

STROUD DISTRICT COUNCIL



KNIGHTSTONE HOUSING ASSOCIATION

IN PARTNERSHIP WITH

STROUD DISTRICT COUNCIL

AND THE HOUSING CORPORATION

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CEREMONY

TO COMMEMORATE THE COMPLETION OF

EAGLE MILL CLOSE  
BUTTEROW HILL  
STROUD

ON

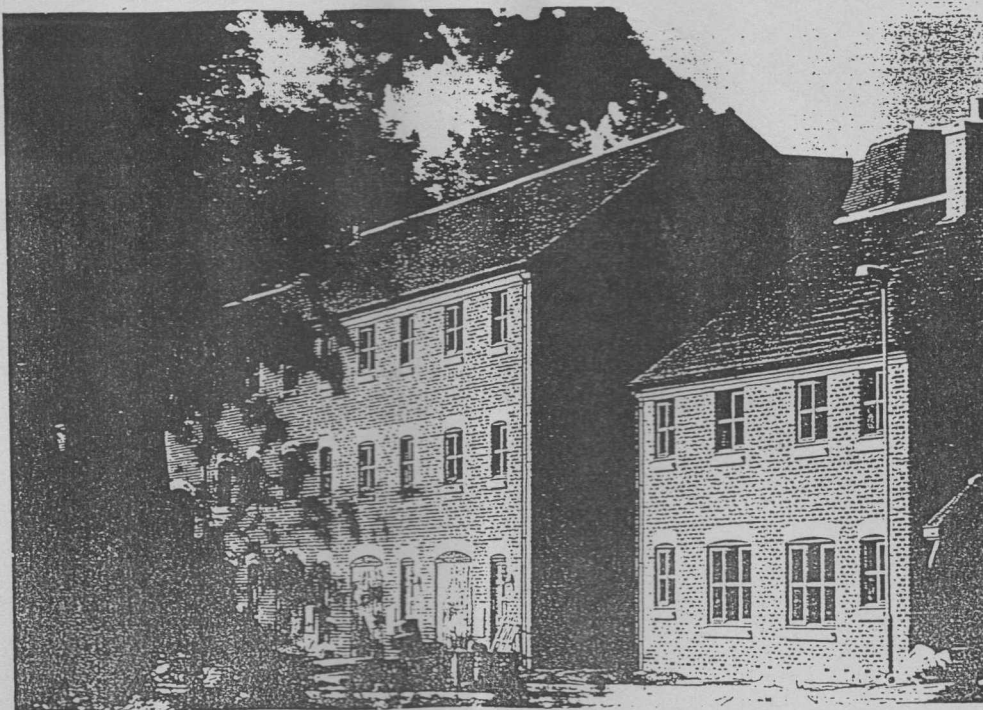
FRIDAY 12 SEPTEMBER 1997

AT 12.30 PM

Followed at 1.30 pm by a buffet lunch at  
The Council Chambers, Stroud District Council  
Ebley Mill  
Stroud

## PROGRAMME OF EVENTS

- 12.30 Official Opening by  
Paul Watson, Vice Chairman of the Knightstone Housing Association's  
North Area Committee and  
Cllr Mrs Margaret E Nolder, Chair of Council, Stroud District Council
- 12.45 Guests to view properties
- 1.00 Display of Paintings to be judged at the scheme by  
The Mayor of Stroud Town, Councillor John D Marjoram and  
a North Area Committee Member
- 1.15 Guests leave for buffet lunch at the  
Council Chambers
- 1.30 Buffet
- 3.00 Conclude





## *PROJECT PROFILE*

**NAME OF SCHEME: EAGLE MILL CLOSE, STROUD**



### **BACKGROUND:**

The land at Eagle Mill is the site of a former Mill Building which fell into disrepair and was demolished. In the second half of the 19th century Eagle Mill was built on land surrounding Arundel Mill and adjoins Bowbridge Mill which dates back to the middle ages. Originally a timber saw mill owned by a Mr Clarke, it briefly became a brewery under the name of Eagle Mill in the 1890's. In 1919 the brewery was purchased by Bondsworth a carpet making company who converted the premises for textile blending, carding and spinning. In 1954 a wool shredding machine caught fire and the Mill burnt down.

The design for social housing on the site was influenced by local planners who suggested that the 3-storey homes shall reflect the scale of the old Mill building. The Association has combined resources from the Housing Corporation and Local Authority to create a mixed-tenure scheme, with family housing for rent, houses for shared-ownership sale, and supported accommodation for single people in a continuing partnership with NSF.

**LOCAL AUTHORITY: Stroud District Council**

<b>UNIT MIX:</b>	<p>Single Persons Housing: 6 x 1 bedroomed flats with communal lounge/office and laundry</p> <p>Family Housing for rent: 4 x 4 bedroomed/6 person houses 1 x 3 bedroomed/5 person house 3 x 2 bedroomed/4 person houses</p> <p>Family Houses for Shared Ownership: 9 x 3 bedroomed/5 person houses</p>	
<b>RENT LEVELS:</b>	Flats	£ 68 per week
	Family houses	£ 68 per week (Average)
	Shared Ownership Rent	£107 per month (Average) (plus Mortgage payments)
	Average Sales Price £54,000	
<b>TOTAL COST:</b>	£1,490,926	
<b>FUNDED BY:</b>	<p>The Housing Corporation - £278,743 SH Grant Stroud District Council - £194,451 SH Grant in addition to private finance raised by Knightstone amounting to £773,732 and £244,000 from sales of the shared ownership homes</p>	
<b>CONSULTANTS:</b>	Quantity Surveyor:	Cartwrights, Evesham
	Valuer:	Colleys, Stroud
	Solicitor:	Rickerby Watterson, Cheltenham
	Architect:	Cater & Day, Warwick (for the Contractor)
<b>CONTRACTOR:</b>	JP Group Ltd, Tewkesbury	
<b>SCHEME PROGRAMME:</b>	Start on Site:	12 February 1996
	Completion date:	30 June 1997
<b>NOMINATIONS:</b>	<p>Up to 100% family nominations and up to 50% single person nominations from Stroud District Council</p>	
<b>CLIENT GROUP:</b>	<p>Single Person (Supported Housing) flats; Families - Houses for Rent and Shared Ownership Sale</p>	

**KNIGHTSTONE HOUSING ASSOCIATION**