

Innovation Way Tenant Management Organisation



Situated in Beechdale in Walsall, Innovation Way Tenant Management Organisation has been set up in partnership with the black country CaldmoreAccord subsidiary of Accord Housing Group. When Accord Housing Group bought the land on which to situate LoCaL Homes, a not-for-profit advanced housing manufacturer offering high quality, low carbon housing solutions for new build schemes, part of the land deal was to build 40 affordable homes as a demonstration project for the factory. Working with Walsall Council, it was decided that this project should also be community-led.

40 homes
Affordable rented

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What makes this development so special is the fact that residents have been involved from the start. The Accord Group has assisted the residents in setting up a Tenant Management Organisation (TMO) which co-ordinates activity, so from the start the idea has been to build a cohesive community and that is exactly what has happened.

Local Councillor Lee Jeavons



With Innovation Way being completed in Spring 2015, residents to the scheme were pre-allocated from Walsall Council's waiting list from November 2013. This enabled them to participate in scheme design and a development programme for the TMO. With none of the TMO's founders having participated in anything community-led before, and with the principles of community-led housing also being new to CaldmoreAccord, the process of enabling the group to take responsibility for decision making has been a lengthy one. At times, there have been different understandings between the residents and the association about how the local community will operate, but the group is particularly enthusiastic to develop further. They organised the local community event that launched the scheme, and have started to redesign the traditional

housing management approach to ensure that the scheme functions as a community.

Whilst scheme management is currently being carried out by CaldmoreAccord, three resident working parties have been set up to explore how rents will be collected, repairs will be carried and how community activities will be organised. A management agreement is being developed over the next 18 months where initially Innovation Way TMO will manage day to day repairs, grounds maintenance and lettings. Alongside the development of the management agreement, plans are now being drawn up in partnership with the TMO to develop a second phase of a further 32 homes.



When we first moved in, we were being told that our kids could not play in the street. We said that kids playing in the street is actually part of what makes a local community, and if we as the TMO take responsibility for it, then its fine. We are learning all the time about what it means for local people to control our homes, but we are confident that we will get there.

Emma Thacker - Innovation Way Tenant Management Organisation

Yes, it's quite a new thing for us, but it's exciting to see the enthusiasm of the local community, and we look forward to helping to support the TMO grow in its ability to make decisions.

Ashley Lovell, CaldmoreAccord