



MOVE ON HOUSING PROPOSAL

Prepared by:
J49 BOARD

Period:
2023-2026

Department:
MANAGEMENT



1. STRATEGY

J49 is planning to build a portfolio of properties in the Derby area over the next 125 years. It is already working to develop 10-12 new move on properties on the site of an Anglican Church St Thomas's. This will build environmental, energy efficient properties for move on that will have a lease for 125 years between J49 and St Thomas's church.

2. PRINCIPLES OF RESIDENT ENGAGEMENT

- **Inclusivity:** Ensure that all residents, regardless of background or circumstance, have equal access and opportunity to participate in decision-making processes.
- **Transparency:** Provide clear information about decisions, processes, and outcomes to foster trust and open communication between residents and J49 housing
- **Empowerment:** Empower residents to actively contribute their ideas, opinions, and expertise to shape policies, programs, and services.
- **Respect:** Create a respectful and supportive environment where residents' voices are heard and their contributions are valued.
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3. GROWING A PORTFOLIO

- **J49 is in the process of purchasing a 9 bed house with room for training, mentoring, resident engagement and facilities for residents to thrive and become self sufficient when ready to moving on. The house will be a move on house with a clear pathway to independence and self motivation. It will also provide with its' extensive facilities an office for J49.**
- **J49 will purchase year on year from now, 4 homes for permanent social rented housing. This will enable the move on residents from the 9 bed house to move on into good quality, well run social accommodation. It will also build a steady and sustainable portfolio of homes under the management of J49.**
- **J49 is also looking to secure a number of 1 bed apartments for those needing move on with higher needs. J49 is looking to procure these through local contacts and partners in the right location with the appropriate facilities for residents to develop skills, knowledge, and leadership abilities through engagement activities. These will be for lease (rented) or acquisition for permanent properties in the social sector.**



4. DERBY PARTNERSHIPS

- **J49 is working with local partner organisations, charities and Derby city council to create a cohesive and complete package of both management, maintenance and care. Derby has a fantastic set of resources that have been built over a long period of time and J49 is extremely pleased to become part of this already extensive network.**
- **The following organisations have already agreed to work with J49: Derby City Homes; Green Pastures; Faith, Hope and Enterprise; St Thomas anglican church community; Derby City Mission.**
- **Derby homes have agreed to assist with local maintenance contracts and some management that J49 will procure to enable it to operate with confidence with well maintained high standards of facilities and accommodation.**
- **J49 is committed to the long term as it is signing leases for 125 years for the new developments that is it partnered with.**
- **J49 is working with Homes England on the acquisition of new properties. It is already an IP with HE and will be using grant and its' own finance to procure this new set of residential properties.**
- **J49 will share its' already considerable expertise in housing and housing management. It partners with bench outreach, a homeless charity with 25 years experience in care, management and resident mentoring and engagement. Bench are also the pioneers of housing first in England.**



J49