



Client
Ashford BC

Site
Ashford, Kent

Role
Employer's Agent

Value
£9.4m

Project
75+ new build homes
across 15 sites

OVERVIEW

The Ashford Local Authority New Build Programme was undertaken in two phases and delivered over 75 new homes across 15 sites. In 2009 Ashford Borough Council successfully bid for a total of £9.5m from the Local Authority New Build programme managed by the government's Homes and Communities Agency, meaning they secured funding for the first new social housing to be built in the Borough in 25 years.

Pellings worked with the borough to identify disused sites such as redundant blocks of garages and infil sites where planning permission could be secured. The units that have been delivered as part of the scheme are a mix of houses, flats, bungalows and sheltered housing units.

Phase 1 was completed in early 2011. Spread across four sites it comprised three 3-bedroom houses, ten 2-bedroom houses and seven bungalows; along with a further nine houses completed in summer 2011 at Orion Way. All units were delivered to Code for Sustainable Homes Level 3.

Following successful delivery of Phase 1, Pellings worked with Ashford Borough Council to understand the lessons learned from the scheme, and utilised these to amend the specification to deliver Phase 2 to Code for Sustainable Homes Level 4. This was achieved when the 53 units that make up the phase, located across 11 sites, were delivered to meet this challenging benchmark.

Phase 2 was completed in June 2012.

ASHFORD LA NEW BUILD PROGRAMME

