

What is different about these homes?

The new homes are super insulated timber frame buildings and designed to reduce heat loss. This means residents will experience cheaper energy bills.

To maintain the high energy efficiency of the home it is very important not to damage the fabric of the building.



Layout

The kitchen and living room will be on two separate floors and positioned to make best use of natural daylight for rooms that are used by day. This will maximise the solar gain, which means the heat generated from natural sunlight coming in to the property. The bedrooms will be at the rear of the home and the master and second bedroom will also be on two separate floors.

On one side of each home there will be windows from the floor to the ceiling and these will have large timber shutters. The shutters will be operated manually by residents to reduce sunlight and solar gain in their home when needed, for example if it becomes hot on a sunny day.

Water

Each home will use rain water for the toilet flush and washing machines. Rain water will be collected in 13 shared tanks with a mains supply back up. This has the potential to reduce water bills.

Partnership

The homes are built in partnership with the Homes and Communities Agency and Barratt Homes.

Location

Hanham Hall is located in Hanham, South Gloucestershire, which is five miles from the centre of Bristol.

There is a doctor's surgery next to the Hanham Hall estate, along with shops, schools and other amenities within easy walking distance.

Parking

You will only be able to park in your designated parking space or garage.

All one, two and three bedroom homes have one designated parking space, while four bedroom homes have two parking spaces.

There will be no on street parking because streets are designed for pedestrians and safety. However, there will be a limited number of short stay parking spaces for visitors.

Any additional vehicles over and above the number you are designated will have to be parked off site.

Heating and energy

The houses are heated by a conventional gas boiler with radiators. Apartments will be heated by electric panel heaters, making them easy to operate and will have photovoltaic solar panels to power communal areas. All houses at Hanham Hall will benefit from photovoltaic solar panels, which will help to power the home and reduce energy consumption. Residents will benefit from this by saving money on their energy bills, but they will not be able to apply for the Feed in Tariff (FITs) as the homes have received government funding.

Each home will have a mechanical ventilation heat recovery (MVHR), which takes stale air from the kitchen and bathroom and recycles fresh air into rooms.

Management company

There will be a management company led by residents called the Development Trust. The Trust will influence how the estate is managed, including its facilities and grounds. This will give residents a voice and involve them in the community, but will also bring a set of rules they will need to abide by. Each home will need to contribute around £50 per year to community events and activities.

Service charges

Affordable housing will have a limit on service charges and this charge will be subject to inflation.



Cycle routes and transport

Hanham Hall is connected to the Bristol to Bath cycle path, providing excellent cycle routes to both cities. There is also a bus stop opposite the main entrance to Hanham Hall.



Outdoor areas

Maintaining the outdoor environment is important, because it can affect how the eco-site functions. Because of this there will be some special restrictions to what residents can alter outside of their homes.

Communal areas will be spaces that the community can enjoy and there will be allotments available to rent on site.

All household waste including recycling will have communal bin stores shared between residents.

Television

It is important not to damage the fabric of the building and so it is recommended that TV's should not be fitted on to the wall.

There will be a communal satellite dish which will have an annual charge. This means you will not be allowed to install satellite dishes or aerials on your home. You will be able to subscribe to services like SKY in the normal way.

Internet and telephone connections

Broadband and telephone is provided through a super-fast fibre optics system. At present there is only one service provider offering services across the fibre network.

In the spotlight

This will be a high profile development receiving local and national media attention.

Your energy consumption may be monitored remotely, so that other agencies can learn from Hanham Hall.

You may also be asked to talk about your experiences of living on a zero-carbon development.

How do I register for one of these homes?

HomeChoice is the way of letting social rent homes in South Gloucestershire. It is a choice based lettings scheme which aims to give you more choice about where you live, whilst making sure that housing still goes to the people who need it the most.

You will need to register with HomeChoice before you can be offered housing at . You can register and learn more at:

www.homechoicesouthglos.co.uk

Alternatively if you do not already have an application form you can pick up a form from a Council One Stop Shop or by telephoning the South Gloucestershire Council contact centre on **01454 868 005**



More information

If you have any further questions about this document or would like to know more about Sovereign's involvement at the Hanham Hall development, please contact:

Gareth Thomas, New Neighbourhoods Officer
01173 170723
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You should also contact Gareth if you would like this information in a different language, format or support with reading this document.



Living at Hanham Hall

- **Do you care about environmental issues?**
- **Would like to live a more sustainable lifestyle?**
- **Want to get more involved with the community?**

If you have answered yes to any of the above, one of our affordable homes at Hanham Hall could be for you.



The facts

Hanham Hall is one of the most important zero carbon developments in the country and will be made up of 185 homes.

Sovereign will have 61 affordable homes available at Hanham Hall.

There will be 54 general needs rental properties, of which 8 will be wheelchair accessible.

There will also be 7 shared ownership homes available.

These homes will become available to those on the South Gloucestershire Council housing register between March 2013 and April 2015.

If you are interested in applying for one of these homes please read on...

What does zero carbon mean?

Zero carbon homes have good energy efficiency that helps to lower household energy demand and carbon emissions.

This new community will also support people in leading a low carbon lifestyle, with communal facilities including gardening allotments and cycle routes.