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Fenn Close - Nassington - Northamptonshire

The third affordable housing development in this small Northamptonshire village with strong support from the community.



Housing Association

Northamptonshire Rural Housing Association

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<https://www.northamptonshirerha.org.uk/news/nrhas-third-phase-of-affordable-housing-starts-in-nassington/>

Partners

Nassington Parish Council

David and Anne Fenn - landowner

Orbit Housing Association – development partner

Snowdon Homes - builder

Homes England

North Northamptonshire Council

Scheme outline

Northamptonshire Rural Housing Association (NRHA) and partners Orbit have started on site on the **3rd phase of development** at Fenn Close in Nassington.

This phase of the development will provide much-needed homes for the village – six for social rent and three for shared ownership sale. There will be a further three homes for market sale available from the developer, all identified from the housing needs survey completed back in 2014.

This is the third phase of the community-led affordable housing provided by NRHA on Fenn Close. It builds on the success of eight homes delivered in phase one in 1994, and a further nine homes in phase two in 2006.

The Parish Council are strongly in favour of affordable rural housing for the village. The affordable homes in the scheme, due to be completed by early 2022, will be prioritised to local people with a connection to Nassington.

The development will incorporate the latest in air source heating technology, enabling cost-effective heating, whilst reducing carbon dioxide emissions. To increase bio-diversity the landscaping will include native trees and hedgerows with the trees generously provided by the landowner.

Good practice

This scheme shows what can be achieved by building strong relationships between the parish council, housing association and landowner which in this case has resulted in three phases of affordable housing development over a period of 26 years. Like many rural housing associations, Northamptonshire Rural HA has been at the forefront of providing homes that are affordable to run and reduce carbon emissions. In this latest phase it has gone the next step by incorporating measures to increase bio-diversity, ahead of the legislative requirements to do so.

Funding

The turn-key price (land and build) for the development is close to £1.1 million for the nine affordable homes.

The Fenn family provided low-cost land to enable this development and NRHA's development agent partner Orbit, committed over £400,000 of Homes England funding.

Quotes

Cllr Alan Burns, Chair of Nassington Parish Council

"We're delighted to be starting on this third phase of affordable housing in Nassington. Housing is expensive in these villages, so to ensure Nassington remains a vibrant and vital place, we're meeting the housing needs of current and future residents. As a village and a parish council, we are very proud of the first two phases of the homes at Fenn Close and confident that phase three will prove to be just as popular."