

Coopers Hill, Bracknell

Development update



COUNTRYSIDE
Homes

Issue 2 | July 2024



Keeping you updated

We wanted to provide you with an update on the development and what you can expect from us over the coming months.

Overview

Summary of what's being built:

- 52 new mixed-tenure homes
- Combination of houses and apartments
- New open space and landscaping
- New playground area
- Car parking courts, including EV charging spaces
- Photovoltaic panels on the roofs of the apartments
- New access road running through the estate
- New public footpath to the west of the site for future connectivity to the current Bracknell Beeches development

Site activity

- Apartment blocks A and B are undergoing client de-snagging ahead of handover to the Registered Provider in July 2024.
- Car park A is complete and in use by residents. Car parks B and C will complete shortly, with car park D to follow later in the year.
- Block C has reached practical completion and has been handed over to the Managing Agent for their management.
- Water, gas and electricity is connected to all the houses and apartments, except for Block I.
- The majority of the blocks have now been completed, with focus now on the last 3 blocks.
- The staircases and windows to Block I have been installed with 1st fix stud works currently progressing. Blocks H and J are undergoing decoration works.
- Footpath to the west of the site and associated landscaping is progressing



Timeline

- First occupations took place towards the end of last year in October 2023.
- The affordable apartments (Blocks A and B) are due to handover to Housing Association Silva Homes in July 2024.
- The private apartment block (Block C) has reached practical completion, with first residents legally completing on their apartments.
- The open space (situated at the back of the estate) is expected to complete in Autumn 2024.
- The new road on the estate is anticipated to complete at the end of the project, in Autumn 2024.
- Final sales are currently forecasted for December 2024.

Managing agent

- FirstPort Property Services Ltd will be the Managing Agent at Coopers Hill.
- FirstPort will take on the responsibility of managing and maintaining the estate as well as the internal communal areas of Block C.
- FirstPort have now commenced their initial management services to the apartment block (Block C) as first residents are shortly due to move into their new homes.
- There will be a phased handover approach to FirstPort as the remaining areas of the estate become ready for handover.
- For those areas of the estate that have not been handed over to FirstPort, the Developer will take on management and maintenance responsibilities.

Development Layout Plan



How will the development benefit the local community?

- Over £464,000 has been spent in the form of S106 contributions to contribute to the local area. A further minimum of £140,000 has been committed.
- New affordable homes are being delivered, split between affordable rent and shared-ownership.
- New public footpath connection to the west of the estate is being provided
- New open space, landscaping and a playground area is being delivered

Please be aware that the dates and information provided are correct at time of print and are dependent on a number of factors, including weather, so are subject to change.

Thank you for your patience while the construction work is taking place. We try to keep disruption to a minimum but appreciate it can be noisy and dirty at times so do contact us if you have any questions, or if you'd like to provide any feedback, by emailing:

coopershill@countrysidehomes.com



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