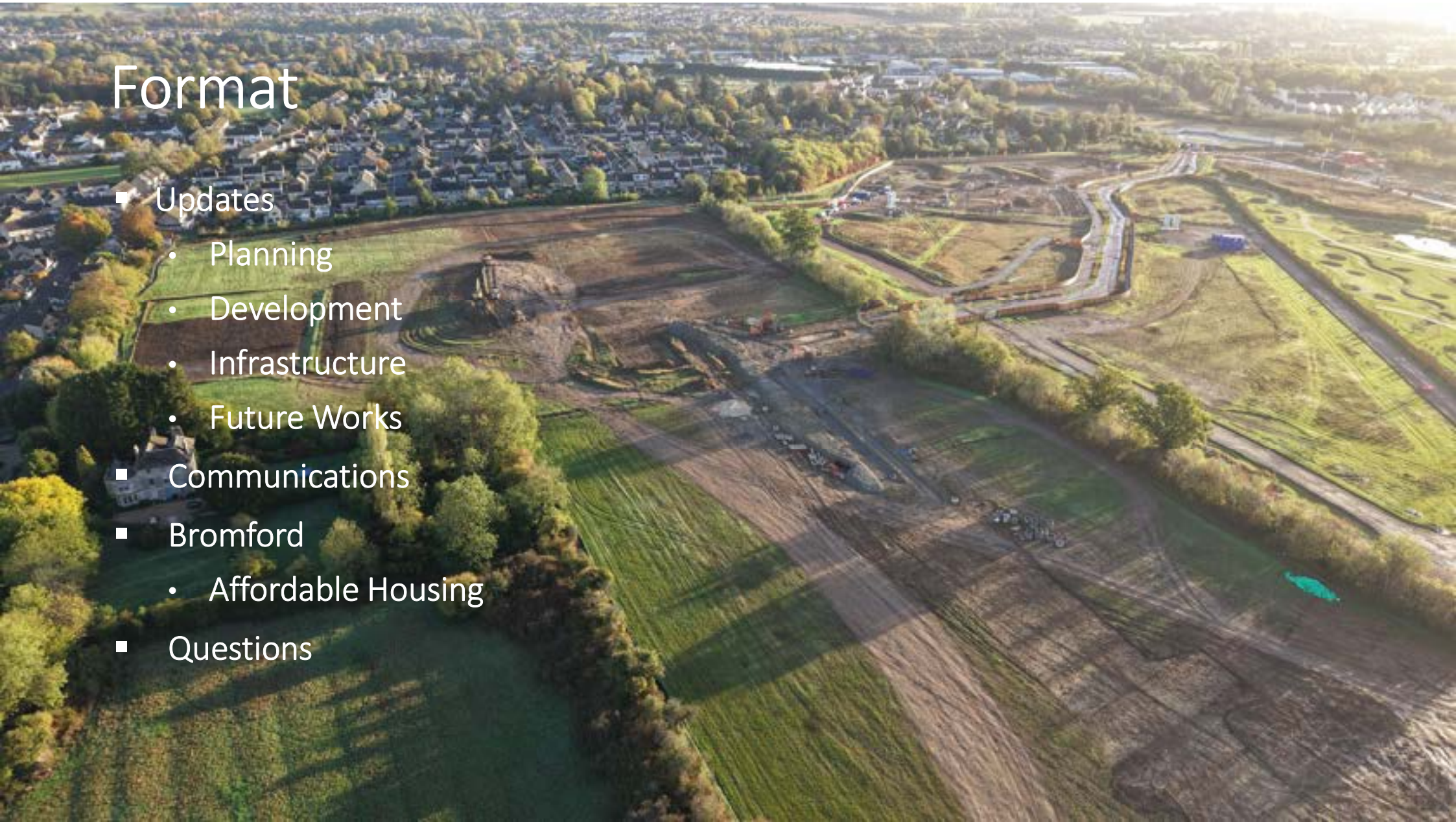
THE STEADINGS

CIRENCESTER

Community Liaison Group

27 October 2026



Format

- Updates
  - Planning
  - Development
  - Infrastructure
  - Future Works
- Communications
- Bromford
  - Affordable Housing
- Questions

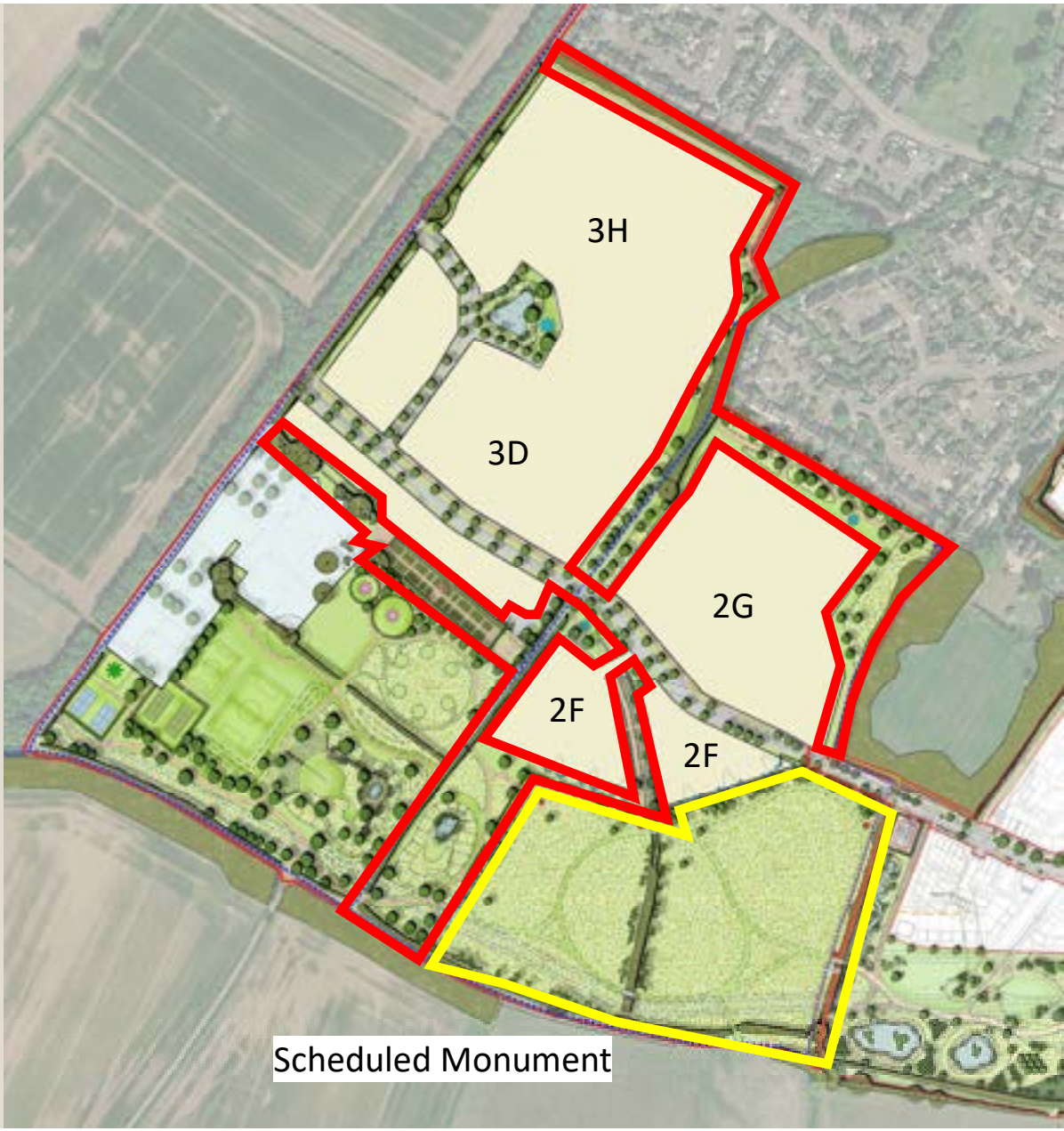
Planning Update:

- Recent Approvals
  - Parcel 2D RMA for 129 homes approved - 11 August
  - Variation to c.24 to increase max. no. of homes to 750
  - Variation to c.32 to defer Kingsmeadow Roundabout
- Recent Applications
  - Detailed Design Code for Parcels 2F 2G 3C 3D & 3H

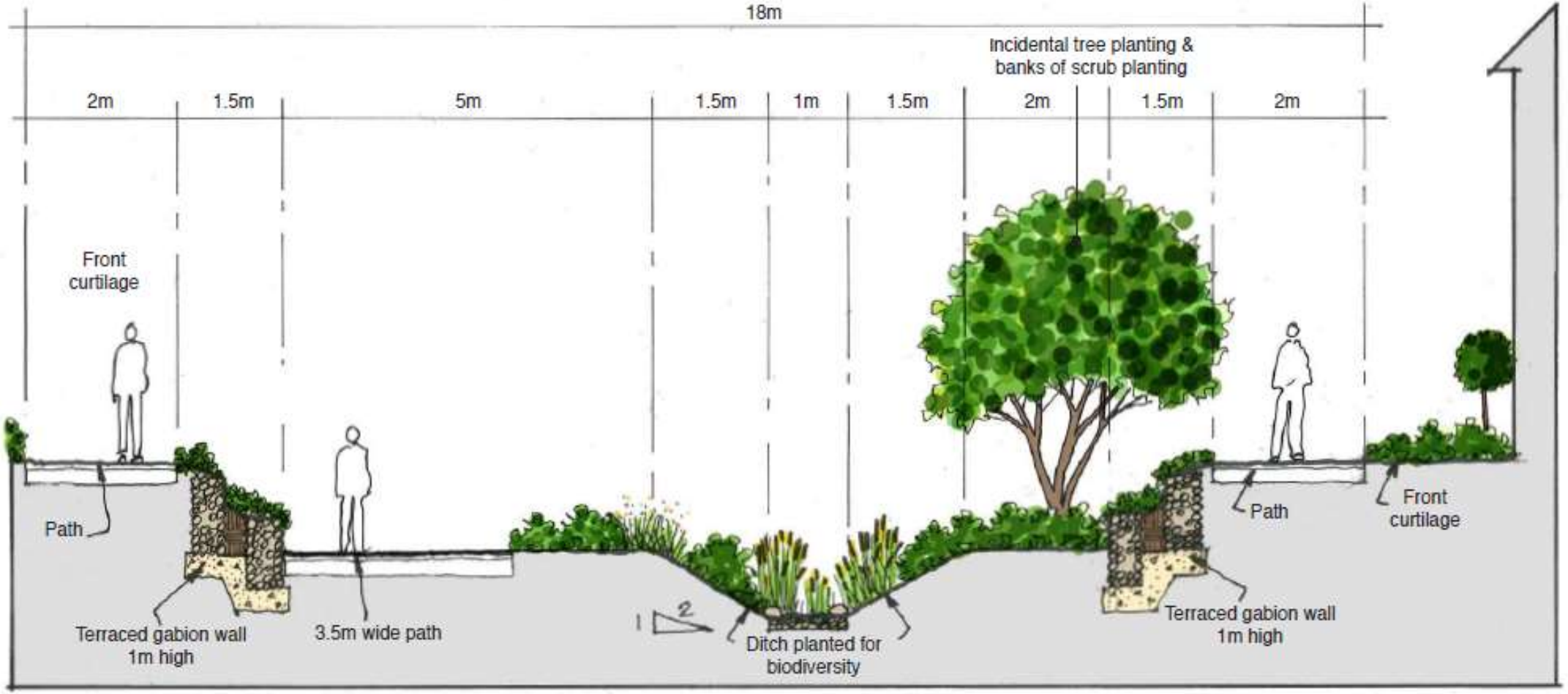


Planning Update:

- Future Applications
  - RMA for landscaping for the Scheduled Monument
    - wildflower meadow mix
    - mown paths
    - bridges over ditches & streams
  - RMA for landscaping around the next 4 development parcels
    - shared pedestrian & cyclist paths
    - trees & shrubs
    - play areas
    - attenuation pond

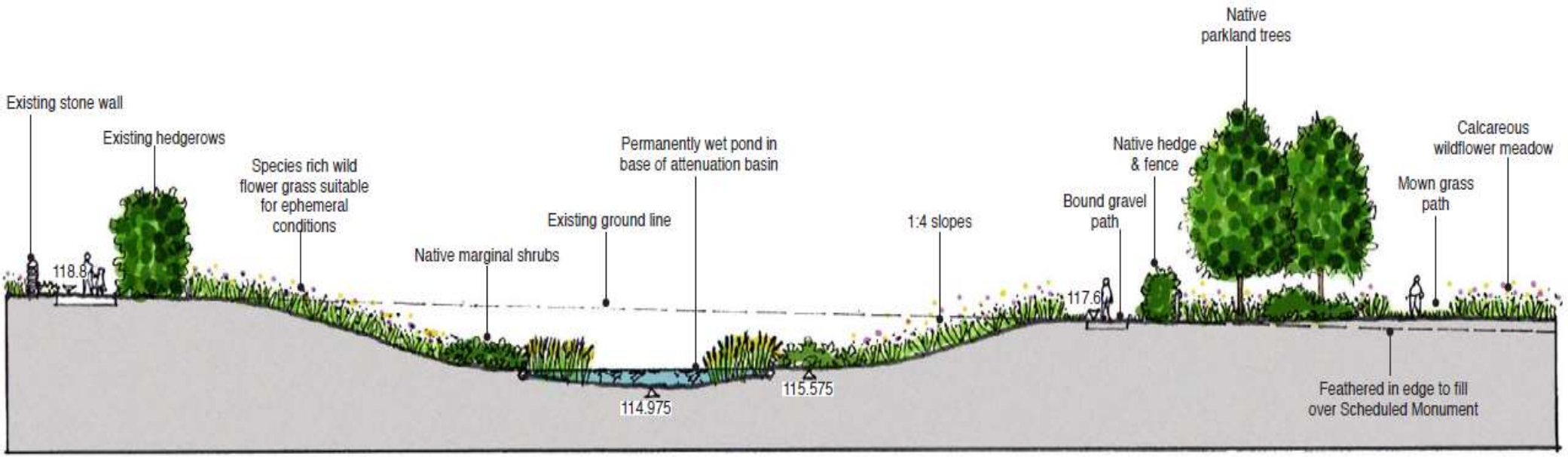


Section of green route through Parcel 2F



Section B-B through Green Finger
(nts)

Section through attenuation pond



Section D-D through Pond 10

Development Update:

- Parcel 2A (Keepmoat Homes)
  - Construction started on site
- Parcels 2B & 2C (Homes England)
  - Developer preparing RMA
- Parcel 2D (HarperCrewe)
  - Setting up compound & site
- Employment Area A (BDL)
  - In discussion with local developer & occupiers



Infrastructure Update: On-Site Works 2026/27

- Noise monitoring stations
- Vegetation clearance
- Stockpiles relocated from 2D
- Temporary access route
- Profiling northern greenspace
- Earthworks on-going for extension of primary street



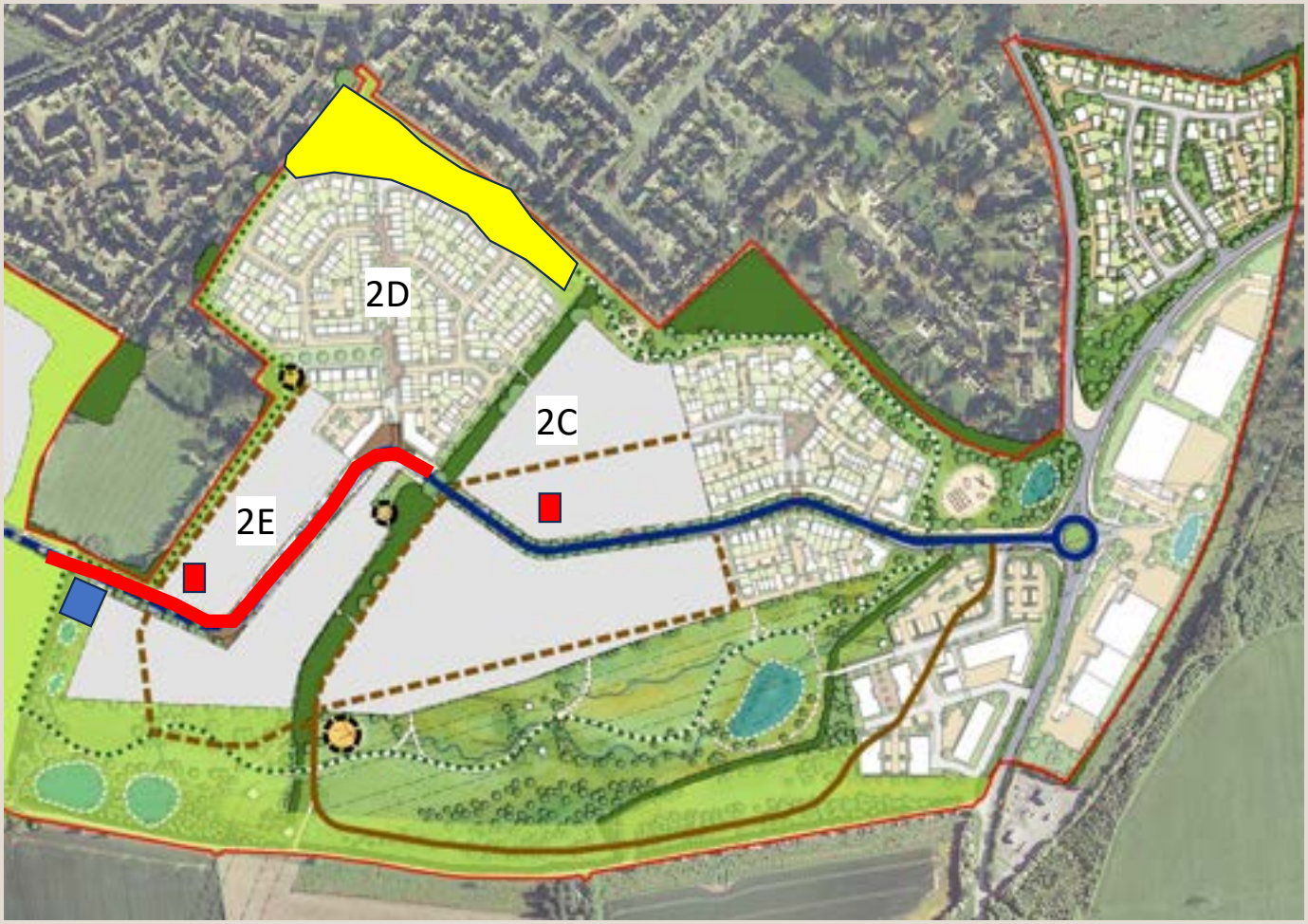






Infrastructure Update: On-Site Works 2026/27

- Main Contract (runs through to mid 27)
- Delivery of next section of the primary street (red)
- Construction of foul water pumping station (blue)
- Construction of sub-stations (red)
- Delivery of the northern greenspace (yellow)



Future Infrastructure Works 27/28

- No major off-site infrastructure works planned
- On-site the focus is on:
  - planning third phase of roads & services through Parcels 2F & 2G towards Chesterton Farm
  - creating a new construction access directly onto Spratsgate Lane
  - completing & opening up the northern greenspace & play area



Communications Update

Cirencester Hare Trail

We have been in discussion with The Friends of the Cirencester Hare Trail team to extend the trail into The Steadings.

Two further hares in The Steadings in the future, to link back to The Old Kennels/Cirencester College.

Part of the CMT's public arts plan.





Communications Update

Website and CLG Meeting Slides

Resources section of website for CLG meeting slides (also on email).

Screenshots to follow…

Resources - The Steadings

https://thesteadingscirencester.co.uk/resources

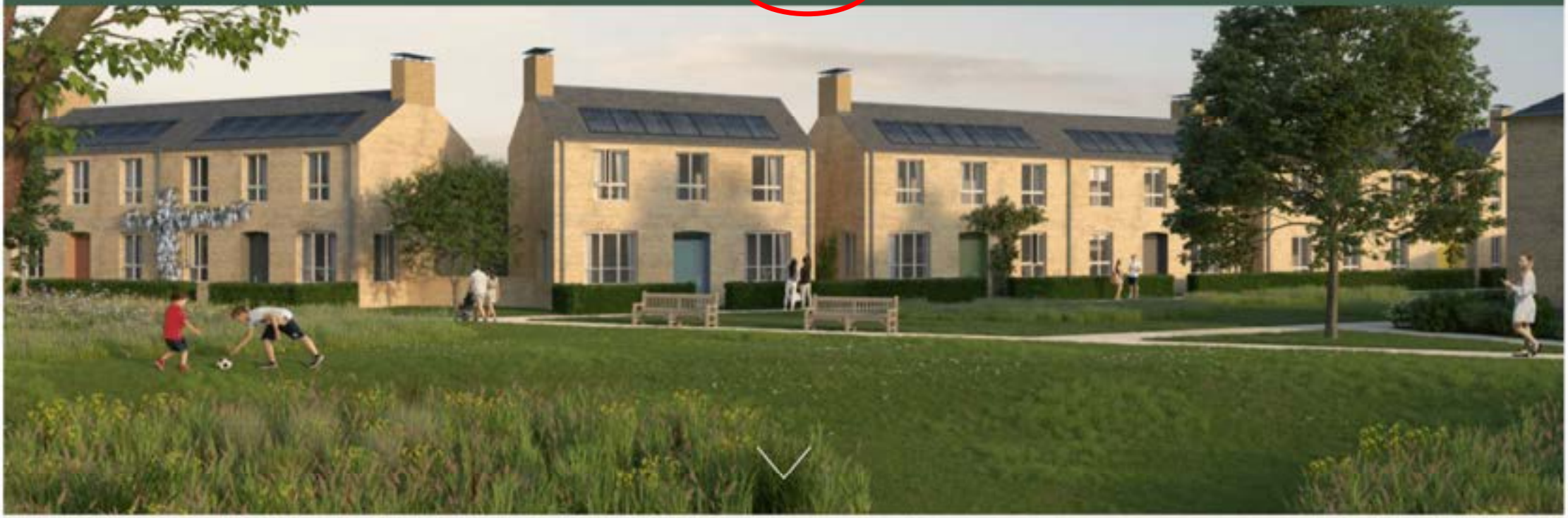
Chat

THE STEADINGS
CIRENCESTER

Email Updates

Location | Community | Homes | Business | Sustainability | More | News

Vision | Masterplan | Resources | Development Timeline | FAQs | Street Naming | About us | Contact



Document Library

You can view the documents below in relation to The Steadings.

Please be aware, some of these documents are large file sizes and may take some time to fully load onto your screen.

All | CLG Meetings | Construction Noise Monitoring | Planning Documents | The Masterplan | Search documents | All months

46 documents



Detailed Design Code for Parcels 2F, 2G, 3C, 3D and 3H

October 2026 · 44.6 MB



Construction Noise Monitoring: July 2026

August 2026 · 12 MB



Construction Noise Monitoring: June 2026

August 2026 · 13 MB



Construction Noise Monitoring: May 2026

August 2026 · 13 MB

09:58
27/10/2026

Communications Update

Entrance Signage

HarperCrewe and Keepmoat.

2027 meeting dates (note: location may change)

- Tuesday 26 January
- Tuesday 13 April
- Tuesday 20 July
- Tuesday 26 October



Keep up to date

Sign up for email updates here:

Website: www.thesteadingscirencester.co.uk/mailing-list/

You can also contact us with specific questions via:

Email: community@thesteadingscirencester.co.uk

Tel: 0800 002 9055

Or follow our social media accounts:



Bromford Flagship LiveWest

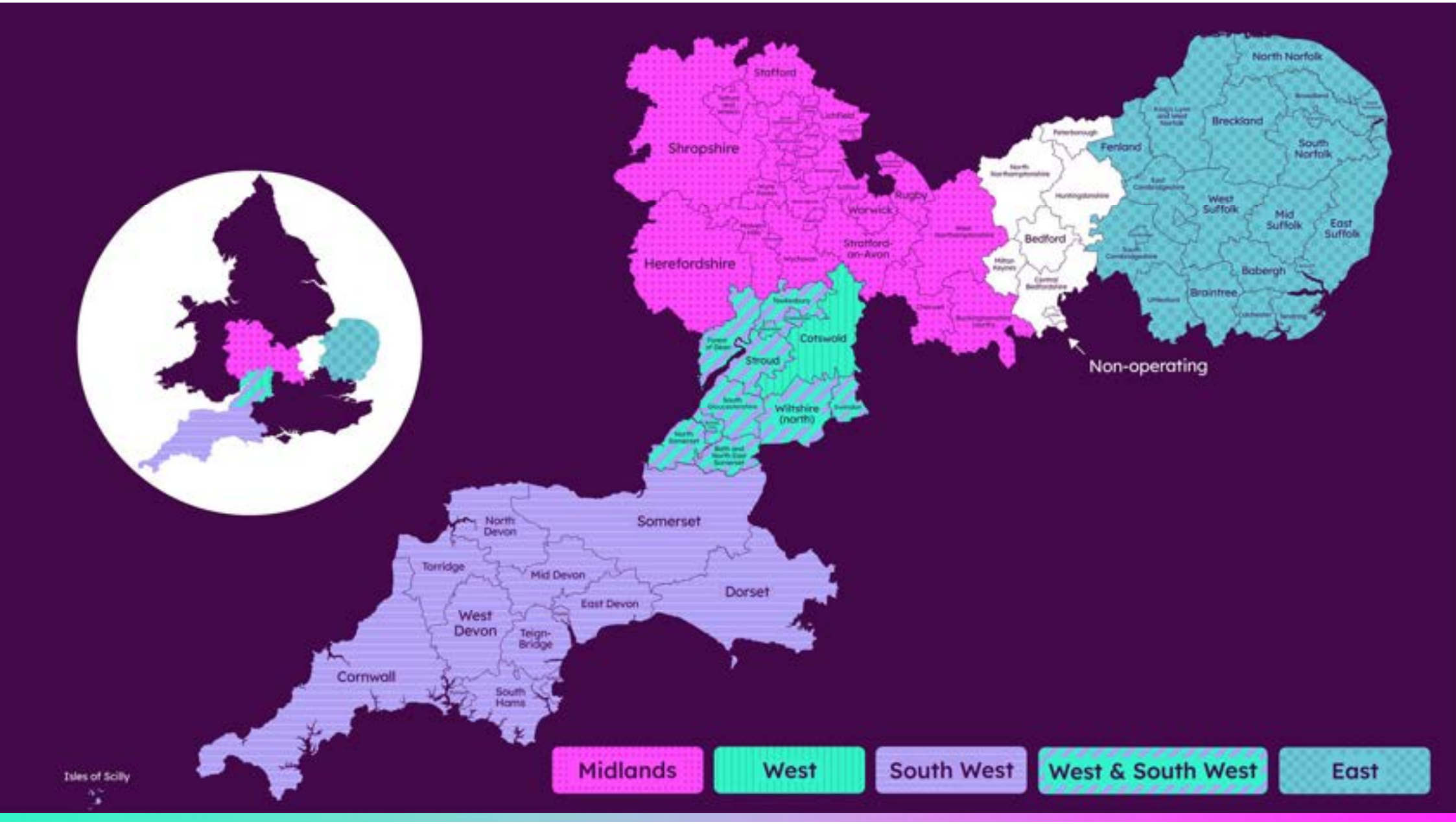
Dave Grinter
27 October 2026



Bromford

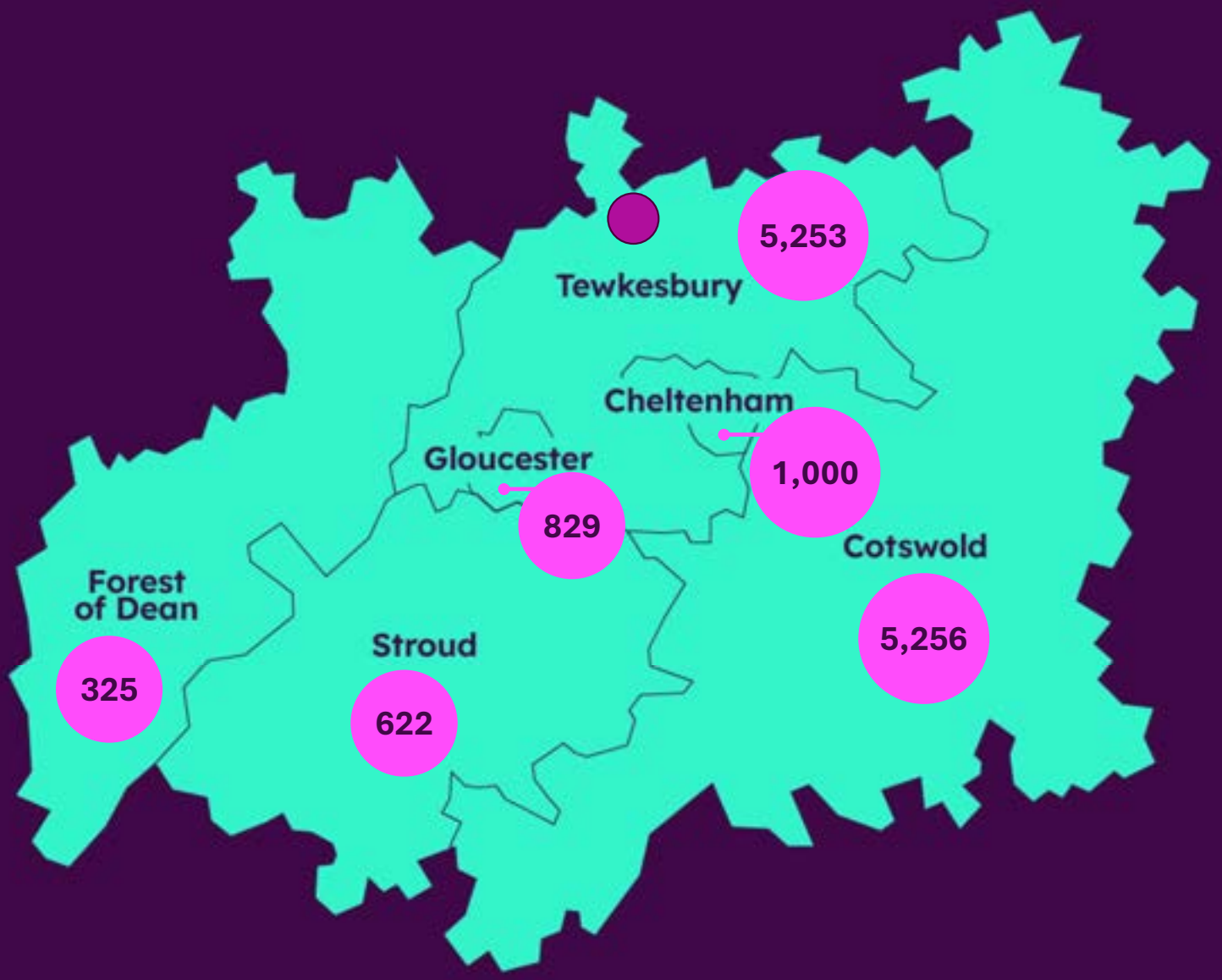
The Steadings Community Liaison Group

Internal


Stafford
Shropshire
Herefordshire
Rugby
Warwick
Stratford-on-Avon
Bedford
Cotswold
Stroud
Wiltshire (north)
North Norfolk
Breckland
Fenland
South Norfolk
West Suffolk
Mid Suffolk
East Suffolk
Babergh
Braintree
Non-operating
Somerset
North Devon
Torridge
Mid Devon
East Devon
Dorset
West Devon
Teign-Bridge
Cornwall
South Hams
Isles of Scilly
Midlands
West
South West
West & South West
East

Our homes in Gloucestershire

Total: **13,285***



Our HQ in Gloucestershire

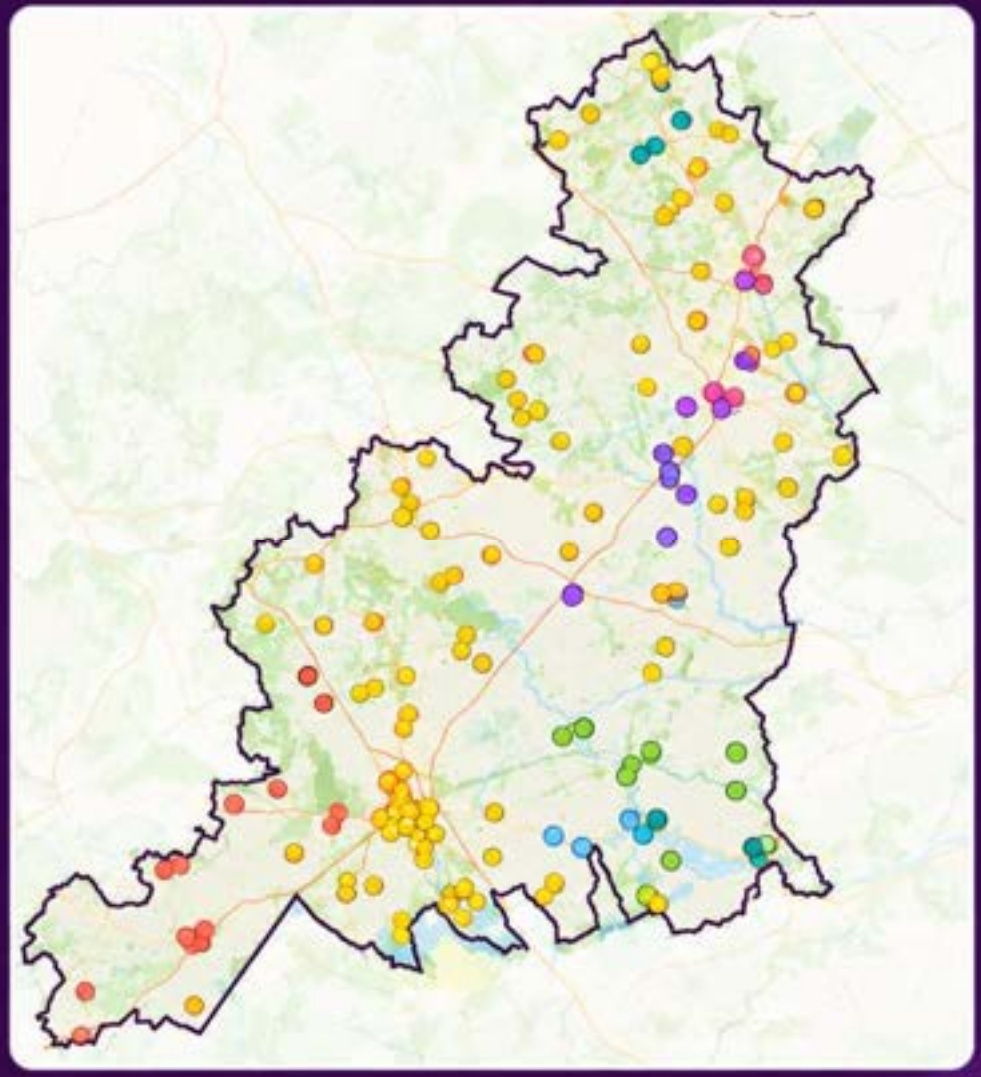
*as of October 2026

Internal

Our homes in the Cotswold District

Providing safe, quality and affordable homes across our communities.

Cirencester	1,339
Moreton in Marsh	671
Tetbury	587
Bourton on the Water	291
Fairford	260
South Cerney	242
Stow on the Wold	223
Lechlade	207



Each dot represents a home in our communities

Social Housing Tenures in Cotswold



Social Rent

The most affordable tenure. Social Rent properties are much lower than private market levels, based on Government set rent guidelines.

3,919



Affordable Rent

Housing rented at up to 80% of the local market rent, introduced by Government in 2011.

557



Shared Ownership

A scheme allowing people to buy a share of a property and pay rent on the remaining share.

409



Supported Housing

Accommodation that provides some level of housing related support or care to enable people to live independently, such as Housing for Older People.

361



Temporary Accommodation

Short term housing provided to people who need somewhere to live temporarily, often while a Local Authority fulfils its homeless duty.

10

Why do we need affordable housing?

Ensuring local people can access a safe, secure and genuinely affordable home is essential to thriving, sustainable communities.

18,650

New homes required

Cotswold District housing requirement to 2043*

~5,600

Affordable homes proposed

Indicative affordable housing delivery in the emerging Local Plan*

WHY IT MATTERS

- **Affordability pressures**

  High housing costs can price local households out of the communities where they work and have family ties.

- **Strong local communities**

  Helps retain younger people and key workers, supporting local services, schools and businesses.

- **Prevention and stability**

  Affordable homes can reduce the risk of homelessness, housing insecurity and reliance on temporary accommodation.

- **Meeting diverse needs**

  Offers options for families, single people, older residents, people with disabilities and those needing to downsize.

WHAT THIS MEANS FOR BROMFORD

It's not just about building more homes: it's about the right homes, in the right places, at rents people can afford—with the infrastructure and support communities need to thrive.

*Figures from the emerging Cotswold District Local Plan 2026–2043; check the latest plan version before external publication. Subject to consultation and examination.

Accessing Social Housing

The right route depends on a household's circumstances, housing need and ability to buy.

1 RENTED SOCIAL HOUSING

1. **Register**
   Apply online through Gloucestershire Homeseeker Plus.
2. **Be assessed**
   The council checks eligibility, housing circumstances and supporting evidence, then assigns a priority band.
3. **Bid for homes**
   View suitable adverts and place bids on properties that match your household's needs.
4. **Wait for an offer**
   Homes are allocated according to priority and the property's criteria. Demand is high; registration does not guarantee an offer.

2 SHARED OWNERSHIP

1. **Check eligibility**
   Usually for households who cannot afford a suitable home on the open market; income and other criteria apply.
2. **Find a property**
   Search shared ownership homes and resales advertised by housing associations and providers.
3. **Arrange affordability checks**
   Discuss deposit, mortgage, rent on the unsold share, service charges and other costs with the provider and a mortgage adviser.
4. **Buy a share**
   Purchase a share of the home and pay rent on the remaining share; you may be able to buy more later (staircasing).

START HERE: www.homeseekerplus.co.uk | www.gov.uk/shared-ownership-scheme

Note: Eligibility, availability and costs vary by scheme and property. Social rented housing is in very high demand across the Cotswolds.

How we deliver new affordable homes

Three routes to increasing supply and investing in our communities

01

SECTION 106

Working with developers

We acquire affordable homes secured through planning agreements on private developments.

Supports mixed-tenure communities and delivery alongside market housing.

02

LAND DEALS

Buying land and building

We purchase or secure land, obtain planning consent and commission new homes.

More control over design, location, tenure mix and long-term quality.

03

REGENERATION

Renewing existing places

We invest in, remodel or replace existing homes and estates where appropriate.

Can improve quality, sustainability and neighbourhood outcomes.

HOW ARE THESE HOMES FUNDED?

S106 homes: secured through planning obligations, often purchased at an agreed below-market price.

Grant-funded homes: public funding helps close viability gaps and support additional affordable supply.

Internal

Bromford at The Steadings

Section 106 affordable housing | Cirencester | Parcels 1A, 2A and 2D

PHASE 1A

14 AFFORDABLE HOMES

Completed and occupied

6 shared ownership
8 affordable rent

Developer: HarperCrewe

PHASE 2A

31 AFFORDABLE HOMES

Construction underway

11 shared ownership
20 affordable rent

Developer: Keepmoat

PHASE 2D

40 AFFORDABLE HOMES

Next delivery phase

Includes shared ownership, social and affordable rent

Developer: HarperCrewe

85 **affordable homes across these parcels**

Part of The Steadings' commitment to 30% affordable housing, secured through Section 106.

Internal

Place-based working: putting communities first

Bromford's strategic shift: from organising around services to organising around places

01

LISTEN & UNDERSTAND

Start with customers and the unique strengths, challenges and aspirations of each neighbourhood.

02

JOIN UP LOCAL TEAMS

Bring housing, repairs and other colleagues together to resolve issues locally and reduce hand-offs.

03

WORK WITH PARTNERS

Collaborate with councils, residents and community organisations to build on local assets.

04

INVEST FOR THE LONG TERM

Develop place plans that guide decisions on homes, shared spaces and community outcomes.

WHAT THIS MEANS LOCALLY

More responsive services, decisions closer to customers and investment shaped by local priorities. Moreton-in-Marsh was identified as a Cotswolds pilot area.

Internal

Housing Management Through Neighbourhood Coaching

Investing in relationships so people and communities can thrive

01

RELATIONSHIPS FIRST

A named coach gets to know customers, their aspirations and the neighbourhood.

02

LOCAL KNOWLEDGE

Smaller patches help coaches understand the people, services and assets in each community.

03

PROACTIVE SUPPORT

Annual customer reviews identify needs early, alongside day-to-day tenancy management.

04

COACHING & CONNECTION

Work with customers on solutions and connect them to neighbours, groups and partners.

The difference: from reactive housing management to proactive, strengths-based relationships

Core landlord responsibilities remain, supported by specialist teams when needed.

Internal

Bromford
Flagship
LiveWest

Enabling people to thrive


Any questions?

THE STEADINGS

CIRENCESTER

Community Liaison Group

27 October 2026