

CASE STUDY

Seaton Road, Uppingham



A new affordable housing scheme consisting of 35 new affordable houses at Seaton Road enables local people to continue living in the Uppingham area

The need for homes

In 2008 Spire Homes, in conjunction with Rutland County Council and Westleigh Developments, created 35 new affordable houses at Seaton Road enabling local people to continue living in the Uppingham area. As demand for cheaper housing in the area remains high, the scheme has entered its second phase and an agreement has been made for Spire Homes to incorporate 7 new homes into the development.



Location, location, location

The Uppingham area is an extremely desirable place to live. However, the scenic landscape and beautiful housing means that house prices remain high. When a lack of affordable housing was shown by a recent Housing Needs Survey, it was feared that local people could be forced to leave in order to find cheaper places to live.



With the full support of Rutland County Council, Spire Homes was able to help create affordable houses of a high standard, allowing those with local connections to remain in the area. The scheme also received financial backing with grants from the HCA (£1.9 million) and the Department of Trade and Industry (£30,000).



Design and sustainability

Thanks to funding from the Low Carbon Buildings programme and due to the development's location, all new households have benefited from sustainable features, such as solar water heating, water butts and high levels of insulation. These will be beneficial to the environment whilst also helping to ease fuel poverty, cutting tenants' bills by up to 50%.

Because of these features, the scheme has received an Eco Homes Level of Very Good

The scheme architect, Jefferson Sheard from Westleigh Developments, took inspiration from the local environment and the sustainability features when designing the houses. This can be seen in the use of timber window frames, red cedar cladding and the creation of a slate roof effect throughout the development.

Maximising build potential

The scheme places those in need of affordable housing in a rural, picturesque setting that is still close to local amenities. The site also provided enough room for the addition of a play park for young children that has over 5 different pieces of equipment and is just a 2 minute walk from the homes. Tenants are also provided with off road parking and good sized rear gardens.

The £4.2 million development has created 6 shared ownership and 29 rented properties. House sizes vary from 2 bedrooms, able to sleep 4 persons, up to 4 bedrooms providing room for 6 people.



