

Case Study:
Wellingborough Road, Finedon



**An old boot factory is transformed to provide 31
new affordable, high quality homes**

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providing homes, **improving lives**

Wellingborough Road, Finedon



Old boots to des res

A listed building and home to a former boot factory has been dramatically transformed to provide 31 new homes. The site is located in Wellingborough Road, Finedon a small parish town with a population of approximately 4,000.

The need for homes

Following consultation between Longhurst Group's Development team (POD) and the Borough Council of Wellingborough, it became evident that there was a need for new affordable housing in the area of a mixed tenure.

The site, with planning permission already in place was purchased back in 2007, but due to lack of funding at that time had to be land banked. However, in February 2009 the Homes and Communities Agency (HCA) approved the grant and work was able to get underway to provide 31 new homes of mixed tenure.

Beyond The Brief

Discussions with the Borough Council highlighted their 2005 Housing Needs Survey, which greatly influenced the housing mix. The Council consulted the local Parish Council and arranged for a housing needs survey to be carried out in partnership.

Restored to its former glory

The property plays a significant role in maintaining Finedon's heritage and history. Working closely with the Council's conservation officer and contractor Westleigh the development team ensured that some of the original features were retained: such as the aluminium windows, thus restoring the old factory to its former glory, this work has been funded by the Borough Council. In keeping with the surrounding area timber windows have been being installed to all of the new build properties.

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Waste not... want not

Construction waste has been recycled on this development at an average of 95%, as part of Spire Homes and Longhurst Group's (POD's) commitment to the national 'halve waste to landfill' campaign.

The homes at Wellingborough Road have air source heat pumps for their heating and hot water, which keep fuel costs and carbon emissions low.

With a commitment to supporting local communities, most of the team working on the scheme were from Wellingborough – plasterers JT Bevann, Robinson Manufacturing who made the roof joists, and recycled bricks were obtained from WJ Redden.

Maximising build potential

Working with architects, Brian Dearlove Partnership, the brief was to retain as much of the original character to the building as possible.

The tenure mix of the scheme comprises:

Rented Units:	3 x three bed houses
	3 x two bed houses
	9 x two bed flats
	1 x one bed flat
Shared Ownership Units:	9 x two bed flats
Intermediate Rent Units:	2 x two bed flats
	4 x one bed flats

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Timeline

- October 2007** Land acquired with full planning permission. HCA funding is not granted and site is land banked
- March 2009** Grant of £1.6 million is acquired from the HCA, and work begins
- Borough Council of Wellingborough will provide a grant for the extras to the factory conversion
- April 2010** Scheme completion and hand-over to Spire Homes
- June 2010** Completion Ceremony



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