

# **New affordable homes April to December 2009**

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Braintree District Councils Housing Research and Development team enabled the development and completion of 111 new affordable homes across the district between April and December 2009.

Of the 111 new affordable homes:

- 69 homes were for social rent;
- 8 homes were for intermediate rent; and
- 34 homes were for shared ownership;

There are a further 59 new homes forecasted to be completed by March 2010.

Despite the challenging market conditions we have worked effectively with partners to deliver quality homes to local people. This document summarises our achievements in new development during April and December 2009 and outlines development projections for the coming year 2010/2011.

## Gestingthorpe



Six new affordable homes were completed at Sudbury Road in Gestingthorpe during July 2009. Funded by grant of £254,000 from the Homes and Communities Agency, four of the new homes were for social rent and the remaining two were for intermediate rent.



The allocation of the homes was subject to a local connection criteria that was developed with the Parish Council. The landlord, Colne Housing Society selected the households from the short list of applicants provided by Braintree DC.



An official opening of the new scheme was held in November 2009 with Bryan Oates (Great Nephew of Antarctic Explorer Captain Lawrence Oates) attending as officiate as well as George Courtauld, Chairman of the Rural Community Council of Essex, representatives from the Homes and Communities Agency, Gestingthorpe Parish Council, Braintree DC and Colne Housing Society.

## Pebmarsh



Ten new homes for social rent were completed at Water Lane, Pebmarsh in September 2009. The project was provided with grant of £535,000 from the Homes and Communities Agency and £30,000 from Braintree District Council

Allocation of the homes was subject to a local connection criteria which was developed with and approved by the Parish Council.

Households were selected by the landlord Suffolk Housing Society from the shortlist of applicants provided by BDC.

The scheme was officially opened at the end of November by Lord Petre, Patron of the Rural Communities Council of Essex and Nigel Aitkins, chairman of Suffolk Housing Society. who unveiled an inscribed bench to mark the completion of the project.

## Rayne Foundry



22 new homes for social rent at the Rayne Foundry site were completed during August and September. A further 3 homes are due for completion in April 2010.



The scheme which includes a mix of flats and houses and is one of the first new schemes in the Braintree District by registered social landlord CHP, received grant of £247,500 from the Homes and Communities.



The scheme was officially opened in September 2009 by the Chair of CHP, Martin Dean and the Chair of Braintree District Council, Margaret Galione.

## Bailey Bridge Road



The scheme at Bailey Bridge Road comprising of eight two bedroom bungalows, nine flats and mix of 2 and 3 bedroom houses that replaced the former 32 rundown flats, was completed in November 2009.



This scheme at Bailey Bridge Road was unique in many ways and there was a great level of resident and community involvement throughout the development process.

The scheme was short listed as a finalist in the “Best Housing and Regenerative Initiative” category of the Association of Public Sector Service Awards 2009.



In November 2009 the open space and public art at the scheme were officially unveiled. A panel of residents and officers interviewed a number of artists who had applied to take on the project of designing and producing a piece of public art for the scheme.

The panel agreed on a local artist, Tim Ward who designed a carved phoenix which represents links to the town.



The unveiling was attended by a number of residents, members of the community, BDC Councillors Lady Newton and Moira Thorogood and officers of both the council and the landlord, Home Group Limited.

# Development projections 2010/2011

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The proposed development programme from April 2010 to March 2011 for the Braintree District includes a number of starts on site and unit completions. As mentioned previously despite the economic and housing challenges experienced we are looking forward to the completion of 115 new affordable homes. It is also expected that there will be new starts on site that will provide 95 new homes (84 social rent and 11 intermediate rent) during 2011.

The development programme for 2010/2011 has the potential to grow and, we are looking forward to continued working with our development partners to bring more schemes forward.

This brief paper summarises the expected completions and starts on site between April 2010 and March 2011.

## Sites due to start 2010/2011

We are expecting the following 3 schemes to start during 2010/2011:

- Braintree Road, Shalford
- Riverside, Braintree
- Sunday Market site

### Riverside, Braintree



The scheme at Riverside that has been allocated grant of £1,595,000 from the Homes and Communities Agency, will produce a mix of 1 and 2 bedroom flats and 3 and 4 bedroom houses. In total there will be 55 affordable homes produced on the site.

(Figure 1: Riverside site plan. Source: Parklands Developments)

### Summary table of site starts

	Social rent	Intermediate rent	Landlord
<b>Braintree Road, Shalford</b>	8 units		Circle Anglia
<b>Riverside, Braintree</b>	44 units	11 units	CHP
<b>Sunday Market site, Witham</b>	32 units		Colne Housing Society
<b>Total</b>		<b>95</b>	

# Completions 2010/2011

## Helen Court, Witham



Helen Court is one of the most highly anticipated schemes to be built in the district over recent years and is due for completion in August 2010. The building is designed to incorporate eco friendly features that include a sedum roof and biomass boiler.

Funding for the scheme was provided by grant of £2,491,519 from Homes and Communities Agency and £1m from Braintree District Council which also provided the land at nil cost. Further funding of £250,000 from Maldon District Council has also been pledged.



The scheme at Riverview, Witham will comprise 55 extra care self contained one and two bedroom homes and a range of facilities for older people with care needs from the districts of Braintree and Maldon.

The facilities of the new scheme will include:

- Care staff available 24 hours 7 days per week;
- Fully wheelchair accessible throughout building;
- Homes are fitted with level access showers;
- A restaurant serving hot lunchtime meals;
- Facilities for assisted bathing;
- Hair dressing saloon

Applicants will need to:

- Have a recognised care need;
- Indicate on their application form they want to be considered for extra care housing;



## Completions 2010/2011

Details of other developments due for completion in the Braintree District during 2010/2011 are summarised in the table below:

Expected completions by tenure and landlord			
	Social rent	Shared ownership	Provider
<b>Helen Court, Riverview, Witham</b>	55		Hanover
<b>Surrex, Coggeshall</b>	2		CHP
<b>Maltings Lane, Witham</b>		55 (Home Buy Direct)	Barratts
<b>Rayne Foundry, Rayne</b>	2	1	CHP
<b>Total</b>		<b>115</b>	

HCA Grant received By Scheme	April 09 - March10	Number Of Units
Spring Lodge - Chelmer	£974,834.00	17
Spring Lodge - Swan Tenure conversions	£300,680.00	11
Tidings Hill - Tenure Conversions	£35,967.00	2
Shalford - Circle Anglia -Rural Exception	£678,131.00	8
Lot 7, Maltings Lane, Witham (Barratts - Home Buy Direct)	£1,884,975.00	55
Safe Haven - Colne 3 units	£33,000.00	3
Old Road, Surrex, Coggeshall	£60,000.00	2
Riverside, Barintree	£1,595,000.00	55
Sunday Market Site, Witham	£1,376,000.00	32
Bailey Bridge, Braintree (Home Group - HomeBuy Direct)	£165,118.00	9
<b>Total</b>	<b>£7,103,705.00</b>	<b>194</b>