



Part A

Scheme Profile

Summary :	Extra Care housing scheme, comprising mix of 50 self-contained flats and bungalows, and associated communal facilities.
Context :	<ul style="list-style-type: none"> • Site inset within recent residential estate development, comprising two-storey houses. • Suburban village location. • Site originally secured as part of larger market-led ("S106") site, comprising up to 175 dwellings plus an Extra Care facility for up to 50 units.
Description :	<ul style="list-style-type: none"> • Scheme comprises two main elements: block of 40 self-contained residential apartments and associated communal facilities; and row of 10 self-contained bungalows to rear of site. • Single vehicular access point to rear courtyard parking area. Separate main pedestrian entrance. • Main complex comprises predominately two-storey block, although with main entrance housed within focal point three-storey element. • Centrally located and well-integrated within surrounding residential development.
Developer :	Orbit Group
Date of practical completion :	March 2018 (fully operational from January 2019)
Affordable housing yield :	100% (although forms part of larger market-led "S106" site)
Planning status :	<ul style="list-style-type: none"> • Part of unallocated 'greenfield' windfall site. • Outline permission granted July 2012. • Reserved matters approval granted August 2013. • S106 Agreement applies (as subsequently varied to improve operational effectiveness) securing delivery and occupancy of scheme as Extra Care Housing.
Planning reference(s) :	11/02703/OUT; 13/01314/REM
Neighbourhood Plan :	Wellesbourne and Walton
Affordable housing stock :	12 x 1 bed 2 person flats; 28 x 2 bed 3 person flats; 10 x 2 bed 3 person bungalows
Affordable housing tenure profile :	All units developed as Affordable Rent units.
Funding :	Housing association own funding, plus use of recycled grant and Government grant from Homes England.

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Part B

Illustrative Photographs



Main entrance



Flats



Bungalows



Context



Legend

**Affordable Housing Development Programme Case Studies 2017-18
No. 5 : Ettington Lodge, Wellesbourne |**



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