



Sherwood Close Regeneration Update

Changes to Phase 2

September 2017

Phase 1 progress

The construction of 71 new homes in Phase 1 is on schedule to complete next summer

Changes to Phase 2

An opportunity has arisen to increase the amount of affordable (shared ownership and social rented) housing in Phase 2 of the Sherwood Close regeneration project. This has come about because of potential plans for the redevelopment of Bowman Close.

We are looking at the possibility of increasing the height of one of our planned blocks (C4) from 6 to 7 storeys providing 14 more affordable homes on the new estate. This new height will be much more sympathetic to the proposals being developed for Bowman Close.

What is Affordable Housing?

The government defines affordable housing as “social rented, affordable rented and intermediate housing provided to specified eligible households whose needs are not met by the market”.

We are proposing a mix of social rented properties, which in the first instance will be offered to existing estate residents, and Shared Ownership properties which will help people on lower incomes get a foot on the property ladder.

How does this affect you?

Our plans are to increase the height of C4 by just one storey from the proposed 6 to 7. Previously we had intended to build a stepped block, which meant it would have had different levels. Our new proposal now has all levels going up to 7 storeys.

The existing scheme as a whole will still deliver the same number of social rented properties that was originally approved at planning and if the changes to block C4 are approved even more affordable homes will be provided

Detailed below is the property breakdown for the current scheme and the additional Phase 2 homes the changes to block C4 could bring.

	Social Rented	Shared Ownership	Leasehold replacement	Market Sale	TOTAL
All phases	109	5	(tbc)	186	305
Phase 1	71	0	0	0	71
Phase 2	38	5	7	75	125
Phase 3	0	0	0	109	109

	Social Rented	Shared Ownership	Leasehold replacement	Market Sale	TOTAL
All phases	109	5	(tbc)	186	319
Phase 1	71	0	0	0	71
Revised Phase 2	40	17	7	75	139
Phase 3	0	0	0	109	109

What happens next?

We intend to submit a planning application for the proposed changes to Phase 2 in autumn 2017. This should not affect our start on site date for Phase 2 which is still on track for summer 2018.