

Exciting new development in Bridgwater town centre

Thanks for applying for one of our new homes at **Slocombes Close** on Monmouth Street. We're really excited about the development and we want to tell you all about it.

There are 28 homes available:

- 4 x 1 bed houses
- 13 x 2 bed houses
- 3 x 2 bed coach houses
- 8 x 3 bed houses

Each home will have allocated parking (there are 37 parking spaces allocated fairly, based on the size of the properties). Parking permits will be issued but there aren't any spaces available to visitors.



The road will be private and we'll discourage visitors, workers and shoppers using the development for free parking.

The homes are close to the town centre (all the major shops and supermarkets are within half a mile) and significant transport links, including the railway station. It's also on the route of the world famous Bridgwater Carnival.

Because of its location, the development may not be suitable for young families.

2 King Square, Bridgwater, Somerset, TA6 3DG

Online: www.shal.org – Email: information@shal.org – Tel: 01278 444344

Rent

All these homes will be for rent only. When you sign your tenancy, you will need to pay a minimum of one week's rent and rent must always be paid in advance. The amount of rent payable is based on the size of the property you rent. There will not be a service charge.

The best way to pay your rent is by direct debit and we recommend setting one up before you sign your agreement.

Tenancy

Tenants will be offered the security of an Assured Tenancy after an initial 12-month Starter Tenancy. Basically, you've got a home for as long as you're a good neighbour, pay your rent and look after your home. We'll explain the terms and conditions of the tenancy agreement before you sign.

Facilities

All the homes will have:

- Allocated parking
- Gas central heating
- Fitted bathroom with thermostatic over-bath shower
- Fitted kitchen with integrated electric oven



Residents' Travel Voucher Scheme

As part of the welcome to your new home each household will be provided with a voucher to be reimbursed financially if you make sustainable travel choices, alternative to car-based commuting.

It's intended to help and encourage you to travel sustainably and reduce your need to travel. It's not intended to cover routine travel costs.

You'll be able to apply to be reimbursed up to a maximum of:

- £100 (one bed homes)
- £150 (two bed homes)
- £200 (three bed homes)

This is towards the cost of new bicycles, essential equipment and training; the cost of season tickets to travel by bus or train (i.e. not one off journeys).

A maximum of three applications can be made per household within 5 years of moving into your new home.

This Scheme is non-transferable and available to only the first occupants of the new homes. No alternatives will be offered. You will need to purchase items/tickets before and then submit your receipt to be reimbursed.



Courtyard gardens

Each home will also have a low-maintenance and hassle-free courtyard garden. Although you may feel your options are limited, there is so much you can do to make your courtyard garden look beautiful whilst being functional.

Here are some ideas to get you started if you want to transform a smaller outside area:

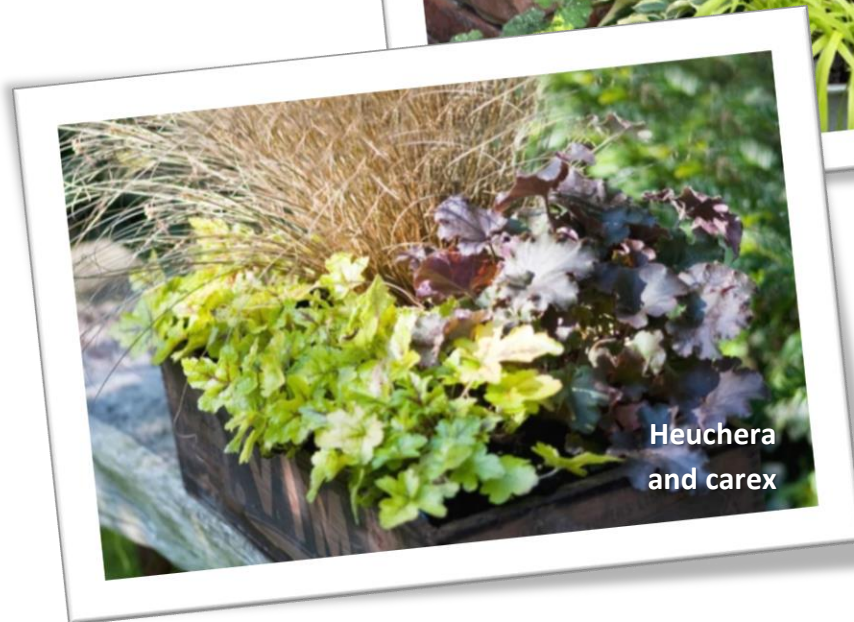
- Think of it as another room/seating area and use multifunctional seating that doubles up as storage
- Use large outdoor floor cushions or chairs that can be folded/stacked away when they're not being used
- Be bold and play with colours and textures
- Use a variety of pots and planters
- Plant vertically and use things like flower towers, stackable garden pots and trellis. Tiered planting will add interest and variety
- Using a mirror will give the illusion of more space and increase light levels in darker corners



What will grow in a shady courtyard garden?

The secret to shady containers is to pick plants that will enjoy the conditions – hardy perennial plants are ideal, as well as tender bedding plants like begonias, which can take some shade. By doing this, you'll also find there's a varied palette of spring performers to choose from, including plants with pretty flowers, striking foliage and interesting texture.

- Hostas
- Bleeding heart
- Tiarella
- Astilbe
- Sweet rocket
- Ferns
- Hardy geraniums
- Hakonechloa
- Pulmonaria





Asplenium, hosta,
dichondra and ophiopogon



Polystichum, asplenium
and cyclamen



Planting up

Creating containers for shade can feel like a challenge, but with some clever plant choices it's easy to make a potted display that will shine out in shade.

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1. Half fill your pot with multi-purpose compost with added organic matter or well-rotted leaf mould. Break up large lumps as you go to make sure no air pockets form.
2. Mix in a measure of slow-release fertiliser. This will keep plants healthy, providing the nutrients they need for the growing season.
3. Position the plants one at a time, placing the tallest at the back or centre. Take care not to damage any flowers as you plant.
4. Add the shorter plants to the pot, putting them close together so the display looks good straight away. Fill gaps with compost.
5. Initially water the pot well to settle the compost around the roots. Then water regularly to ensure the pot doesn't dry out.

