

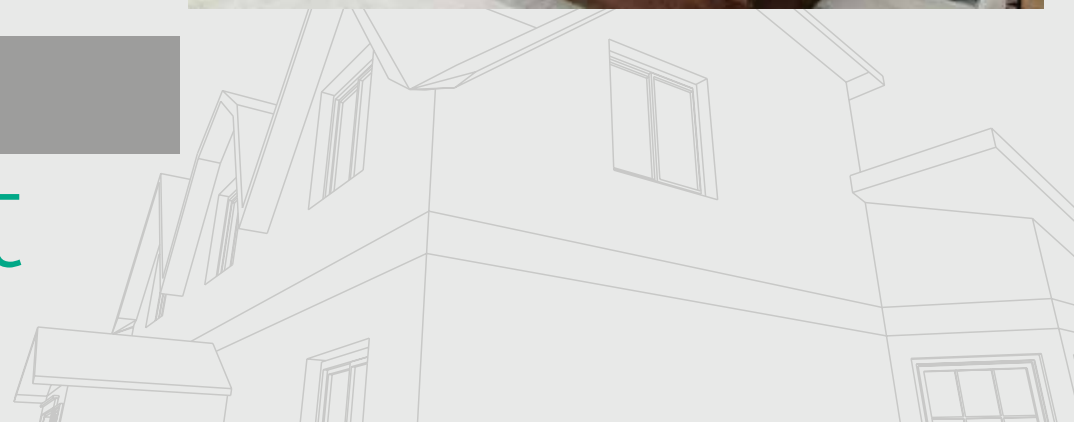


Broxtowe
Borough
COUNCIL



HOUSING

A Development **Showcase**



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FOREWORD

Through our Housing Strategy 2015 -2020 we have committed to ‘developing homes to meet the needs of our residents’. This includes providing our tenants with modern facilities, good quality fittings and where necessary, adaptations to enable them to enjoy living in their home. We are proud of the new properties we have built within our borough, both for our own tenants and in partnership with registered providers.

We wish to thank all our partners who have made these achievements possible. In our Housing Strategy we committed to ‘developing partnerships to deliver improvements’. The brochure includes many examples of how we have accomplished this. We look forward to continuing to provide good quality homes for our residents through innovation and strong partnership working.



Ruth Hyde OBE
Chief Executive,
Broxtowe Borough Council



Building new affordable homes in the Borough

Having a safe and comfortable place to live has a fundamental impact on health and well-being, education and employment. Housing is therefore essential in creating safe, sustainable and thriving places where people want to live.



Broxtowe Borough Council worked with Nottingham Community Housing Association (NCHA) and Pelham Architects to build 88 properties to be owned and managed by NCHA – 10 of these properties have been built to accommodate residents with learning difficulties.



Whenever possible, Broxtowe Borough Council take the opportunity to work in partnership with other agencies to deliver new innovative housing.



NEW BUILD DEVELOPMENTS



Peatfield Court

Built in 1971, Peatfield Court was one of the Council's older Retirement Living schemes, consisting of 27 properties.

Before



The scheme had become difficult to let and no longer fit for purpose due to consisting mainly of bedsit properties. Consideration was given to renovating the building; however this was not possible due to the construction of the property and costs involved.

After



After



The redevelopment of Peatfield Court was completed in 2015 and consists of 23 properties.

After



Wyndham Court

Wyndham Court was built in 1971 and consisted of 27 self-contained flats, eight bungalows and a common room and had also proven to be difficult to let. It was a mixed scheme of elderly and vulnerable tenants.



New purpose built specialist accommodation has been provided at Ulmus Court, Chilwell and was completed in 2014



The redevelopment of Wyndham Court was completed in 2015 and consists of 14 properties.



NEW BUILD DEVELOPMENTS

Dementia Friendly Bungalows (Sherwood Rise and Bexhill Court)

These developments offer six dementia friendly bungalows in total, including a room for carers to help support the needs of individual tenants, together with an additional three x one bedroom bungalows for people who wish to move to Retirement Living.



Dementia bungalows have been incorporated into the Council's Retirement Living service at Sherwood Rise, Eastwood (completed in 2015) and Bexhill Court, Beeston (completed in 2016). This is for a partnership project between Broxtowe Borough Council, Nottingham Community Housing Association and Pelham Architects.



The homes have been designed to be dementia-friendly with special emphasis on colours, textures and patterns, as people with dementia can struggle with depth perception and patterns can cause confusion. Colour is also an important issue, to ensure that there is lots of light in the home and that things like doors, light fittings and toilet seats are easy to distinguish. Each room in the dementia friendly bungalows is a different pastel colour so they are easily identifiable to the resident, even if they are confused or disorientated.



The Council, working in partnership, has a proven track record of providing new affordable housing in the borough.

Most Councils had not built anything for at least two decades before we undertook our first independent affordable housing projects which were completed in 2007.

Four, two bedroom houses and two, three bedroom houses at Welch Avenue, Stapleford (former garage site) which was completed in 2011 owned and managed by Broxtowe Borough Council.



Midland Road/ Church Street, Eastwood (completed in 2014) was previously a large house and two blocks of garages. The site now features four, two bedroom bungalows and two, two bedroom houses



One, two bedroom house and two, three bedroom houses at Sunnyside Road, Chilwell (former garage site) which was completed in 2012 owned and managed by Broxtowe Borough Council.



Morel Close, Eastwood (formerly land off Wilson Road) which was completed in 2014 has 16 houses and owned by NCHA.



Six, one bedroom and four, two bedroom flats in Nottingham Road, Stapleford (completed in 2011) owned and managed by Broxtowe Borough Council.



Chewton Street, Eastwood (completed in 2013) is Derwent Living owned and managed and has 36 properties.



Four, two bedroom houses and two, three bedroom houses at Hawkers Close, Chilwell (former garage site) which was completed in 2011 owned and managed by Broxtowe Borough Council.

AFFORDABLE HOUSING PROJECTS



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Pelham Architects



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میں سے مل سکتے ہیں۔

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