

NORTH
NORTHAMPTONSHIRE
COUNCIL

NEW BUILD
DEVELOPMENT
PROJECT

CHELTENHAM
ROAD, CORBY

APSE Presentation

25th February 2025





North
Northamptonshire
Council

WHO ARE WE?

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About North Northamptonshire Council

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About the team



WELCOME TO CHELTENHAM ROAD

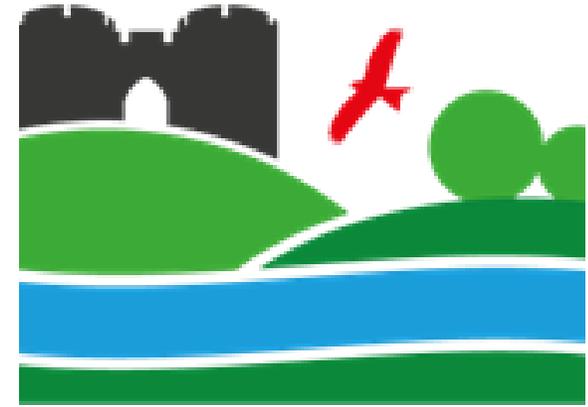
- It is a small new build housing site that has been planned, designed and built with the Armed Forces Covenant and community in mind.
- The site sits at the end of Cheltenham Road, Corby, NN18 8RH
- It is part of the first Sustainable Urban Extension that was created to address the growth aspirations for Corby and so is situated in a well-established community.
- This site was designed to both integrate with the existing community and infrastructure, whilst offering peer support through the allocations of the 18 units to be delivered.
- It is the first development of its kind in this area that has been specifically designed to address housing need within the meaning of the covenant.



THE SITE

- There are 18 homes on this site of the following mix:
 - 2 fully adapted, two bedroom, bungalows that are suitable for wheelchair users
 - 2 two bedroom, bungalows that are suitable for adaption if required
 - 2 one bedroom, ground floor flats suitable for people with a ground floor need
 - 2 one bedroom, first floor flats
 - 8 two bedroom, houses
 - 2 three bedroom, houses





BEFORE DEVELOPMENT

Two bed House



One bed Flat



Three bed House



AFTER DEVELOPMENT



Two bed Bungalow



One bed Bungalow



LAUNCHING THE NEW HOMES

BACKGROUND

- The site was formerly planned to be a railway holt, although this was no longer required as part of the sustainable urban extension.
- It was then “gifted” to one of NNC’s “legacy” authorities (Corby Borough Council) in 2011, after the original land developer fell into administration.
- The land was subsequently passed to Housing in 2016 for the provision of affordable homes.
- Challenges:
 - Ecology, specifically **Great** Crested Newts, which required a Natural England License and “off-site” mitigation
 - Proximity to the railway and liaison with Network Rail
 - Storm water attenuation and discharge via a railway covert
 - Existing utility easements
 - New electricity substation
 - Exploration of low energy / low carbon technologies, although ultimately these proved cost inhibitive
 - Planning objections

LESSONS LEARNED

- Early consultation with the Armed Forces and their advocate groups allowed them to be actively involved in both the design & letting stages of the development.
- Housing developments take time to deliver and should be driven by long-term housing needs data.
- Input from the AFC Board advocates enhanced the advertising process.
- All new developments should be followed up with a lettings plan that delivers to its unique characteristics as well as sustainability and allocations to ensure they are let appropriately and do not impact on void periods.

COSTS

The overall cost of delivering this site = £3,657,459.95

This is broken down into the following:

- Land £ Nil
- Build £ 3,657,459.95
- This figure was considered to be relatively high, as a consequence of the challenges faced on the site and the resulting abnormal costs, along with the provision of wheelchair accessible bungalows.



KEYWAYS HOUSING ALLOCATIONS SCHEME

- The homes went through two advertising cycles, but we added a third to ensure that we captured as many applicants with a force's connection as possible (due to the fluid nature of serving, there is no local connection criteria for Armed Forces, so we had to ensure we spread the news as far as was possible. We enlisted the assistance of the forces and their advocates through the AFC Board for Northamptonshire).
- We housed 11 homes to households with an AFC connection.
- We opened the advertising cycle up to the main housing register for the remainder of the properties to avoid rental income loss, extended void periods and ASB.



ARMED FORCES COVENANT WIDER IMPACT

What happens after the site is let?

- Each subsequent relet will go through the same rigour, prioritising AFC on the first two cycles.
- AFC is embedded into the Keyways Housing Allocations Scheme.
- The next Housing Strategy has the AFC embedded within it.
- We have listened to the AFC community and Officers in development are on the look out for potential new projects to meet the needs of single people.
- We will keep the lines of communication open through our own AFC link officers.
- We can share our knowledge of delivering a bespoke site to dedicated groups of people in need.



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THANK YOU
ANY FURTHER QUESTIONS?



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