

# Providing Options

## Mixing tenures

Commitment to mixed tenure is one of the keys to the success of the Group's developments. Through mixing tenures, tenants, leaseholders and outright owners can live side by side, their homes indistinguishable from each other, which helps to create more balanced and sustainable neighbourhoods. We have recently moved to a generic approach to managing mixed tenure developments. This will provide a seamless management and maintenance service to all residents ensuring no distinction in service to different tenures.

### New River Green, Islington

New River Green is the Group's redevelopment of the former Marquess Estate in Islington. In partnership with the Council, developer and residents, parts of the estate have been demolished to make way for modern mixed-tenure housing that meets the needs of current residents. In addition to rented, shared ownership and outright sale housing, the Group has also provided retail units, some of which have been taken up by a new Sainsbury's Local Store.



### Royal Arsenal, Woolwich

Royal Arsenal is London's largest and most exciting regeneration site with homes for affordable rent, sale and shared ownership. The Group are working with Berkeley Homes and with Asian-led housing association, ASRA, to provide 328 affordable new homes. For Building 50, we worked closely with LB Greenwich and agreed a more flexible lettings plan for the new homes: for example, enabling three people to let a four person flat, lettings to key workers, ensuring an equal spread of age groups amongst children and reserving some of the homes for those in employment. This part of the development includes 62 flats for shared ownership and 26 for rent. The shared ownership flats are integrated with private housing, all of which overlook the central lagoon water feature.



### Wansey Street, Southwark

Formerly a Southwark Council staff car park, this award-winning scheme consists of 31 one, two and three bedroom flats, of which 12 are for affordable rent, seven are for shared ownership and 12 are for private sale. In line with Group aspirations, the different tenures are pepper-potted throughout the scheme to promote integration and to help build a sustainable community.

#### Contact:

Southern Housing Group  
Fleet House, 59 - 61 Clerkenwell Road, London EC1M 5LA

Telephone: 08456 120 021 Facsimile: 020 7553 6400  
email [info@shgroup.org.uk](mailto:info@shgroup.org.uk)  
[www.shgroup.org.uk](http://www.shgroup.org.uk)