

Opening more doors for more people



Passion and commitment



Broad Street, Windermere

We're proud to be first choice

At Two Castles Housing Association we are passionate about maintaining our consistently high performance. We are committed to innovation and also to our ambitious development programme.

Although our rural expertise is first class, regeneration of urban areas is also a key priority for us and we are continuously developing relationships with private sector partners and funders.

We're proud to say that our developments have been hailed as examples of best practice in a guide from the Prince of Wales' Affordable Rural Housing Initiative (in Staveley and Windermere). We're proud that our sheltered housing schemes are second to none. Most of all, we're proud that our residents and partners say we're their first choice.

We are members of the Spirit partnership which aims to build better quality affordable homes more cost effectively and efficiently. Its consortium consists of a group of northern housing associations working together for the benefit of the region and its people.

Our achievements speak for themselves

We've become one of the leading housing providers of affordable homes in the North due to professional forward thinking, and after 40 years we own and manage over 3,300 properties for rent and low cost sale.

We have extensive knowledge of developing in **National Parks and Conservation Areas** and we know about the special demands these areas bring with them. We are sensitive to the location and build good relationships with planners and other stakeholders in order to successfully deliver. Our work has often involved the refurbishment and conversion of listed buildings, enhancing the existing local environment and supporting the sustainability of the communities.

We are working with policy makers and decision makers at both regional and national levels in a bid to contribute to sustainable communities. We deliver more affordable homes in the communities where they are most needed, whether it is an **urban or rural** area.

Supporting the **regeneration** and sustainability of villages, towns and cities across the North East and the North West is a huge priority for us.

King Edward's Fauld, Burgh-by-Sands



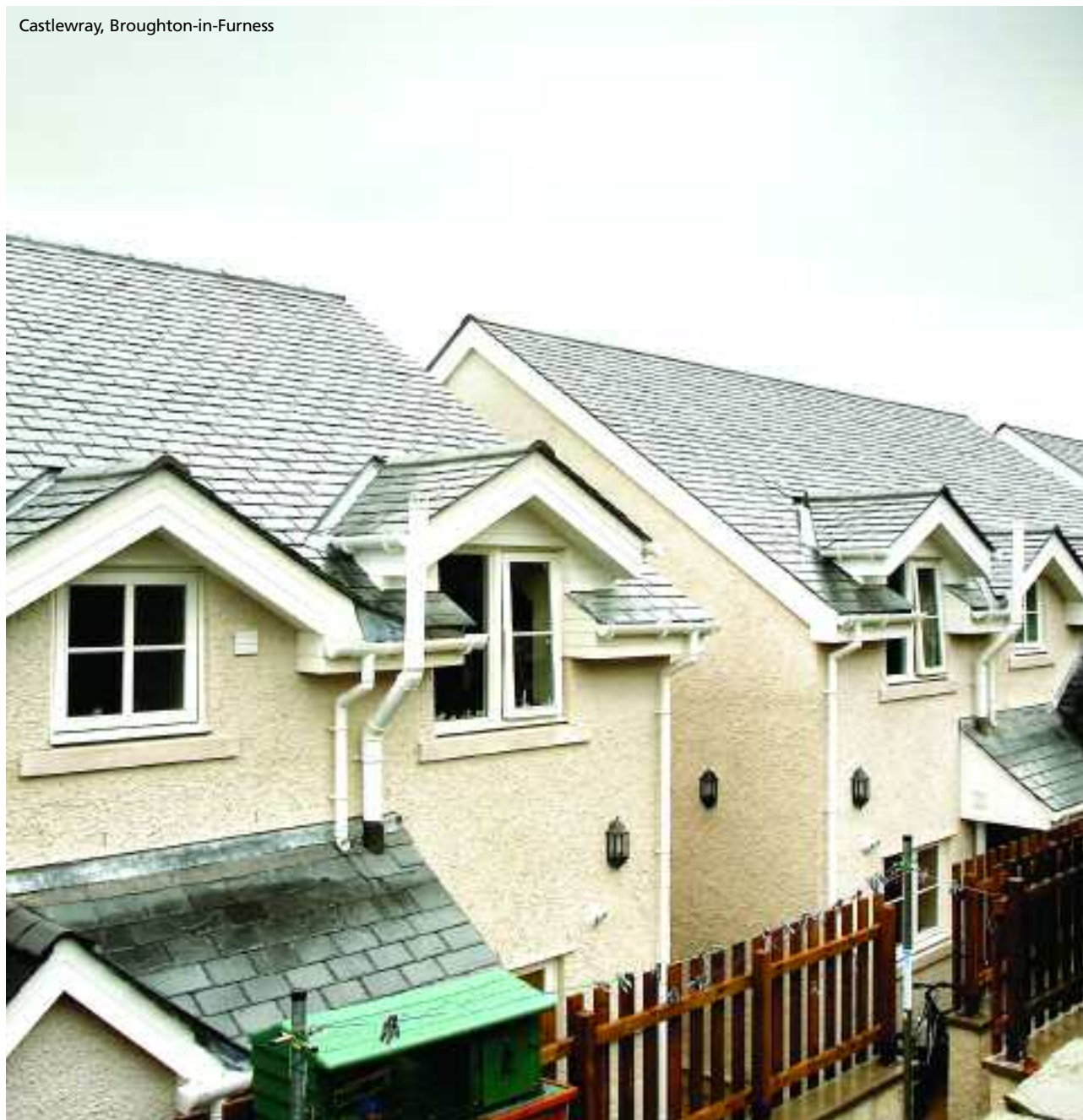
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Lansbury Close, Birtley



A smarter approach to housing

Castlewray, Broughton-in-Furness



Castlewray, Broughton-in-Furness



We're passionate about providing eco-friendly and sustainable homes.

We are forward thinking and understand that by addressing the issues of sustainability and environment now, we will benefit our residents and the communities we work with for the future. Good quality design is always at the core of what we do.

Others had declined to build on a new site next to our Castlewray development in Broughton-in-Furness because it had an almost vertical gradient which was difficult to develop. Clever planning and design along with hard work ensured we provided much needed affordable homes in the area.

We use modern methods of construction wherever possible. For example, at our development in Burgh-by-Sands, each of the homes were built using a panellised system called Kingspan Tek. It uses two skins of OSB (Orientated Strand Board) with insulation filling, which is very strong and also very energy efficient.

We're also passionate about providing eco friendly homes. As part of a review of our Environmental and Sustainable Development Policy, we have been undertaking a feasibility study on the use of renewable energy and energy efficient technologies within our stock. As a result, we have started a programme of installing Air Source Heat Pumps in some of our properties and are looking to install ground source heat pumps in a number of others.

Working together to improve services

Last year, Assettrust Housing (a private investor) named us as its preferred partner in the North. By joining forces with Assettrust, as at Pall Mall in Manchester, we are able to offer affordable homes without using Government grant or public money.

Assettrust provides affordable homes for rent and shared ownership across England and Wales and plans to fund 10,000 affordable new homes over the next five years.

We have worked with over 20 local authorities across the North on a partnership basis. We work with them throughout the whole development process, from identification of sites to long term delivery. We are a member of the Spirit development partnership that has been set up to raise the level of social housing standards. Spirit is committed to delivering high quality, well designed, sustainable and affordable homes.

We work hand in hand with parish councils throughout and are sensitive to the parishes' needs. For example, at our development in Slaley, the need for homes there was identified in the village's parish plan and together with the parish council we went on to work

with a local landowner to design and build a development that addressed local need while being sensitive to local peoples' wishes.

We are very experienced at working with landowners and agents and are comfortable identifying and procuring sites whilst being sensitive to others' needs.

Whether working on high volume or small scale developments, we have built good relations with private builders and developers and are always looking for innovative funding solutions.

We are considered a low risk association by our main funder and regulator, the Housing Corporation, the Government agency that invests in new affordable homes throughout England. The Housing Corporation has consistently awarded us its top rating for performance and financial strength.

Pall Mall, Manchester



Caring about people

Caring about people is something that is central to all we do. There is a genuine sense of community spirit in our developments and a family atmosphere amongst our staff.

We offer many services to our residents, including supported housing, and we have excellent relationships with care providers. Whether residents are looking to rent or purchase on a shared equity basis, our approach means affordability is always at the top of our agenda.

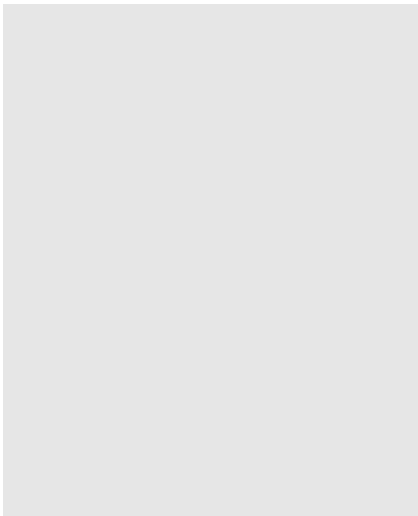
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Two Castles Residents



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Two Castles
Housing Association



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