

**New Homes: Kerry Fields, Nettlestone, Isle of Wight**



**The Aim of the Development**

To provide much needed affordable homes for local people. All homes will have a local connection criteria attached to them via an agreement with the Isle of Wight Council.

**Housing Association**

Western Challenge in partnership with Vectis Housing

**Local Authority**

Isle of Wight Council

**Constructor**

Stoneham Construction Ltd

**Architect**

Ermc Limited

**Homes Built**

Ten Homes

**Total Scheme Cost**

£1,349,076

**Total Grant**

£595,460 Housing Corp and Isle of Wight Council

**Housing Needs Met**

All two-bed properties - five for affordable rent and five for sale under a shared ownership scheme

**Key Features**

The homes will have an adaptable roof space to enable a room in the roof to be created at a later date should it be required.

All homes will have a local connection criteria attached to them via an agreement with the Isle of Wight Council, therefore when allocating the houses, local people with a connection to the village either by residency, family connection or workplace will take preference. There will be an 80% staircase limit on the equity available on the Shared Ownership Houses to ensure they remain affordable in perpetuity.

**The Scheme**

The scheme located in rural Nettlestone at Eddington Road will deliver ten 2 bedroom homes with the full support of Nettlestone and Seaview Parish Council. They will be designed to meet an Eco-homes rating of Very Good and will take approximately one year to build. Local contractors have been selected to design and build the scheme

**Other Information**

Much needed affordable rural housing as identified in 2005 by a Housing Needs Survey instigated by Nettlestone and Seaview Parish Council.

**Completion Date**

November 2008

Lead Partner Spectrum Housing Group in partnership with Bournemouth Churches Housing Association, Broadway Park Housing Association, Coastline Housing, East Boro Housing Trust, Magna Housing Group, Synergy Housing Group, Vectis Housing Association.