

BREWERY BARN, CALDBECK

Brewery Barn in Caldbeck is a scheme consisting of the conversion of a barn into 3 houses for general needs rent

Scheme Make up

3 x 2 bed houses converted from the barn

Scheme Cost

Total Scheme Cost £398,000

Funding

- Homes & Communities Agency - £160,000
- DPF/RCGF - £30,000

Main Contractor:

Thomas Armstrong Limited, Workington

Architect:

Day Cummins, Cockermouth



General Overview

We have successfully converted an old disused barn into three 2-bed houses for general needs rent.

We have tried to retain original beams and other features whilst creating modern and comfortable accommodation with the open plan living/room kitchen on the first floor and bedrooms/bathroom on the ground floor.

The houses, designed in keeping with the local surroundings, have been built to enable local people to remain in the area and were completed in July 2011



EDEN FOYER PHASE 3

Eden Foyer Phase 3
(16 – 42 The Regent) Penrith
is a scheme consisting of 27
flats and a Childrens Centre
and is an extension to an
existing building

Scheme Make up

6 x 1-bed flats
21 x 2-bed flats
& Children's Centre

Scheme Cost

Total Scheme Cost
£4,609,607

Funding

- Homes and Communities Agency £1,890,000
- Cumbria County Council for Childrens Centre £1,035,000

Main Contractor:

Atkinson Building Contractors,
Penrith

Architect:

Day Cummins, Cockermouth



General Overview

This development is an extension to the existing Eden Foyer (A Foyer for young people). The new building is adjacent to the existing development and consists of 6 x 1 bedroomed flats and 21 x 2 bedroomed in a 3 storey building with a purpose built Childrens Centre on the ground floor. It was completed in June 2012.

We worked with Barnardo's, Children's services, Inspira, Eden District Council and Eden Housing Association to try to deliver the most effective joined up services for the families and young people who are most challenging to the service and most unwilling to engage with traditional agencies. At a time of dwindling resources, a number of agencies seem keen to work with us to try to do things in a more collaboratively and radically different way.



Gowan Lea is a mixed development of flats and bungalows and is a development for people over 55.

Scheme Make Up

12 x 1 bedroomed flats
8 x 2 bedroomed flats
5 x 2 bedroomed bungalows

Scheme Costs

Total Scheme cost £2,505,800

Funding

Homes and Communities
Agency £1,794,892

Main Contractor: Thomas
Armstrong Limited, Working-
ton

Architect: Day Cummins,
Cockermouth

GOWAN LEA, KENDAL



General Overview

Gowan Lea is situated in the small village of Burneside on the outskirts of Kendal in the Lake District. The accommodation comprises of 20, one or two bedroomed self-contained flats on two floors. There are also 5 new build two bedroomed bungalows. The properties are for those over the age of 55yrs and was completed in June 2008.

Gowan Lea is surrounded by beautifully landscaped gardens where tenants who are interested in a little gardening have a small communal vegetable plot. The scheme is visited Monday to Friday by a care and support worker from Impact Housing.

Gowan Lea offers a quiet residence but is close to the local amenities, the shop and church are a short walk away.



JENKINS CRAG, KENDAL

Jenkins Crag, Kendal is a sheltered accommodation scheme for the over 55's. The scheme has 33 flats and 4 bungalows.

Scheme Make up

33 x 1 bedroom flats
4 x 2 bed roomed bungalows

Scheme Costs

Total	Scheme	Cost
£4,038,683		

Funding

Homes and Communities
Agency £2,302,513

Main Contractor:

Thomas Armstrong Limited,
Workington

Architect:

Croft Goode, Kirkham,
Lancashire



General Overview

Jenkins Crag Court offers accommodation for people over 55 years. It provides sheltered accommodation and additional care services for some residents who may need help to maintain their independence and remain at home. We provide full wheelchair access and there is also a flexible site care team on 24 hours a day 7 days a week.

The development is a mix of 33 one-bedroom flats and 4 two-bedroom bungalows. All properties are self contained and let on an Assured Tenancy. The scheme recognises the need for privacy for residents, but also provides the opportunity to participate in social activities. Other facilities include, Guest room, Computer suite, Assisted bathroom, Laundry, Communal meeting room with kitchen facilities for use by residents and the local community. The scheme was completed in March 2008.



SOUTH LAKES FOYER

The South Lakes Foyer is an innovative scheme that supports young people from the local area. The building consists of 14 flats for young people and a Community Centre with training and meeting rooms, events hall, IT suite, offices for rent, coffee bar with Internet access all open to the general public

Scheme Make Up

Ground Floor – Offices, Conference and Meeting Facilities and a Café.

Upper Floors – 14 x 1 bedroom Self – Contained Flats

Scheme Costs

£2,425,000

Funding

- HCA – £1,120,00
- SLDC – £640,000

Main Contractor:

Thomas Armstrong Ltd

Architect:

Day Cummins Limited



General Overview

This is the second foyer in Cumbria. £2.5 million has been invested in the project which is located on the original site of the old YWCA in Stricklandgate, Kendal.

Along with the support of local young people, a wide range of agencies and organisations, including South Lakes District Council, Cumbria County Council and Housing & Advisory Services, were involved in this development.

The project is totally self sustaining and a part of our revenue is generated through the meeting/conference room facilities and our offices to let. The foyer was completed in March 2011.



LISTER COURT AND PARKLANDS, CARLISLE

Lister House consists of 12 flats which were built after the demolition of the existing bed-sits

Scheme Make up
12 x 1 and 2 bed flats

Scheme Cost
£2,149,000

Funding
£1,020,000 from HCA and
£365,000 Cumbria Cerebral
Palsy plus the proceeds from
the sale of Scalescaugh Hall.

Sycamore House (the sister
property) consists of 8 flats
and forms part of the
Parklands development and
has been built on land
donated to Cumbria Cere-
bral Palsy by Fred Storey
Construction.

Scheme Make up
8 x 1 bedroomed Flats

Scheme Cost
£1,461,000

Funding
£680,000 from HCA and
£334,000 from Cumbria
Cerebral Palsy



Main Contractor: Thomas
Armstrong Limited,

Architect:
Lister – Day Cummins,
Cockermouth,
Sycamore/Parklands
Architects Plus, Carlisle

General Overview

In July 2010 Cumbria County Council awarded a contract to Walsingham, a leading national care provider specialising in supporting people with learning disabilities, to deliver domiciliary care to 28 people with Cerebral Palsy in the county until April 2013. Previously people with Cerebral Palsy had received residential care at Scalesceugh Hall from Cumbria Cerebral Palsy (CCP), but the contract had to be retendered to comply with Care Quality Commission (CQC) guidelines.

The two main supported living schemes taking over from Scalesceugh Hall are at Lister House and Sycamore House at Parklands Village.

All properties have been built in conjunction with Cumbria Cerebral Palsy who has a Resource Centre based in Lister House. The Centre offers day services to both schemes.

Walsingham are the care and support provider for both schemes, funded through Cumbria County Council.

The move from residential care to a supported living service means that the individuals are housing association tenants and have the choice to be much more independent. People have support plans which describe what support they will receive and what outcomes will be achieved. They are entitled to additional disability benefits and have much more control over their money and how it is spent.

Practical Completion was August 2010.



MARKET STREET, COCKERMOUTH

Market Street, Cockermouth is a terrace of 8 houses for affordable housing for local people.

Scheme Make Up

8 x 2 bedroomed houses

Scheme Costs

Total Scheme Cost
£1,147,000

Funding

Homes and Communities
Agency £520,000

Main Contractor:

Thomas Armstrong Limited,
Workington

Architect:

Day Cummins, Cockermouth



General Overview

The site was transformed from a derelict commercial storage property (demolished) to a terrace of 8 x 2 bedroomed houses for affordable housing for local people.

It is close to the town centre and was designed to remain in keeping with its surrounding and the nature of the town by installing traditional timber sash windows and slate roofs.

The scheme was completed in November 2009



ULVERSTON AUTISM

Ulverston Autism is a scheme commissioned by Cumbria County Council. Impact Housing designed and developed the building.

The scheme provides care for 6 people with severe Autism in 6 self-contained flats with communal space and office space for the care and support provider

Scheme Make up

6 self-contained flats with communal space and office space

Scheme Costs

£1,141,000

Main Contractor:

Thomas Armstrong Limited, Workington

Architect:

Day Cummins, Cockermouth



General Overview

Funding

This scheme was a partnership where Cumbria County Council funded the scheme and commissioned the service. Impact Housing carried out the development of the project including designing and commissioning the building.

All parties were involved in the design of the building due to the complex requirement of the end user.

Residents have high support needs, severe and enduring and the scheme accommodates 6 people plus staff.

Creative Support deliver the care to the 6 individuals.



WHINFELL DRIVE, KENDAL

Whinfell Drive, Kendal is a scheme of 5 x 2 bedroomed bungalows completed in January 2011.

Scheme Make up

5 x 2 bedroomed bungalows

Scheme Costs

£689,000

Funding

HCA £325,000

Main Contractor:

Thomas Armstrong Limited,
Workington

Architect:

Croft Goode, Kirkham,
Lancashire



General Overview

This scheme provides an additional 5 bungalows adjacent to our extra care scheme at Jenkins Cragg, Kendal and utilised the remainder of an SLDC owned garage site.

The bungalows form a quiet cul-de-sac and have easy access into Kendal and facilitates in Jenkins Cragg.

These properties were also the 500th completed in South Lakeland District Council area.



WINDERMERE ROAD, CARNFORTH

Windermere Road in Carnforth, Lancashire is a scheme of 10 x 2/3 -bed houses for social rent.

Scheme Make up

6 x 2-bed houses and 4 x 3-bed houses

Scheme Cost

Total Scheme Cost - £1.3 million

Funding

- £650,000 grant from the Homes & Communities Agency
- £50,000 from Lancaster City Council

Main Contractor:

Robert Hughes Limited, Windermere

Architect:

Harrison Pitt Architects



General Overview

This scheme is Impact Housing Association's first scheme outside of Cumbria, which resulted in not only increasing our stock but forming a good working relationship with Lancaster City Council.

The scheme came about when private developer Maple Grove Developments approached Impact Housing with the Greenfield site off Windermere Road in Carnforth. The site had planning permission for ten houses and a Section 106 Local Occupancy Agreement on the site, to provide social rented housing.

The homes are timber frame and were built by Robert Hughes Limited to Code for Sustainable Homes level 3, the current Best Practice standard, providing energy efficient homes for local people.

