

Non-traditional housing redevelopment newsletter

May 2013



Flagship decision due

The long-awaited decision about which site will be our flagship redevelopment site is due to be made this month.

As reported in the last newsletter we had selected six sites to be shortlisted for the flagship scheme. This was then reduced to three sites, two in Coalpit Heath and one in Little Stoke. Now the final analysis is taking place to select the flagship.

Project manager Sally Gilbert said: “We know this feels like it has taken a long time, but there have been so many factors we have had to consider. As the choice of the flagship site will then help us plan the rest of the programme, we have wanted to be absolutely sure that we make the right choice.”

To make the decision we’ve been considering a number of factors, including the number of private owners on the site, whether there are any of our garage sites next to the site,

Another important consideration has been the people affected. Over the past few months our project housing officer Sarah Durbin, has been meeting with residents from the three remaining sites.



“It’s really important that we understand the issues that each family faces,” Sarah said. “People are obviously anxious about when they’ll have to move and how we’ll help them find a new home. Lots of people have also said that they would prefer to only move once.

“We’re already starting to use this information to identify possible new homes for people to move in to.”

The decision about the flagship project will also determine the rest of the programme. Once work is completed on the flagship redevelopment we will move to a nearby site. We’ll be writing to everyone at the start of July to let them know the full programme.

What happens next?

Once the decision about the flagship scheme has been made, we will be contacting residents on the site and those which had been considered for the flagship, to let them know.

The next step is to meet with the architects and South Gloucestershire Council's planning department. We will then arrange the first consultation event, for all residents in that area whose homes we will be redeveloping. This meeting will be to discuss the

layout of the new homes.

A few weeks later we will hold a second meeting with residents to discuss the different house types proposed for the site. Following from this meeting we will finalise the layout of the new homes. We will then hold a third meeting with residents and the wider community to show the proposed plans for the site and to hear people's opinions. These views will be used to produce the final version of the plans which we will then submit to South Gloucestershire Council for planning permission.

Energy efficient homes prioritised

Hastoe Housing Association's Passivhaus development in Ditchingham, Norfolk.



We are now turning our attention to the types of homes we will be looking to build to replace the existing ones.

We are currently exploring the option of having a variety of standard designs, which would give residents the choice of what layout they would have in their new home. We are also considering the ways to make these homes as warm and as cheap to heat as possible.

Project manager Sally Gilbert said: "We

want to build homes that are easy to live in, that are cheap to heat and very airtight. We also want to provide efficient boiler and ventilation systems. Energy prices have risen so much in the past few years and are only likely to go up even further in the future. By providing homes that use less energy to heat because they are well insulated and built to a high quality, it means residents will really feel the benefit in their homes and their wallets."