

Affordable Housing Statement for St Georges Church, Reading

Stonewater manages and owns more than 30,000 homes across England and we have one of the UK's largest development programmes to help meet the rising demand for housing. Stonewater was formed in January 2015 from the merger of Jephson and Raglan Housing Associations. We are one of the UK's most significant social housing providers, both in terms of the properties we own, and geographic spread.

Stonewater provides a range of general needs and sheltered homes, leasehold schemes for the elderly, shared ownership properties, supported housing, intermediate/submarket rent/keyworker properties, service occupancy and a small number of commercial units.

Stonewater currently owns and manages over 500 affordable homes in the Reading area where it is one of the largest affordable housing providers. This includes nearby Kennet House, a new development of one and two- bedroom apartments in a converted 1960s office block in King's Road and Kenavon Drive where, in partnership with Bellway Homes we are providing 60 new homes for both rent and shared ownership.

The site of St Georges Church would provide 12 new homes all for affordable rent as well as providing a new church hall. The homes all meet or exceed HQI size requirements comprising of the following:-

- 4 x 1 bed 2 person flats @ 50sqm – HQI minimum size is 45sqm
- 2 x 2 bed 4 person maisonettes @ 76sqm – HQI minimum size is 67sqm
- 3 x 2 bed 3 person flats @ 57sqm – HQI minimum is 57sqm
- 3 x 2 bed 4 person flats @ 67sqm – HQI minimum is 67sqm

In addition to this there would be 25 parking spaces provided, 10 for the use of the church including 2 disabled spaces and 15 for the housing development. Secure cycle storage will also be provided.