

3 December 2018



Eden Housing Association makes the most of small plots to build town centre homes

Following its successful new rented bungalows developments on Pategill and Scaws estates in Penrith earlier this year, Eden Housing Association (EHA) is continuing to build affordable homes for rent in the town. Making the most of small development opportunities, their newest development is right in the heart of Penrith.

Work has commenced to create seven new homes on a brownfield site at William Street. It will be developed to create 4 two-bed houses and 3 one-bedroom flats - all for affordable rent.

The site was previously a commercial garage with private garages attached for local residents. Demolition and clearance works have been completed, making way for construction work to start in the Spring. EHA is currently tendering for the building work, anticipating the homes to be ready by Christmas 2019.

Rebecca Field, Development Manager at EHA, said "This is a town centre development and we are very conscious that we are developing new homes in the heart of a residential area. Keeping local residents informed is very important and Metcalfe's, our demolition contractors, worked with those immediately impacted, to ensure they had the access they needed with minimum disturbance.

Because we are working in the town, the demolition process included an archaeological dig - it is always interesting to discover how the land was used historically. Nothing was found that would prevent the development continuing."

Eden Housing Association's new Board Chair Beth Furneaux visited the site and said "Eden is a very rural district, with limited public transport, so demand for easy to access, affordable town centre properties remains high. As a small Association we focus on small sites that can create clusters of affordable housing. It requires a creative approach to make the most of the land and this site is a perfect example of what we can achieve."

Eden District Council's Deputy Leader and Housing and Health Portfolio Holder, Councillor Lesley Grisedale, said: "We are delighted to see another housing scheme supported by the Council's Affordable Housing and Innovation Fund (AHIF) starting. The demand for affordable homes in Eden, including those to rent is high and these new homes will make a real difference to local people. I look forward to seeing working on this project progress and this will be an excellent Christmas present for some families next year when they are completed in December."

The Association is also finalising a development of seven homes in Threlkeld. The mix of one, two and three bedroomed homes are due to be completed and handed over to tenants in January 2019.

EHA Chair Beth Furneaux and CEO John Clasper watch the demolition of old garages at the William Street site in Penrith

