

## Benefits of GSA's redevelopment proposal for Rudloe Estate,

We have been working on a possible redevelopment in Rudloe to include the existing Community Centre, associated car parking, shop, and Public Open Space (POS) for many years. During this time, we have held numerous consultations with the residents of the estate encompassing nearly 250 households.

We recognise there are concern over the loss of the Community Centre and POS we therefore carried out specific consultations on each of these areas. These were to inform our design based on what the community wanted and gauge local interest in running these as community facilities.

### The New Buildings (Homes, Community Space and Shop)

- ◆ will be constructed with a fabric first approach in excess of building regulations utilising a highly efficient modular timber frame structure.
- ◆ will be electrically heated where this can all be from renewable sources, significantly contributing towards zero carbon.

### The Public Open Space

- ◆ will be an area which is at least equal to the existing space, we are happy to commit to this
- ◆ the facilities within this will be an improvement both for play and access
- ◆ a Multi-Use Games Area is proposed enabling access for sports all year round
- ◆ landscaping will be enhanced offering a green area to walk through and exercise for people's general wellbeing and appropriate planting to encourage the local wildlife
- ◆ during construction we will phase construction to enable access to as much of existing / new POS that is feasible, whilst balancing the safety of everyone

Increasing the number of affordable homes, these will all be affordable.

- ◆ Providing 1 bed maisonettes the ground floor of which will comply with Wiltshire's accessible requirements
- ◆ External private space for most 1 bed properties
- ◆ Replacing 2 bed flats which much needed 2 and 3 bed houses with gardens
- ◆ Relocating exiting residents from the flats proposed for demolition into new homes.
- ◆ existing residents on the wider estate, who are eligible, will have priority when applying for the additional new homes.
- ◆ Giving more people the opportunity of purchasing through Low Cost Home Ownership

Our proposal offers a community space which will meet the needs the community have requested from feedback to consultations we have carried out in terms of classes, private hire etc. In addition we are discussing with a local charity who provide children's services about operating from the building and sharing it with the community. This would help to ensure the building was sustainable going forward and allow a community association to grow and establish themselves whilst not needing worry about running or maintaining the building.

The proposed shop whilst modest in size will be able to offer the essentials which the community is desperately lacking, there are 2 local businesspeople interesting in taking a lease to operate from it in addition to their current outlets.

Were the Community Centre building, associated parking and Public Open Space to remain as they currently are there is such limited scope for additional affordable housing development that we would not be considering this for development, and we would relinquish our leases on the buildings. Our existing properties would remain as they are, benefit from energy improvements over time but not to the same level that we could achieve with a new build in the near future.

We believe our proposals will have significant improvements for our residents who are within the development area and offer many benefits to the wider community especially the shop which was the top priority for community facility requirements. And that with environmental and energy efficiencies imbedded within the design this offers a simplistic and affordable, sustainable long term solution to the existing underperforming buildings in terms of both environmental performance and use.