OCTAVIA Abri



Community Investment Plan 2026-2028

Clewer & Dedworth

Building a healthier, safer and more connected neighbourhood together

Introduction

Clewer & Dedworth is one of our identified community investment zones within the Royal Borough of Windsor & Maidenhead.

This plan sets out our long-term commitment to working alongside residents, partners and community organisations to support a more connected, safe, empowered and resilient community.

We believe homes and communities are places to belong, grow and thrive. Through the Octavia Foundation, we are committed to a place-based approach to community investment that builds on the strengths, relationships and potential that already exist within local communities.

This plan has been shaped through a combination of local data, housing insight, community research and ongoing conversations with residents and partners.

It reflects both the opportunities and challenges within Clewer & Dedworth, while recognising the important role residents play in shaping the future of their neighbourhood.

This is a living plan that will continue to evolve alongside residents as local priorities, feedback and opportunities develop over time.

Our aim is not simply to deliver projects, but to support long-term community resilience, stronger local connections and improved life chances for residents.

ABOUT CLEWER & DEDWORTH

Clewer & Dedworth sits within Windsor, a generally very affluent area. However, there are pockets of deprivation and Clewer & Dedworth is one of these.

The area is seeing significant change, with a flagship regeneration project at Sawyers Close (which is now re-branded as the Granges, after consultation with residents) which will see 192 flats replaced with 413 brand new, affordable homes, with the first homes ready to be moved into from February 2027. The regeneration will benefit not just those living at Sawyers Close, but the wider community, with more access to affordable housing and social value from the project delivered to the area.

Abri have been working closely with the Clewer & Dedworth community and local stakeholders since 2011, investing in and delivering a number of projects, including ‘The Pump Room’ at what was Sawyers Close, a space which hosted a number of initiatives before the start of the regeneration. This close relationship with partners and the community is one of the area’s key strengths.

While deprivation data suggests that Clewer & Dedworth as a whole performs relatively well, it can mask challenges experienced in specific neighbourhoods. Some parts of the area experience higher levels of crime, lower household incomes, barriers to employment and education, and challenges affecting older residents. These are the areas where targeted support can make the biggest difference.

Alongside this data, housing management insight, tenant satisfaction measures and community engagement activity have helped us build a fuller understanding of local priorities and experiences. A key part of this is our dedicated community engagement at The Granges. We recognize the impact such a large-scale regeneration can have on those living ‘on-site’ and have been working hard to ensure customer voice is heard throughout the project. We are also aware of the importance of supporting cohesion with the wider community, who may have their own concerns over the regeneration.

Importantly, this plan takes an asset-based approach. While we recognise the challenges facing the community, we also recognise the strengths already present within Clewer & Dedworth including resident knowledge, community relationships, local organisations and shared spaces that can support positive long-term change.

WHAT YOU TOLD US

Listening to residents has been central to shaping this plan.

Through surveys, conversations, community events and regular engagement at the Community Room, residents shared what matters most to them and where they would like to see investment and support focused over the coming years.

You told us that the biggest priorities for the area are:

- Support with the cost of living and financial advice
- Increasing pride in where you live and cohesion amongst the local community
- Safer streets and reduced anti-social behaviour
- Health & Wellbeing support, including reducing isolation
- Creating stronger opportunities for residents- by having more of a say in local decisions

Residents also highlighted the importance of having trusted local spaces where people can access support, meet others and feel part of the community. This is why we will ensure local voice is heard in the planning of upcoming community spaces that will be built as part of The Granges regeneration project.

This feedback, alongside wider local insight and partnership engagement, has informed the priorities set out within this plan.



Our approach

Our approach to community investment at Clewer & Dedworth is long-term, place-based and community rooted.

This means:

- Working alongside residents to shape priorities and activity improving access to health and wellbeing support
- Building on existing strengths and community assets improving community safety
- Focusing on prevention and early support
- Developing strong local partnerships
- Creating opportunities for residents to lead and participate
- Investing in sustainable change rather than short-term interventions

We want to feel like a large organisation with a genuinely local presence — visible, accessible and connected to the communities we serve.

This plan will continue to evolve over time as local needs and priorities change. We are committed to ongoing engagement with residents to ensure our investment remains shaped by the people who live here.

OUR VISION FOR CLEWER & DEDWORTH

Our vision is to create a connected, safe, empowered and resilient community, nurturing a strong sense of belonging, identity and pride in where people live. We want to ensure a lasting legacy from the regeneration of The Granges for years to come.

Our priorities for Clewer & Dedworth

Priority 1.
Tackling social isolation and promoting healthy lifestyles

OUR SHARED AMBITION

Success would mean:

- More opportunities for local people to engage with services, through our own delivery or through funded projects
- Improved wellbeing and reduced isolation
- Increased participation in healthy activities
- Residents feeling more informed and connected to support available in the area, including mental health support networks

WHAT WE WILL FOCUS ON

Together, we will work to:

- Bring more varied health and wellbeing support into the community
- Create more opportunities for affordable and accessible activities, especially for young people
- Promote the Community Room at The Granges as a safe space for activities
- Reducing isolation through community-based wellbeing activities

WHY THIS MATTERS

You told us that access to local health and wellbeing support is important, particularly around mental wellbeing, healthy lifestyles and opportunities to stay active and connected.

52% of residents we engaged with reported a need for this, suggesting that a large proportion of the population are living with health challenges.

Local insight also highlights health inequalities affecting specific areas of the Community Investment Zone. A report from a survey in 2022 by RBWM Together showed 12% of adults living within RBWM reported that they were often lonely- this percentage equates to around 15,000 people. This is supported by an Age UK heat map which identifies Clewer & Dedworth as an area classed as a high risk of loneliness for older people.

Priority 2.
Empower community voices to shape the regeneration and build local pride

OUR SHARED AMBITION

Success would mean:

- Providing as many opportunities as possible for the local community to have valued input into decisions related to the regeneration at The Granges
- For residents to feel proud of where they live
- Creating a more connected community by tackling stigma and strengthening local relationships

WHAT WE WILL FOCUS ON

Together, we will work to:

- Hold focus groups in varying, accessible formats throughout the regeneration
- Work on shared projects to build community cohesion and pride in place
- Provide opportunities for the wider community to be kept informed on the regeneration programme
- Opportunities for residents to improve and utilise shared spaces

WHY THIS MATTERS

The regeneration of Sawyers Close, to become The Granges, has been a longstanding priority due to the age, efficiency and appearance of the estate.

When consulted prior to the approval of the regeneration, 50% of respondents chose to comment on their current living situation, with no positive comments received.

A key part of this work is ensuring that both residents and the wider community are engaged and informed throughout the regeneration journey. As the development will bring significant change to the area, we recognise that people may have questions about what this means for their neighbourhood. We want to help build understanding by providing clear information, creating opportunities for open dialogue and ensuring the community can learn more about the benefits and progress of the programme.



Priority 3.
Ensure customer influence on upcoming community assets at The Granges

OUR SHARED AMBITION

Success would mean:

- A long-lasting legacy from the regeneration which will serve the whole community
- Ensuring delivery of a sustainable, multi-use space
- Providing a hub for the local community that is well-used and has positive local reputation

WHY THIS MATTERS

Historically, the Pump Room was a hive of activity where residents have fond memories. The regeneration will provide an exciting opportunity for a fresh start and access to a range of possibilities. Consultation that occurred prior to the start of the project confirmed that residents were keen for more community space, and this has been a theme in feedback ever since.

WHAT WE WILL FOCUS ON

Together, we will work to:

- Utilise upcoming check-in surveys with The Granges residents to update previous feedback on the use of the spaces
- Work with stakeholders to develop proposals for the future of the spaces
- Source funding to create multi-functioning spaces
- Empowering residents to plan ahead for their own projects that they could run from future community assets

Priority 4.
Strengthen community safety by empowering residents to report concerns and work together to address anti-social behaviour

OUR SHARED AMBITION

Success would mean:

- For the community to feel safe
- For residents to feel confident reporting ASB and other crime
- For internal and external reporting to reflect what the community are telling us

WHAT WE WILL FOCUS ON

Together, we will work to:

- Collaborate with partners to promote safe and accessible reporting of ASB and crime
- Collect accurate information and data that enables Abri and stakeholders to apply resources where there is the most risk
- Ensure residents feel safe in their homes and their communities

WHY THIS MATTERS

60% of respondents surveyed in our annual review reported that addressing anti-social behaviour and crime is a priority. Internal data demonstrates that there were 7.6 ASB cases per 1,000 homes in the first quarter of 2026 in Clewer & Dedworth, the highest figure across our South-East Community Investment Zones.

We are often told in conversations in the community that people do not feel safe, however, official reporting to the police does not necessarily reflect that anti-social behaviour and crime is an issue. This means we have to instil confidence in residents and the community in reporting these issues and seeing meaningful change.



Priority 5.
Support those affected by the regeneration with affordability and cost of living concerns, as well as the wider community

OUR SHARED AMBITION

Success would mean:

- Every household to be able to have access to basic needs, food, utilities and clothing
- Communities working together to support each other in times of need
- A more financially resilient community

WHAT WE WILL FOCUS ON

Together, we will work to:

- Collaborate with local partners to promote existing services
- Identify and address gaps in local support and work to reduce duplication across organisations
- Address barriers that may prevent access to services
- Support residents currently living at the Granges with the transition into their new homes

WHY THIS MATTERS

Cost of living continues to hit communities hard. In our annual reviews, support with the cost of living was the third most requested area of need. At our weekly Community Hub at the Granges, we continue to see many new people as well as more regular attendees. From April 25 to April 26, we saw 442 visits over the year, with 375 being Abri residents and 346 of these visits seeking support with financial challenges.

Priority 6.
Deliver social value throughout the regeneration to ensure the whole community benefits

OUR SHARED AMBITION

Success would mean:

- Residents benefitting from employment, skills and training opportunities provided by the regeneration contractor
- Local partners being able to enhance their services through volunteer hours, donations or refurbishment
- The community feeling positive about the wider impact of the regeneration

WHAT WE WILL FOCUS ON

Together, we will work to:

- Ensure Hill Group deliver social value that supports customers and the community through regular meetings
- Monitor and update the local stakeholder wishlist, ensuring this also reflects the community's priorities.
- Maintain a positive relationship between Hill Group and local organisations

WHY THIS MATTERS

The regeneration at The Granges will bring significant positive change to the area, however, we recognize the challenges of living on and near a building site for many years. By being able to listen to residents and local people, we can work to ensure benefit through social value, whether that be donations of items, organized activities or improvements to local spaces. Hill Group is committed to providing £30,000 a year directly into Community Investment activity.

WORKING TOGETHER

This plan represents the beginning of a long-term commitment to Clewer & Dedworth and the people who live here.

We know that lasting change happens when residents, community organisations, public services and local partners work together around shared priorities and ambitions.

By continuing to listen, invest and build on the strengths already within the community, we believe Clewer & Dedworth can continue to grow as a more connected, safer, empowered and resilient community.

We will continue to review progress with residents and adapt our approach as local priorities and needs evolve over time.

HOW WE WILL STAY ACCOUNTABLE

We are committed to keeping residents updated on the progress of this plan and listening to feedback as the work develops. We will regularly review whether the actions in this plan are making a meaningful difference for the community and use resident feedback and local insight to shape future priorities and activity.

We will continue working with residents to shape how this plan develops and how progress is shared with the community over time.

A shorter resident-friendly summary version of this plan will also be developed alongside residents following the launch of the full Community Investment Plan.

If you would like to find out more, get involved in local activities or help shape future community investment at Clewer & Dedworth, please contact Daniele Welburn on Danielle.Welburn@abri.co.uk or 07880 107269

For regular updates on the progress of each priority at Clewer & Dedworth, check out our website.