

# Alver Village Matters

In this four page pull out supplement we showcase the apartments and houses that are available to buy in Phase One of the Rowner Renewal Project. A show home will be available to view in April 2011 and residents will start moving in from March.

## Our new Town Houses and Apartments for Sale

Taylor Wimpey is proud to present our new apartment block



**We have for sale:**

- one bed ground floor apartment with allocated parking space **£99,995**

---

- two bed ground floor apartment with allocated parking space **£119,995**

---

- one bed second floor apartment with allocated parking space **£114,995**

---

- two bed second floor apartment with balcony and parking **£126,995**

**We currently have for sale:**

- three bed end of terrace house with en-suite to master bedroom and allocated parking space **£161,995**

---

- three bed mid-terrace house with en-suite to master bedroom and allocated parking space **£154,995**

---

- four bed town house with en-suite to master bedroom and allocated parking space **£184,995**

The Alver Village Sales Office is open Monday from 1pm–5pm and Tuesday until Sunday from 10am–5pm. Taylor Wimpey Sales Executives David, Elizabeth and Sian on **0845 688 1737**. First Wessex staff are also there on Thursday from 10am to talk to people about shared ownership opportunities.

## First Wessex also has 26 shared ownership opportunities in the first phase.

Below are two stories from people living in Rowner who have reserved plots on the development. Mr Neil hopes to move into his apartment in April 2011 and Denis and Trish (opposite) are hoping to move into their three bed end of terrace house in October 2011. They have reserved this since August 2010.

## Rowner for me... it is a brilliant deal

Mr Neil at 83 has been a resident of Rowner for many years having bought his fifth floor flat in Livingstone Court when the navy first sold them. He has seen quite a few changes over the years including when the lifts stopped working there for good.

Fortunately, he is very fit and active and a keen ballroom dancer. He has been in close contact with First Wessex right from the start of the consultation. As an owner occupier he was worried about what would happen, having paid off his mortgage many years ago.

He says: "I have a very good relationship with First Wessex. I met Jackie Lovell at the Alver Village sales office where I have got all the information I need. I have been in engineering for years and I know from that how to read plans. As soon as the new property plans were available, I knew how to spot what I wanted. My existing flat is south facing with good views. I am extremely happy to say that the two bedroom flat that I spotted on the plans as south west facing, on the second floor with lovely views is the flat that I have secured. I am over the moon with the arrangement."



When asked about his finances Mr Neil said that it couldn't be simpler for him. He was offered £30,000 for his flat in Livingstone Court and is going into a 25% shared ownership with First Wessex on the new two bedroom apartment in Howe Road. Mr Neil knows that his rent is likely to be paid by Housing Benefit and says: "I don't know how it will be for other people, but for me it is the simple solution to my problem. How could I go wrong? For me personally it is a brilliant deal."

Mr Neil has been given a suggested moving date of April 2011. He explains: "I watch the building go up – I pass the development a lot on the Number 88 bus. I'm glad I will have a bus stop outside the front of the building."

When queried about moving into a second floor flat without a lift, he laughed and said he was currently on the fifth floor without a lift and it kept him fit. He also added that he was looking forward to the big Tesco coming to Rowner and that he is impatient to move in!

## We like living in Rowner

Denis (55) and Trish (54) have lived in Rowner since 1977 when they lived in married naval quarters. They eventually bought their house in the 1990s and happily brought up their two sons on the estate. Trish still works in the local Junior School.

Their house was in the area of the Rowner Renewal Project and has now been demolished. First Wessex has temporarily re-housed them until their new three bed end of terrace house becomes available in September of this year.

Denis explains: "We were consulted right at the very start of the project by Alyn Shott at First Wessex and were kept up to date with the progress. We attended all the consultation evenings and Alyn was very, very helpful and guided us well. The valuation process for our house, its purchase and the move went well and I was very impressed.

"I met Jackie Lovell, (Sales and Marketing Coordinator for First Wessex Shared Ownership Sales) last summer at one of their open events. I had expressed our interest in buying a shared ownership house on the new estate very early on and she showed us what was available from the plans.

"After the mortgage was paid off, there wasn't enough to buy a house outright so I have initially gone for a 40% share in a three bed end of terrace house which is just 50 yards away from where my old house was. The house price is £155,000 and the rent with management fees comes to about £285 a month. I am hoping that my endowment policy will mature in four years and I may well then go up to 50% share – it just depends on the market at that time.

"The shared ownership scheme is ideal for me and my wife. We like living in Rowner. I know it has got a bad name at times but it never used to have. This is exactly what Rowner needs to make it start going up again and get back that community spirit. We are looking forward to getting to know our neighbours again."

## UK's efficient low carbon apartment block

The Rowner Renewal development will have the first block of flats in the UK constructed to the Zero Carbon Hub's "Fabric Energy Efficiency" standard. The Hub, a non-profit public/private organisation, is monitoring the delivery of this project. After coordinating funding to observe the success of this innovative project, they will publish outcomes via their website and professional publications ([www.zerocarbonhub.org.uk](http://www.zerocarbonhub.org.uk)).

Two mirror image identical blocks of flats are being built on the Rowner project and these will be compared to monitor the performance of very high standards of insulation that one block will be constructed against the Code for Sustainable Homes Level 3. Monitoring will take place over two years to establish the impact that these increased standards have.

The UK Government has set an ambitious plan for all new homes to be "zero carbon" from 2016. A zero-carbon home is one which generates as much power as it uses over a year, which means net zero CO2 emissions. (This includes energy used in the space heating/cooling and hot-water systems, ventilation, internal lighting, cooking and all electrical appliances. It does not take account of 'embodied' carbon in any building materials used.)

The transition to zero carbon is managed by gradually strengthening the energy / carbon performance in the building regulations. All of the homes on the Rowner Renewal Project will achieve the Code for Sustainable Homes Level 3 as a minimum which requires a 25% improvement over 2006 building regulations.

A reduction in net carbon emissions can be achieved by:

- Enabling power to be generated on site
- Ensuring installed systems use minimal power
- Ensuring the property is constructed to very high standards of thermal efficiency

**Purchase your own home at Alver Village from £129 per week for a 2 bed apartment.**

This is based on purchasing a 25% share in 2 bed apartment at £120,000 (ie buying £29,500). This includes the monthly estimates for mortgage, service charge, management charge and rent.



**Alver Village Sales Enquiry Line**

**Private sales**  
0845 688 1737

**Shared ownership**  
023 8068 4390

# The Rowner Renewal Project by Phases

**Phase 1** (Howe Road area) involved the demolition of 85 homes with the building of 219 new homes, a mix of houses and apartments. Residents are expected to start moving in from April 2011.

**Phase 2** includes the supermarket and retail units plus approx 100 new homes

This is the Darwin Way area with 176 homes to be demolished. Detailed planning permission has been received for this phase and First Wessex is in the process of buying the existing homes and re-housing the residents.

There are seven additional phases to the project and detailed planning applications are yet to be submitted. In these phases approximately 245 homes will be demolished in total; probably in two demolition phases one of 125 and one of 120.

We expect to build up to 700 new homes in total. The number of homes in the next phases can only be approximate at this stage as each phase has to go forward for detailed planning submissions.



**Taylor Wimpey**



**I'M A RENTER**

Get Me Out Of Here!

**Alver Village**  
Grange Road, Rowner, Gosport, Hampshire  
Sat Nav = PO13 8AB

Buy a 2 bedroom apartment in Gosport  
**£559.27 a month\***

Your deposit matched up to 10% of the purchase price so you can buy now.\*

1, 2, 3 & 4 bedroom homes from £109,995

Sales information centre open Monday 1pm – 5pm and Tuesday to Sunday 10am – 5pm

Call now on **0845 688 1733**  
[taylorwimpey.co.uk/alver](http://taylorwimpey.co.uk/alver)

\*Based on a Purchase Price of £119,995 with Taylor Wimpey Deposit Match Scheme, a client deposit of £11,999.50 and Taylor Wimpey matching this up to 10% of the Purchase Price, with a loan of £96,995 (including £999 arrangement fee added to loan) on a repayment basis over a 30 years term on a fixed rate until 31.01.2013, monthly payment would be £559.27 followed by standard variable rate currently 3.5% for 334 months paying £441.46 per month. The overall cost comparison is 4.1% APR. The total amount payable is £149,420, this means you pay back £1.68 for every £1 borrowed. A Valuation Fee of £315 is payable, early redemption charges apply. Subject to status, minimum age 18 years, security required by Lender. Terms and conditions apply and full details.