can, especially in Amber Valley, Erewash and West Northants.
-  Ensuring that our new homes are safe, high quality and affordable to heat.
-  Continuing our strategic partnership with Homes England to deliver or exceed our target of delivering 400 new homes.
-  Working with trusted development partners to deliver high quality new homes.
-  Clearly understanding local customer needs and adapting our development programme accordingly.
-  Having more control and flexibility around the size, layout and specification of new homes to better meet customer need.
-  Focusing on new affordable homes backed up by other tenures including market sale and market rent, that meet a need and generate revenue to help fund our work.
-  Improving how we work to reduce risk and give more assurance around the development programme.
-  Investing in our Development team so that we have the capability and capacity to deliver.
-  Seeking to improve and regenerate our existing neighbourhoods.

## Key measures



### **To track our progress and ensure that we stay on track we will:**

-  Deliver quality new homes that meet energy performance certificate level B or higher.
-  Achieve customer satisfaction with moving into a new home of more than 90%.
-  Maintain our development appraisal parameters, rental yields and sales profits.