

Coopers Hill, Bracknell

Development update



COUNTRYSIDE
Homes

Issue 3 | October 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 informal play space
- 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 block A has handed over to the Registered Provider. Block B is to complete final handover in the coming weeks.
- Car park C is now in use by residents. The steps to the rear of the car park are still progressing and expected to complete in the next few weeks.
- The car park between blocks I and J is nearing completion and anticipate to become operational in the next month.
- The EV chargers to car parks A, B and C have been installed and the Managing Agent is setting up the account with the supplier to enable activation for users.
- Water, gas and electricity is now connected to all of the houses and apartments.
- The majority of the blocks have now been completed, with focus now on the last 3 blocks of terraced houses to the south of the site (labelled I, J and H shown on the site plan).
- Second fix is progressing to the homes in Block I, consisting of plumbing and electrical works. Blocks H and J are undergoing snagging works.
- The open space and footpath to the west of the site is anticipated to be completed by the end of the year



Timeline

- First occupations took place towards the end of last year in October 2023.
- Block C was handed over to the Managing Agent following residents moving in, in June 2024.
- The affordable apartment block (Block A) handed over to Registered Provider Silva Homes in August 2024. Block B has also partially handed over with the final two homes anticipated to complete this month.
- The open space (situated at the back of the estate) is expected to complete by the end of the year.
- The new road on the estate is anticipated to complete at the end of the project, at the end of Autumn.
- Final sales are currently forecasted for the end of the year.

Managing agent

- FirstPort Property Services Ltd are the Managing Agent at Coopers Hill.
- So far, FirstPort are managing apartment Block C and will start maintaining more areas of Coopers Hill once they are ready to hand over.
- For those areas of the estate that have not been handed over to FirstPort, the Developer is undertaking management and maintenance responsibilities.
- It is anticipated that FirstPort will be managing the entire estate by the end of the year.

Development Layout Plan



How will the development benefit the local community?

- Over £612,000 has been spent in the form of S106 contributions to contribute to the local area.
- 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



COUNTRYSIDE
Homes