



Mawsley Village
a community of quality

bpha - building communities

where people want to live

Mawsley village is typical of bpha's approach to new settlements.

By being involved at a very early stage, bpha is able to positively influence the design and location of the affordable housing element of major developments.

It also helps to ensure that all the building blocks that make a real community - the public facilities, community networks and strong local partnerships, not just the bricks and mortar - are put in place.

bpha's approach to building communities where people want to live is the result of experience gained over a number of years as a major provider and developer of affordable housing across central, southern and eastern England.

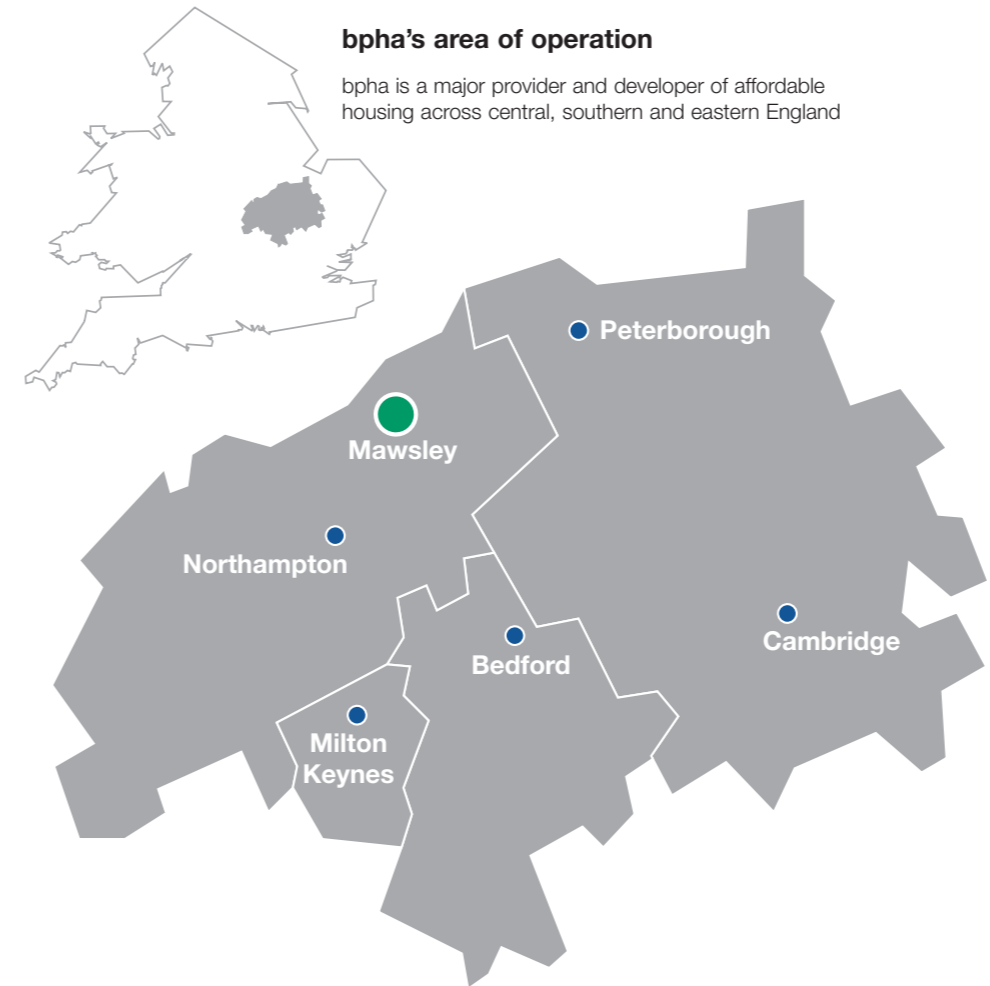
With high quality affordable housing completed in the new Cambridgeshire

settlement of Cambourne and in Milton Keynes, the UK's fastest growing city, bpha has more recently gained funding for seven other major developments in four counties, including Mawsley. bpha is also the preferred registered social landlord partner for The Wixams, an extensive new village planned for Bedfordshire.

If you are interested in finding out more or have any questions, please contact:



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bpha's area of operation
 bpha is a major provider and developer of affordable housing across central, southern and eastern England



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Bedfordshire Pilgrims Housing Association (bpha) is registered as a Charitable Industrial and Provident Society (26751 R) and also with the Housing Corporation (LH 3887).

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Mawsley resident Nichole Ward and family

Mawsley village is half-way through a building programme spanning seven years.

This new settlement of almost 900 homes is being built close to the Northamptonshire town of Kettering to relieve housing pressure in the area.

bpha is currently building 112 affordable homes for rent and shared ownership in Mawsley, working in partnership with the local authority, Kettering Borough Council, and the contractors, McCann Homes, with funding provided by the Housing Corporation.

These properties are spread throughout the village and, according to an independent assessment by the Housing Corporation, are of such high quality that you cannot tell them apart from the private houses for sale.

"The house is fantastic...people have a perception about affordable homes, but the style and quality of this house is second to none"

New Mawsley village resident Nichole Ward who bpha helped to find a shared ownership home after she and her family were priced out of the local housing market

Phase 1: delivery



Good design has been key

bpha has so far completed two phases of building work to provide 47 affordable homes in Mawsley.

These properties are dotted throughout the village and have been designed with varied elevational treatments - including stone and a variety of brick - to ensure they blend with their neighbours.

The affordable housing at Mawsley is a mixture of two and three-bedroom family homes offered at affordable rents and through shared ownership, with initial shares of 40 per cent of the open market value.

The homes are marketed through bpha's sales and marketing team, Keyhomes East, which is the Government's appointed HomeBuy agent for Northamptonshire, helping low cost housing applicants throughout the county.

Phase 2: consultations



Artist's impression of new homes

bpha is committed to open and genuine consultations that involve the people most affected by its building programme in Mawsley.

Before each phase of work started, bpha therefore held consultation meetings with existing residents to look at the design of the proposed affordable housing.

This approach has been supported by Kettering Borough Council and the developers, and has been so successful that further pre-planning consultations are in the pipeline.

The positive nature of these consultations has been largely down to the close involvement of two active bodies, Mawsley Parish Council and the Mawsley Villagers' Association (MVA).

Between them, they have helped to develop a real community spirit in Mawsley and provide a strong platform for residents to get involved.

Phase 3: partnerships



Mawsley Village Surgery

bpha is a flexible and positive partner that is committed to making a genuine difference to people's quality of life.

bpha had originally intended starting work on what was going to be the second phase of its affordable housing scheme much earlier in the project.

But once it became clear that the parcel of land was the only one available for the site of a temporary doctor's surgery, bpha quickly stepped aside to ensure villagers could have access to their own local GP.

This meant that the plot originally earmarked for phase 2 was leased to Northamptonshire Heartlands Primary Care Trust for almost two years while bpha forged ahead with another phase of its affordable housing elsewhere in Mawsley.

Now, with the GP surgery relocated in the village, 17 more affordable homes - a mixture of bungalows and shared ownership houses - will be built on the site. Work starts in autumn 2006 and is scheduled for completion early in 2008.

The MVA welcomes new residents and works hard to promote the interests of the village. It gives regular updates on developments on its website and produces a newsletter.

One of bpha's community development officers has also been working closely with new residents in Mawsley to help them develop community events and activities, and settle into their new homes.

"The affordable housing is an integral part of having a balanced community and we've been very pleased with the standard of bpha's homes - they look smart and fit in well"

Bob Littler, Chair of Mawsley Parish Council



The village's new school

Mawsley village is more than just about housing. It's a real community in the making.

Right from the start, Mawsley has been designed to look and feel like an established village rather than simply being a housing estate set in the countryside.

That is why it includes all the amenities you would expect from village life - and more. A primary school, doctor's surgery, dental clinic and community centre are right on the doorstep. A golf society, a walking group and a number of other groups are also up and running.

On their way soon are shops, offices, a pub and a day nursery to complete an extensive range of facilities and employment opportunities that will be the envy of many traditional villages.

"bpha's housing scheme at Mawsley village shows how effective partnership working can help to create sustainable rural communities, as well as provide new affordable homes"

John Conway, Head of Housing, Kettering Borough Council, a key partner in bpha's successful delivery of affordable homes at the new settlement