

Planning updates

We were pleased to receive planning permission for the Twerton redevelopment in February, meaning we can finally crack on with the new homes. Since then, we've also received the licence we need from Natural England to remove bats from the site, and all of the existing residents have now moved, either into temporary accommodation or permanent homes elsewhere. So demolition shouldn't be too far away. The 56 new properties will be completed between January and November 2011.

Improving services in Twerton

Did you know that as well as increasing the number of affordable homes to rent and buy in the area, the Trust is also required to pay the local authority money for public services?

This is called a 'planning gain contribution' and for Twerton adds up to £153,071 for Bath & North East Somerset Council to spend as follows:

- Education – £91,633
- Street lighting – £35,667
- Open spaces – £25,771

Other planning applications

The final area to be redeveloped will be Southlands in Weston, Bath. A planning application was submitted to Bath & North East Somerset Council on 20th November 2009 and although the target decision date has now passed, we are confident they will provide a decision shortly.

Finally, at Amberley Close in Keynsham, we received approval to build a small satellite scheme of 7 two-bedroom houses, replacing four PRC flats, and these are already being built.

Community information events

Lovell and the Trust will be on hand to answer any queries you have about our redevelopments or refurbishments as follows:

Twerton: Thursday 27th May, 3–6.30pm, site office

It's part of our commitment to keep you informed and answer your concerns and queries. You can also call the PRC Helpline number on the back of this newsletter.

Holcombe Green, Weston, Bath

Demolition is complete and ground works have commenced. Holcombe should complete ahead of schedule with the first handovers in December of this year and completion of the site by May 2011.



Amberley Close / Lulworth Road, Keynsham

The properties at Amberley are really starting to take shape, with a number of new homes now at 'roof on' stage. This is where the structure of the home is complete, but as they are timber frame homes, they still look a little odd. This is a really positive step as the local residents and those moving back can see things progressing.

The first homes to be finished will be in July of this year, with more homes completing between then and March 2011.



Lovell gets involved

Our partner Lovell has been continuing to build a good reputation, working with communities in Bath and Keynsham.

Lovell Regional Health and Safety Manager Tom Davies and Community Development Officer Gemma Davies recently gave health and safety presentations to children at Castle Primary School in Keynsham. Pupils had the chance to dress up in protective clothing worn on construction sites, including hard hats and high-visibility jackets.



Younger pupils were shown a film made by Lovell featuring the company's

cartoon 'hard hat' characters, Laura and Lenny, who help children understand that construction sites are dangerous and should never be treated as playgrounds. Older pupils watched a DVD also designed to drive home the message that they should always stay clear of construction sites.

Lovell has also sponsored key stage 2 text books at Castle Primary School, and All Saints Primary School in Weston, Bath.

Next generation contractors

Another project is the Lovell House, which children at Broadlands School in Keynsham had fun with, while learning about the construction process.



The house is a small-scale model, which pupils had to construct, making sure that all of the component parts were used and correctly joined together. Other activities gave more information about the building of a house. This included describing some of the job opportunities within the construction industry available for young people and getting the students to calculate the materials and their cost to build a house. This was where they had the bad news that maths is an integral part of the construction industry!

The day was designed to make them think about their possible opportunities after school and it genuinely works – lots of them had questions and there was good feedback.

Learning the ropes on site

Chad Rogers, from Barrow Road, Odd Down, Bath, and Scott Franklin from Rowde, near Devizes in Wiltshire, are the latest apprentices to embark on a two-year Modern Apprenticeships with Lovell at one of our sites.

Apprentice carpenter Chad and trainee bricklayer Scott – both aged 20 – are learning their trades while working at Holcombe Green in Bath. With good apprenticeships hard to come by, Chad and Scott are delighted at securing a place on the national Lovell apprentice training programme. Each trainee combines working on site with attending college two days a week.



Scott Franklin, on left, and Chad Rogers

‘This is perfect for me,’ says Chad, who goes to City of Bath College and is working towards an NVQ Level 2 qualification in carpentry. ‘I am earning money and the training I get is very good. I’m learning new things all the time.’

‘What I like about the job is being able to look back at your work and feel a real sense of achievement,’ says Scott, who attends Wiltshire College in Trowbridge and is studying for an NVQ Level 2 qualification in bricklaying.

Meet Lovell’s new Resident Liaison Officer

We are pleased to introduce the new Resident Liaison Officer Claire Westaway of Lovell.



Claire has six years’ experience within the construction industry in both the private and public sectors. She will be working closely with Somer Community Housing Trust on the PRC Regeneration Scheme, liaising with local communities and residents involved on the four estates. Claire will be involved in school/community projects, training initiatives, local focus groups, training placements, and the Considerate Constructors Scheme to name a few.

Refurbishment update

Works in Holcombe Green are now complete, except for some small areas of insulation and render to two properties where we have been waiting for the gas board to move the gas meters. These have now been moved and these properties will shortly be finished, completing this phase of the works.

The last phase of works in Southlands is progressing well. The first completions are now starting to come through; we are continuing to check them for any problems or issues that need to be ironed out.

We are now starting work on the last few properties left in the programme. A number of these have been delayed due to unforeseen circumstances, for instance a tenant’s health problems. We are still expecting to achieve the contract’s scheduled completion date in May.



You could own a home here!



As well as providing affordable homes to rent, we are also offering low-cost home ownership options at Amberley Close in Keynsham, and Twerton and Southlands in Bath.

The government-backed New Build HomeBuy scheme allows you to part-buy, part-rent a property. You purchase what you can afford or get a mortgage for, and rent the rest from the Trust. This is also known as 'shared ownership' and, as your circumstances change, you can increase your stake, until you own the whole property.

Rent to HomeBuy is aimed at people who want to buy an affordable home, but are finding it difficult to get or afford a mortgage. You rent the property at a reduced rate for up to five years and can then buy it through New Build HomeBuy.

For more information, visit www.somerhomes.co.uk, contact the Sales Team on 01225 366307 or email somerhomes@somer.org.uk.

For advice or enquiries about anything you've read here, please call us on:

 **0800 073 0852**

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