

Laxton Road Housing Project Kingston Black Court - Flats 1-8

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What is the scheme?

The Kingston Black Court housing scheme was approved for planning in 2017 and granted permission for the Council owned garage blocks to be demolished and redeveloped into 8 one bed flats. This was the site as it was pre -demolition. It often attracted anti-social behaviour.



Autumn / Winter 2019

Following a formal procurement process, Classic Builders were appointed as our main contractor for the project and started on site in November 2019. The original completion was planned for Autumn of 2020, however, as we all know, COVID-19 came along and set the programme back a little. Below are some images of the site in the early days. As you can see from the photos, starting a build in winter doesn't come without its challenges, one of which being mud!



Spring 2020

As things began to dry out a little on site, we began to progress much quicker and the blocks seem to take shape. You can see below, the 8 flats are split across two blocks. The first block has flats 1-5 and the second flats 6-8. The design allowed 4 out of the eight flats to have their own private entrance. Then two flats in each block share a communal area.



January 2021

The flats are traditionally built, from brick and block and are rendered to give a high quality finish. Internally they are extremely well insulated, triple glazed and exceed building regulation standards and sound proofing requirements. These properties received an EPC rating of B. Our tenants will not only have the benefit of a high quality, comfortable new build, but should hopefully benefit from reduced energy bills too.

Here are some pictures of the internals, which are of an equally high finish.



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Move in Day!

I'm really pleased to say that we took handover of these properties on Friday 15th January 2021 and six out of the eight flats will be occupied from Monday 18th January 2021, with the remaining two in the process of being let.

This is a fantastic way to start 2021 and the tenants moving into these flats are incredibly happy to be moving into brand new, fit for purpose, energy efficient homes.

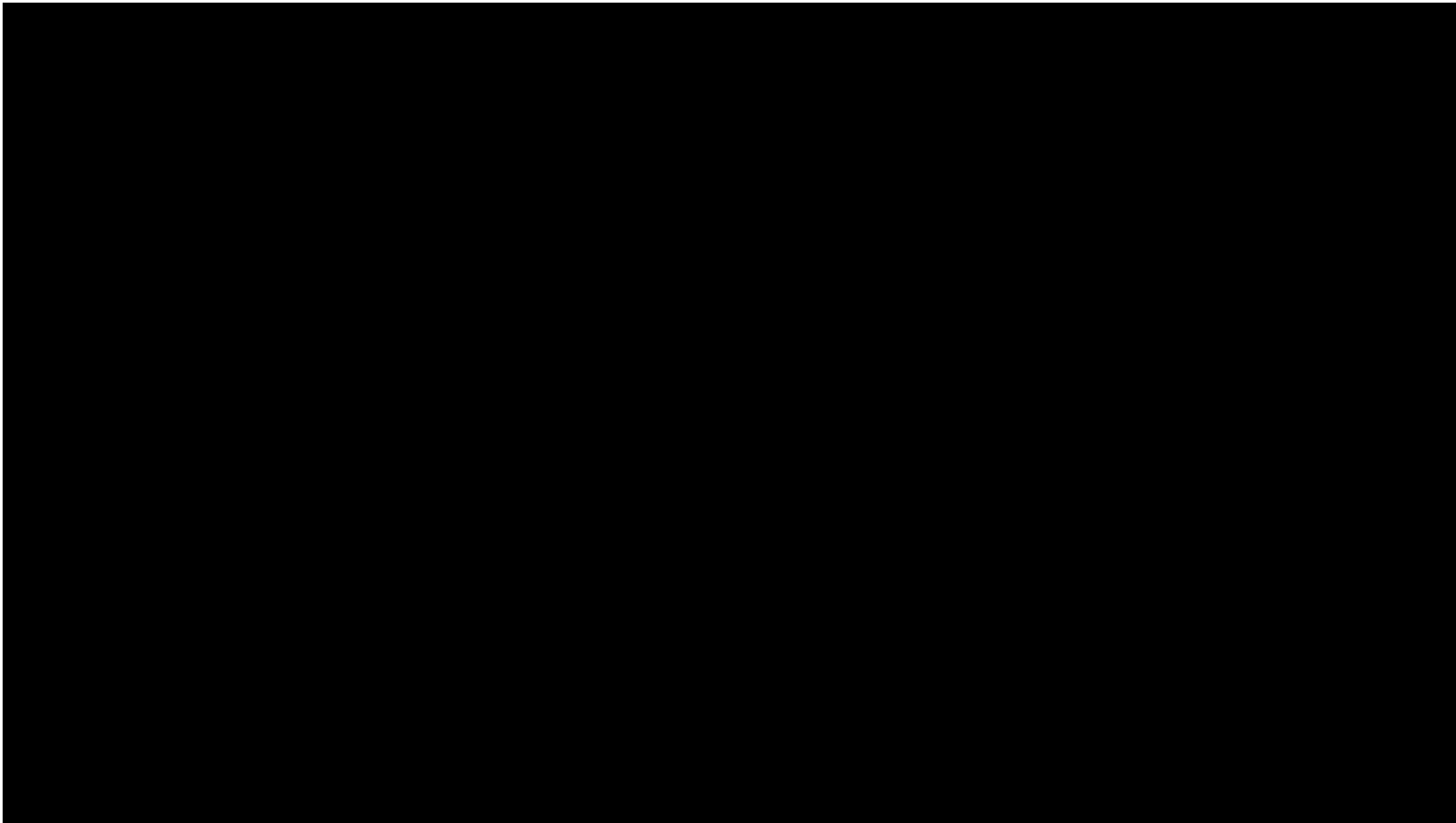
We managed to catch a couple of our tenants on sign up day and they kindly spoke to us about their experience and how they were feeling about moving into their new homes. One of our tenants said "I'm really happy with the property and the quality of work" another tenant was "thrilled to be downsizing after many years on Homefinder".



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A Virtual Tour

As we're all aware the Covid-19 restrictions have made it quite tricky at times and we've had to find new ways of working. We'd have loved to show visitors around our new build pre-occupation, but this wasn't possible under the current rules. However, I did manage to do a quick tour of one of our ground floor flats, so you can really get a feel for the space and the layout. Enjoy!



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Questions?

If you have any questions about the scheme or would like more information about anything, please feel free to email me or call me.

Michelle Hall - Housing Project Manager