

CHEVIOT COURT

ISSUE TWO - FEBRUARY 09

INTRODUCTION

Welcome to the second edition of the Cheviot Court Newsletter. We hope that you had an enjoyable Christmas and we would like to wish you all a Happy New Year. This exciting project has 27 rented units consisting of 17 flats and 10 houses along with 12 New Build Homebuy flats. On the next page you will find further details including opportunities to buy your own new home.



PROGRESS

Since the last Newsletter, you will have seen some changes on the site with 4 timber frame buildings rising above the site fencing. The 1st phase of the groundwork is nearly complete with drainage, foundations and roads now installed and the brickwork and roofing works are underway. Once the buildings are watertight and the windows have been fitted, the inside of the buildings will become busy with plumbers, electrician, carpenters, plasterers, tilers and decorators all hard at work. There could be up to 80 people working at any one time over the coming months.

DEVELOPMENT NAME

Following local residents' involvement to help choose a name for the new development, Cleveland Place proved the most popular choice and therefore the full postal address will be
1-39 Cleveland Place, 87 Everest Road, Christchurch. BH23 3EZ.

SAFETY & SECURITY

We now have security cameras installed on site and these are operational whenever the site is unattended. The cameras are monitored constantly by security staff. Building sites can be very dangerous places and we would therefore welcome your vigilance when the site is unattended and ask that you call the police, should you witness anything suspicious.



BULLETIN BOARD!

We hope that you have found the Bulletin Board of interest and for those that are not aware; this can be found on the corner of Everest Road, at the Junction with Hunt Road. We will continue to keep the Bulletin Board updated with any news, future events and general information.

LOCAL LABOUR

We continue with our efforts to employ local labour where possible and have had a general labourer and bricklayer working on site, both residents of the Somerford Estate. If you know of anyone who might be interested in working on this building project, please apply in writing to Kevin Sharp, Rok, Rok Centre, St Andrews House, 4400 Parkway, Whiteley, Fareham, Hampshire PO15 7FJ. We should point that in these economic times, positions are very limited but that we will make enquiries with our subcontractors and suppliers in respect of any possible employment. We are also working closely with the Grange School and Bournemouth and Poole College, to offer work experience for local students.

INVITATION TO DROP IN EVENT!

Following the success of the "Meet the Team" event, we invite you to come and see the timber frame structure in place and an inside viewing before it becomes hidden behind bricks and plasterboard on our drop in day on

20th February 2009

12.30 - 2.30 p.m

Members of the site team will be on hand to talk you through the installation process and answer any questions. Light refreshments will be provided as before so please come along and have a look around, we look forward to seeing you.

KEY PEOPLE



Lindsay Shearer

Somerford
Development Manager
Twynham H.A.
Tel: 01202 460329



Lis Tuck

Project Officer
Twynham H.A.
Tel: 01202 460310



Jason Llewellyn

Site Manager
Rok
Tel: 07795 286619



Ann Brown

Senior Resident
Involvement Officer
Twynham H.A.
Tel: 01202 460333

Please keep in touch, we are keen to receive your comments whether they are good or bad. We wish to keep disruption to an absolute minimum so please let us know if you think that we can improve in certain areas, or indeed if you think that we are doing particularly well. Your comments are valued and will be addressed where possible.

Summer 08

Start on Site

Winter 08

Erection of timber frame

Winter 08

Public Site Visit

February 09

Newsletter

May 2009

Newsletter

June 2009

Local Junior School Event

June - July 2009

Local School Work Experience

Aug. 2009

Newsletter

January 2010

Completion

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WHAT IS THE CODE FOR SUSTAINABLE HOMES?

To help meet its CO2 targets, the Government launched the Code for Sustainable Homes in 2006, to protect the environment by setting new environmental standards for house building. The Code measures the sustainability of a home against 9 categories:

- * Energy/ CO2 emissions
- * Water efficiency
- * Materials
- * Surface water run off
- * Waste
- * Pollution
- * Health and well being
- * Management
- * Ecology



It is proposed that all new homes will eventually have a Code rating. At the moment only housing associations are required to build to a Code standard but from 2010 private house builders will also be required to build to a higher standard.

Why is the Code important?

By redesigning our homes and how we live in them there is a significant opportunity to reduce the damage we do to the environment. In reducing this damage the Code assists Government to meet national targets.

Who needs to meet the standard?

All homes built with grant funding are required to cut carbon emissions by 25% over current standards in line with Level 3 of the Code. It is intended that there will be an increase to the next Code level with each funding round to meet the Government's zero carbon target in 2016.

What do we have to do to achieve Code Level 3?

To meet Code 3 we need to achieve the following on all new developments:

- * Improve our carbon emissions by 25%
- * Use less than 105 litres of water per person per day
- * Use materials with a low environmental impact
- * Minimise surface water run off rates
- * Provide adequate space for waste storage and minimise construction waste
- * Achieve set levels of day light in key rooms
- * Achieve set levels of sound insulation
- * Provide Home User guides
- * Adopt principles of Secured by Design standards
- * Provide a variety of trees and shrubs



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AFFORDABLE OPPORTUNITIES AVAILABLE TO BUY YOUR OWN HOME AT CLEVELAND PLACE, CHRISTCHURCH

Sovereign Housing group are marketing 12 affordable, 2 bedroom apartments on behalf of Twynham Housing Association at Cleveland Place in Christchurch. You can purchase one of these properties for only 40% of the value through a government funded scheme called New-build Home Buy, otherwise known as Shared Ownership or Part Buy, Part Rent. You also pay an affordable rent on the share you do not yet own.

This scheme gives you the freedom to get onto the property ladder and own a percentage of your home at an affordable price. Many people worry about the costs associated with buying a new home, however, our aim is to make your purchase as stress free and cost efficient as possible. We therefore offer the following financial incentives and support, which will help you to keep your costs down:



- * No stamp duty to pay until you own up to 80% of the purchase price
- * Solicitor's fees paid (if you use our nominated solicitors)
- * Free and independent financial advice from our panel of experts to ensure the best deal for you.

To take advantage of this fantastic opportunity, or for further details, please call our sales team on 0845 602 1618.

Alternatively, Refer a friend for Cleveland Place and receive £100!

Please return this form to the below address & receive your £100 if their purchase completes on this scheme.

FAO: Claire Blenkin
 Sovereign Housing Group
 Woodlands,
 90 Bartholomew Street,
 Newbury,
 Berks. RG14 5EE
 (Ref: CB/Refer/Cleve.)

Your Name(s).....
 Your Address:
 Post Code:.....
 Contact numbers: Home.....
 Work:.....
 Mobile:.....
 E-mail:

Person(s) you are referring:
 Your Name(s).....
 Your Address:
Post Code:.....
 Contact numbers: Home.....
 Work:.....
 Mobile:.....
 E-mail:

