



Northamptonshire
Rural Housing
Association

Where?

Pitt Field Close, Bozeat, Northamptonshire

What?

Northamptonshire Rural Housing Association (NRHA) provided development and fieldwork services which enabled the building of seven affordable homes for people with strong links to the village of Bozeat.

The development comprises five, two-bedroom and one, three-bedroom home for rent and a two-bedroom home for shared ownership – part buy, part rent. The scheme was developed by East Midlands Housing, acting as development agents for NRHA.

Wellingborough Borough Council's planning department designated the land as an "exception site" – a site outside the village boundary on which affordable housing for local people can be provided where normal open market housing would not be allowed.

The council also made funding available for extra "eco-measures". The new homes feature extra insulation and air source heat pumps, an energy efficient and money saving heating system, in which air is taken from outside and either heated or cooled before being pumped into the property. Occupiers can set the required temperature and enjoy a comfortable home all year round, while saving energy and reducing fuel bills.

Why?

A housing needs survey carried out by NRHA in July 2004 demonstrated a lack of affordable housing in the village. This was recognised by local residents and the parish council who supported the development of the houses to meet identified local need.

As a result, a village walk was organised in partnership with the parish council and the site on Harrold Road was identified. The land is owned by the Duchy of Lancaster which agreed to lease the land for 125 years.

When?

The building started in March 2009 with a start on site ceremony. A formal opening ceremony took place in September 2009 when pupils from Bozeat Primary School buried a time capsule. A key was also handed over to a resident by Paul Clark CVO, chief executive of the Duchy of Lancaster, to mark the completion of the homes and to acknowledge the role of all parties involved.

Who?

One of the residents was born and brought up in Bozeat. She said: "This development has enabled me and my four-year-old daughter to have our own home in the village I love and grew up in.

"The house is beautiful, the garden is massive and it is a lovely spot. I am ecstatic moving in here – I can't believe my luck.

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