

# Affordable Housing Development Programme

2022 – 23

## CASE STUDIES

1

### Gwens Grove, Bearley



Part A

## Scheme Profile

<b>Summary :</b>	<ul style="list-style-type: none"><li>• Small-scale community-led 'Local Need' scheme involving redevelopment of site to accommodate a total of 7 affordable homes.</li><li>• Scheme has achieved high environmental and energy efficiency standards.</li></ul>
<b>Context :</b>	<ul style="list-style-type: none"><li>• Scheme promoted in response to a need identified via a local housing needs survey commissioned by the Parish Council.</li><li>• Location within West Midlands Green Belt and Arden Special Landscape Area.</li><li>• Edge-of-village setting, with nearby housing comprising predominately two-storey houses and some bungalows, built from the 1950's onwards.</li><li>• A pre-condition for the development was the re-provision of a play area, which took place on nearby land owned by Bearley Parish Council.</li></ul>
<b>Description :</b>	<ul style="list-style-type: none"><li>• Scheme involved re-development of former play area and garage block, previously owned by SDC and Orbit Group respectively.</li><li>• Compact site and restricted vehicular access required careful use of space and construction techniques to maximise capacity.</li><li>• Innovative modular construction methods delivered by a social enterprise contractor.</li><li>• Scheme Highly Commended in West Midlands Energy Efficiency Awards 2023.</li></ul>
<b>Developer :</b>	Warwickshire Rural Housing Association / Orbit Group
<b>Date of practical completion :</b>	August 2022
<b>Affordable housing yield :</b>	100%
<b>Planning status :</b>	<ul style="list-style-type: none"><li>• 'Local Need' scheme on identified site. Planning permission granted October 2020.</li><li>• S106 Agreement applies local occupancy restrictions to all homes.</li></ul>
<b>Planning reference(s) :</b>	19/01245/FUL
<b>Neighbourhood Plan :</b>	Bearley
<b>Site area / density :</b>	0.25 ha / 28 dwellings per hectare
<b>Affordable housing stock :</b>	2 x 1 bed maisonettes; 2 x 2 bed bungalows; 2 x 2 bed houses; 1 x 3 bed house.
<b>Affordable housing tenure profile :</b>	All properties are for Social Rent
<b>Funding :</b>	Housing association own funds supported by Homes England and SDC grant

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Part B

## Illustrative Photographs



*Site prior to re-development*



*Play area – re-provision on nearby land*



*Under construction*



*Completed*

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Part C

Site Location Plan



### Affordable Housing Development Programme Case Studies Gwens Grove, Bearley

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