

A decorative graphic on the left side of the slide, consisting of a large light blue triangle at the bottom left, a smaller dark blue triangle overlapping its top-right corner, and a larger dark blue triangle overlapping the top-right corner of the light blue triangle.

# Southern Housing Group

Exploring the opportunity for  
affordable housing in Nettlestone

## Who we are...



- The largest charitable housing provider, with a main office in Newport
- On the Island for over 40 years, previously known as South Wight Housing Association and Isle of Wight Housing Association
- Own and manage more than 3,500 homes housing more than 10,000 islanders
- Delivered 150 new affordable extra care schemes at Ryde and Totland in the last 18 months



## Who we are...

- When we build homes we do so within the surrounding community. This means giving local people a voice throughout
- We offer a range of ways to give feedback; from face to face meetings, to dedicated web pages, to virtual townhall meetings and more
- We expanded the ways we work with communities through the pandemic and we'll always offer safe and appropriate ways for people to talk to us

## Who we are...



- We have an established team based locally on the Island
- We understand the challenges facing our communities because we are part of those communities
- Because we're local we also know the best partners to work with to address these challenges

# OUR SOCIAL PURPOSE



## Social purpose



- Our social objectives are at the heart of what we do, we deliver on these by knowing and working with our communities
- We're not run for profit – every penny we make is invested in providing great homes and services
- Our partnerships with the Council, the IoW Foodbank, West Wight Community Centre and Quarr Abbey are just some of the ways we're jointly working to address challenges on the Island

## Social purpose



- Working with the Council and health partners to tackle health and social care issues by developing our Island Independent Living scheme for over 55s at Ryde Village
- We provide care and support services to over 700 people on the Island – both our residents and people living in their own homes
- We provide employment and advice services to help residents maximise their income and build their future

## Doing more



- We're a large employer on the Island with more than 250 staff based here, many of whom work in the care sector
- We recently welcomed 26 new colleagues to our directly employed maintenance team
- We work in partnership with the Isle of Wight College to offer apprenticeships and work placements to islanders

# OUR DEVELOPMENT STRATEGY



## Providing and building new affordable homes on the Island



- We are highly aware of the need to develop more high-quality homes on the Island for a range of people
- The low rate of housebuilding over the last ten years has created a waiting list of more than 2,500 households seeking affordable housing on the Island
- We've partnered with the Council to lobby the Government to make a special case for more grant funding to provide social rented homes on the Island



Our track record...

# **DELIVERING INNOVATION**

# Cameron Close, Freshwater

- Award winning PassivHaus development of homes that are comfortable and healthy for residents while reducing energy consumption
- All affordable homes – 16 houses and 12 sheltered homes across a 1.5 acre site
- All houses have front and back gardens, and flats benefit from generous, landscaped kitchen gardens
- The varying size of the homes, and the flexibility of their plans has encouraged a sustainable, cohesive community



# Ryde Village, Ryde

- Innovative extra care scheme with on site wellbeing team and properties designed to be adapted as required by residents
- All affordable homes – a mixture of bungalows and apartments available rent or for shared ownership
- Extensive, accessible, landscaped communal gardens across the development





Ideas for

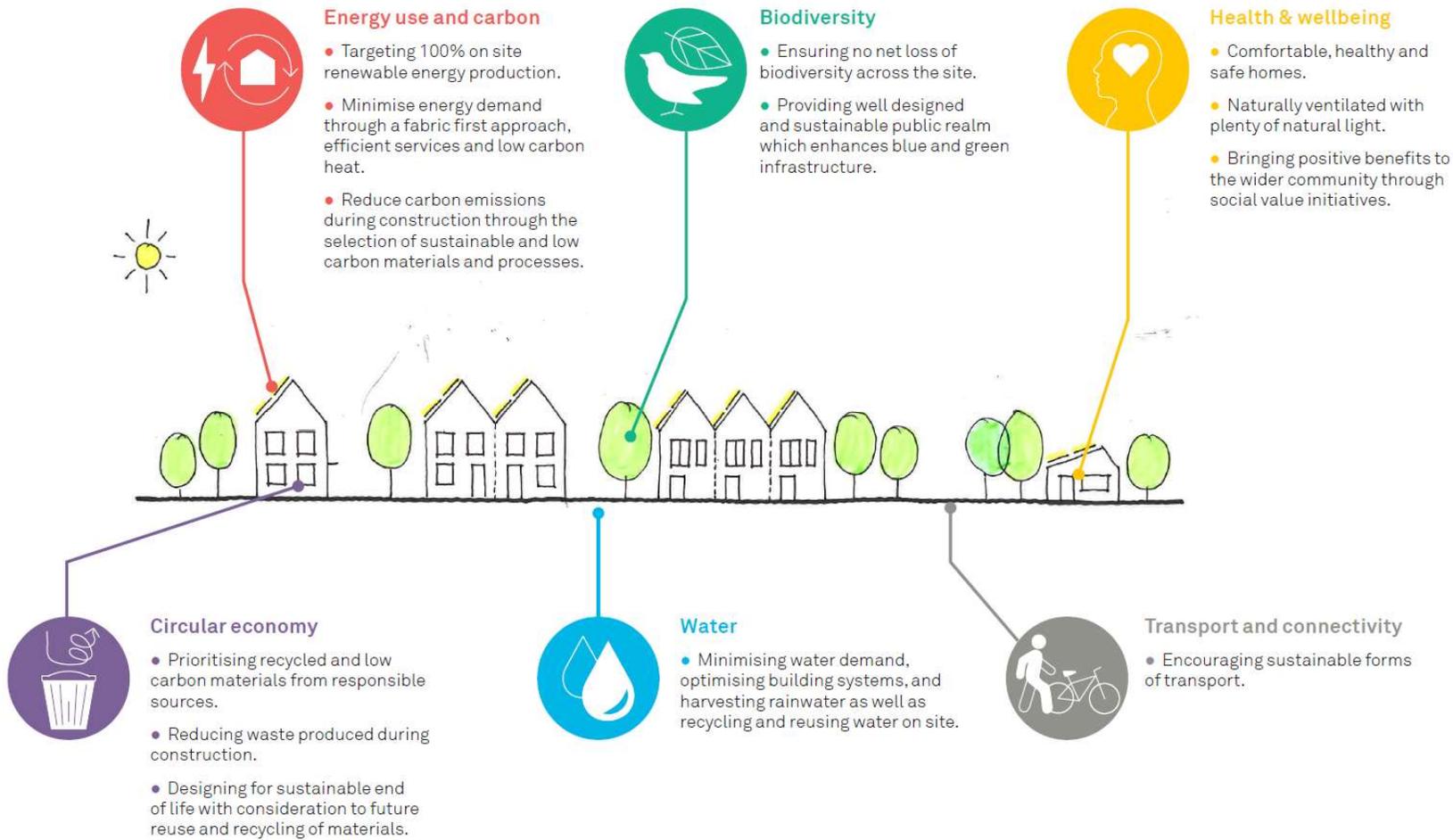
# **NETTLESTONE**

Pitman Tozer Architects

# Sustainability



- We acknowledge the hugely important task of addressing the climate emergency and are committed to ensuring Eddington Road builds on the Group's legacy of delivering low carbon homes.
- We are working with policy makers to ensure we move towards net zero carbon with a holistic and inclusive approach. Our key priorities and goals are summarised here.



# Creating a sustainable landscape



- Managing & enhancing existing woodlands and introducing new native planting, meadows & hedgerows for amenity and nature conservation interests
- Integrating green infrastructure with swales & rain gardens to capture surface water drainage and enhance biodiversity



# Creating a sustainable landscape

- Considering the small scale opportunities for hedgehogs, bugs, birds, bees and insects



# Creating a sustainable landscape

- Including places to grow food and pick fruit
- Or making room to develop and grow a community garden



# Creating a sustainable landscape



- Creating an open green space at the heart of the community for relaxation and organised events for everyone
- And green routes encouraging cycling and walking



# Creating a sustainable landscape

- Supporting activity and exercise through natural and integrated play



# Inspiration



External communal,  
shared space



Community hub



# Inspiration



Rural architecture,  
appropriate material palette



Landscape led, integrated parking,  
pedestrian and cycle priority



# Site constraints



# Get in touch



Key contacts on this project will be:

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Community Partnerships and  
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