

## The Vision DEVONPORT

**Local authority:** Plymouth City Council

**Client:** Sovereign Housing Association

**Developer:** Redrow Homes

**Cost:** £1m

**Number:** 10 rented units of 65 in phase



*South Yard, Devonport: Sovereign is proving a valuable partner in helping major developers turn rundown areas of Devonport, Plymouth, into desirable areas to live, work and shop.*

### The site

Devonport is a major regeneration project to replace former naval areas with a new community for the township's 4500 inhabitants.

The South Yard stores enclave was requisitioned by the MoD after the Second World War, and closed off to the public, until government regeneration agency English Partnerships bought the site in 2005.

Redrow Homes won the contract (called The Vision) to develop a mixed-use redevelopment of 462 homes over six years, featuring a supermarket, health centre, police station and serviced offices. The award-winning master plan also includes 168 affordable homes, 93 for rent and 75 for part-buy part-rent, plus another 42 for sheltered accommodation.

### The scheme

Sovereign is one of four housing associations appointed on Devonport, and is about to complete its first development at King William Heights, of 70 houses and 20 flats.

Redrow split the site into 14 zones, and Sovereign was chosen to deliver 10 affordable apartments on a site of 65 homes, with 535sq.m of retail. The scheme consists of 37 three and four bedroom terrace homes, and 28 one and two bedroom apartments, replacing former tower blocks in James Street and Bennett Street. Sovereign will deliver a further 45 units on future phases.

**Completion date:** The Vision will be completed by 2012, with Zone B ready by late 2008.