


Location	Old Farm Close, Hullavington, Wiltshire	
Housing Association	Wiltshire Rural Housing Association	
Partners	Coln Residential (developer); Nixey Powell Partnership (employer's agent); Wiltshire Council	
Scheme outline	<p>The scheme is a mixed development of 15 homes in the beautiful village of Hullavington. The village is close to the M4 motorway and easily accessible to the towns of Chippenham and Malmesbury. Built in the centre of the village on the site of a dis-used farm, the s106 identified the need for 5 'affordable homes' within the village consisting of the following:</p> <ul style="list-style-type: none"> • 2 x 1 bedroom flats – Affordable Rent • 1 x 2 bedroom house – Affordable Rent • 1 x 3 bedroom house – Affordable Rent • 1 x 2 bedroom house – Shared Ownership <p>All the properties meet the Code for Sustainable Homes – level 3. Heating and hot water is provided by Air Source Heat Pumps with thermostatic radiator valves to keep fuel costs down to a minimum for each of the tenants. The two 1 bedroom flats also benefit from Solar PV to contribute towards the tenants electricity bills. Spare generating capacity is paid to Wiltshire Rural Housing Association through the Feed-in Tariff.</p> <p>The properties are designed to a high specification and exceed minimum space standards. They are faced externally with Cotswold Stone and have high quality double glazed wood windows. Kitchens, bathrooms, tiling and flooring are taken from the same ranges as the market housing and meet the Association's space standards and internal specifications. Ventilation is achieved through efficient humidistat extractors in the kitchen and bathroom areas. Gardens benefit from timber sheds, water butts and washing lines. Allocated car parking is provided for each property.</p> <p>The scheme started on site in February 2015 and achieved Practical Completion on the 8 January 2016.</p>	

Need	<p>The Hullavington Housing Needs Survey identified the need for both Affordable Rented and Shared Ownership housing within the village. These findings were applied to the s106 during negotiations with the developer and go a long way to meeting the needs identified.</p> <p>All properties were allocated through Wiltshire Council’s Housing Register (Homes4Wiltshire) to people with a local connection to the village.</p>
Good practice	<p>WRHA has strong design and sustainability protocols which they request the developer to meet as far as practical. The developer, Coln Residential, exceeded expectations on this development and embraced many of WRHA’s requirements. The main attributes were:</p> <ul style="list-style-type: none"> • Modern design to complement local environment • Close to local amenities and bus services • High levels of thermal insulation • Kitchens exceed space and storage standards and provide high quality units • Modern bathrooms with water saving low flow taps and showers • The scheme achieves CSH level 3 • Secure by Design certificated • Air Source Heat Pumps provide clean, value for money heating and hot water • Humidistat controlled mechanical ventilation provided to prevent condensation and reduce energy use • Solar PV’s installed on the 2 x 1 bedroom flats • Gardens benefit from timber sheds, water butts and washing lines • Dedicated parking
Funding	<p>£332,500 – Loan facility £73,500 – Capital Receipt from Shared Ownership property</p>

“I would not change anything”; “Just the right size”; “Good to have the local shop and transport services nearby”; quotes from New Homes Tenant Questionnaire (February 2016)