



Presentation to
Housing Strategy & Enablers Group - Thursday 29th June
Ian Scott, AD Land & New Business

Location - Broadstairs

- LA: Thanet
- Situated between Margate and Ramsgate
- Close the Westwood Cross shopping centre and Leisure Parks
- A sustainable transport location being well connected by bus routes



Site Plan

- All houses
- 153 homes
- 3 main areas
- Set well back from the main road
- Large attractive landscaped areas
- All two storey dwellings
- All new build



Delivery Programme – At Approval

- Outline Consent Approved
 - S106 signed
 - Reserved Matters Application in – see reference: R/TH/20/0174
- Commencement In April 2021
 - First Handovers December 2021
 - Fully Complete November 2022.



MMC Offer - 140 homes



Space Standards
Our current design standards exceed National Space Standards, thus providing a good level of occupant density and comfort



Acoustics
We ensure a good level of acoustic performance within the building and between party walls



Thermal Comfort
We assess all of our schemes to ensure that a comfortable thermal environment will be achieved



Indoor Air Quality
Our specification minimises the use of materials that will impact on indoor air quality



Daylighting
Our homes have been designed to promote daylighting

EPC A

Our homes can achieve an EPC Rating of A – and provide improvement over the performance levels set out in Part L of the Building Regulations

The Malden



The Enfield



Factory Production

- L&G modular had capacity to produce 3,500 modules per annum.
- They had strong internal quality procedures
- Their investment was staggering.
- Modules were fully assembled and fitted out in the factory



Factory to Site

- Modules were made watertight, transported to site and assembled.
- This allowed a very fast construction programme.
 - The programme was forecast to be c18 months faster than traditional
 - We had some reservations on sales rates



01



02



03



04



05

Site Specific Finish

- Foundations are trench with blockwork to DPC
- Brickwork - onsite
- Roofing - traditional truss and tile



Our Affordable Offer: 100% affordable

- 57 homes for social rent
 - Achieving affordability for tenants
 - Mixed tenure across the site
 - 3 x M4(3) WCH homes
- 96 Homes for Shared Ownership
 - All under new 21-25 lease



Delivery Programme – Outturn

- Delays occurred from:
 - RMA delays – started July 21
 - Tree removal (consent)
 - Substation lease and installation
- Commencement In July 2021
 - First Handovers December 2022
 - Fully Complete Aug/Sept 2023.

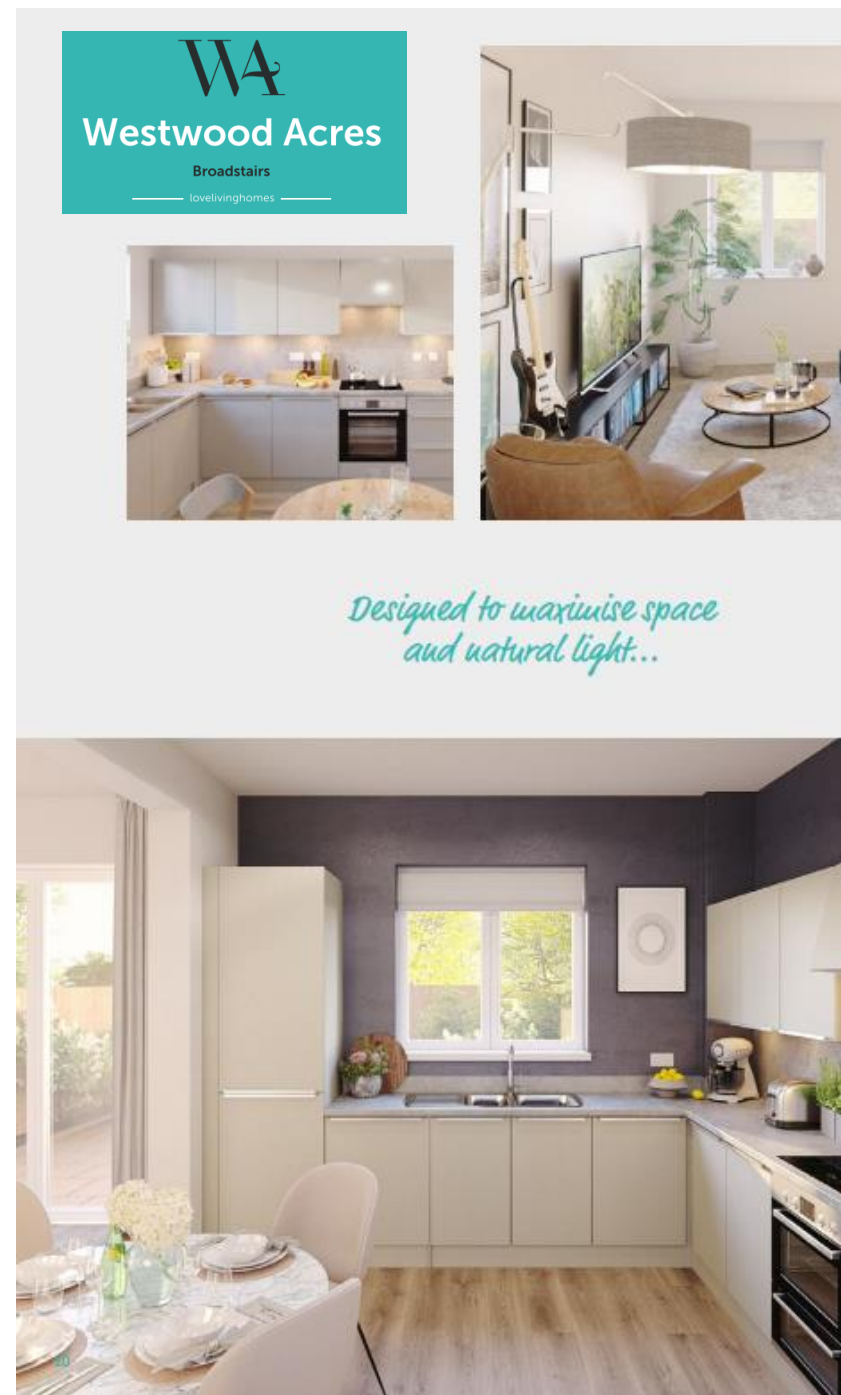


Sales – Westwood Acres

Sales have progressed very well.

- 55 already completed
- 8 exchanged and 27 reserved awaiting handover
- Only 6 remain available

All this in the uncertain market following 'Trussonomics'



Sustainability Credentials

EPC-A

- ASHP & PV Panels

Feature	Description	Rating
Walls	Average thermal transmittance 0.22 W/m ² K	Very good
Roof	Average thermal transmittance 0.07 W/m ² K	Very good
Floor	Average thermal transmittance 0.11 W/m ² K	Very good
Windows	High performance glazing	Very good
Main heating	Air source heat pump, radiators, electric	Good
Main heating control	Programmer and room thermostat	Average
Hot water	From main system	Good
Lighting	Low energy lighting in all fixed outlets	Very good
Air tightness	Air permeability 1.9 m ³ /h.m ² (as tested)	Very good
Secondary heating	None	N/A

Low and zero carbon energy sources

Low and zero carbon energy sources release very little or no CO₂. Installing these sources may help reduce energy bills as well as cutting carbon emissions. The following low or zero carbon energy sources are installed in this property:

- Air source heat pump
- Solar photovoltaics

Primary energy use

The primary energy use for this property per year is 28 kilowatt hours per square metre (kWh/m²).

Energy performance certificate (EPC)

23 Maple Way
Broadstairs
CT10 2QY

Energy rating

A

Valid until: 23 March 2033

Certificate number: 0370-3284-7070-2827-7401

Property type: End-terrace house

Total floor area: 105 square metres

Rules on letting this property

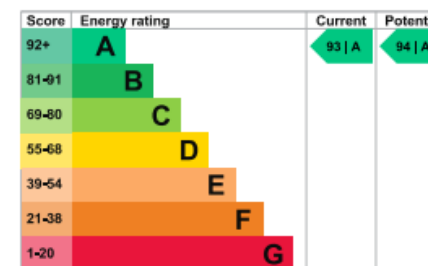
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy efficiency rating for this property

This property's current energy rating is A. It has the potential to be A.

[See how to improve this property's energy performance.](#)



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

Learning Points

Good

- LA support vital for a 100% affordable housing project
- S106 DoV for Intermediate Rent vital for sales risk
- Customers want a sustainable home
- Ensuites weren't required for S/O sales

Bad

- MMC 'fail' – L&GMH demise
- Programme hit by standard pre-commencement and utility connections
- EPC/SAP not quite assessing electric ASHP's favourably.
- No EV charging points

Drone Video

- [Monitoring Video - L&GMH, Broadstairs - 20230403.mp4 \(vimeo.com\)](#)



Questions?

