



Touchstone Developments & Investments

Large 4-Storey Victorian Detached Property

Kent



History

We were approached by Aspirations, supported by Kent County Council, to provide a home for 5 tenants with complex needs and who had become a high priority need for the local authority. These tenants were a priority due to the inappropriate and insecure housing situation they were currently experiencing and the issue that their current landlord had served them a very short notice to end all their tenancies.

Methodology & Insight Gathering

We had picked this up as another developer was unable to deliver the project. Due to an established relationship with the care provider, we agreed to come in at short notice to provide a quick and effective solution.

We set about gathering all relevant information from key stakeholders to ensure that we could deliver the right property, in the right environment, with the right configuration that would be a home for life and address the key needs of the tenants. It was important for these tenants to continue receiving the right level of support, whilst having a home which promoted independence.

During the consultation period we were informed that several attempts at finding an appropriate home for these tenants had failure due to the high cost of properties and the required adaptations that would be needed in this location. The location was important due to local connections and family ties that were essential for ensuring that these tenants had a full family picture.

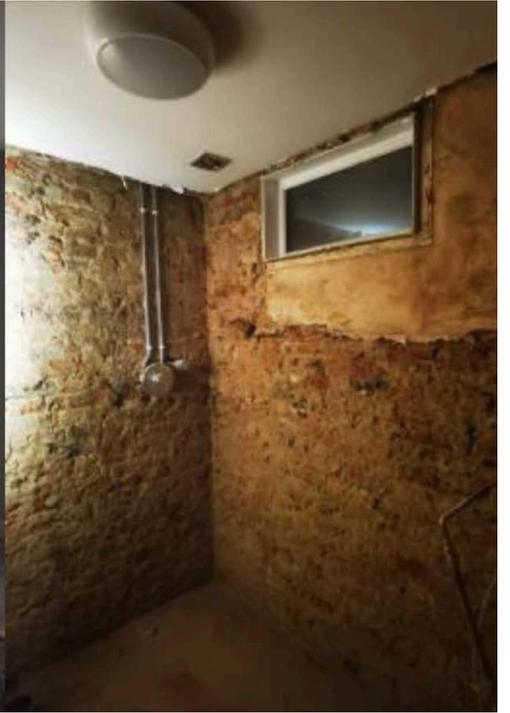
Since delivering the property, all tenants have been stable, in receipt of the right level of care and support and are enjoying their new homes.

Approach & Considerations of Design

During the process, careful attention was given to sustainable design principles, integrating energy-efficient technologies and sourcing premium, eco-friendly materials. Each development was designed to provide spacious, light-filled interiors, bespoke finishes and cutting-edge, smart home features to cater to the needs of modern urban living.

The result was a remarkable transformation – a property that now stands as a beacon of quality and exclusivity in the competitive housing market. The development has been met with tremendous enthusiasm, further solidifying our reputation for delivering exceptional properties tailored to the demands of discerning buyer on the open market.

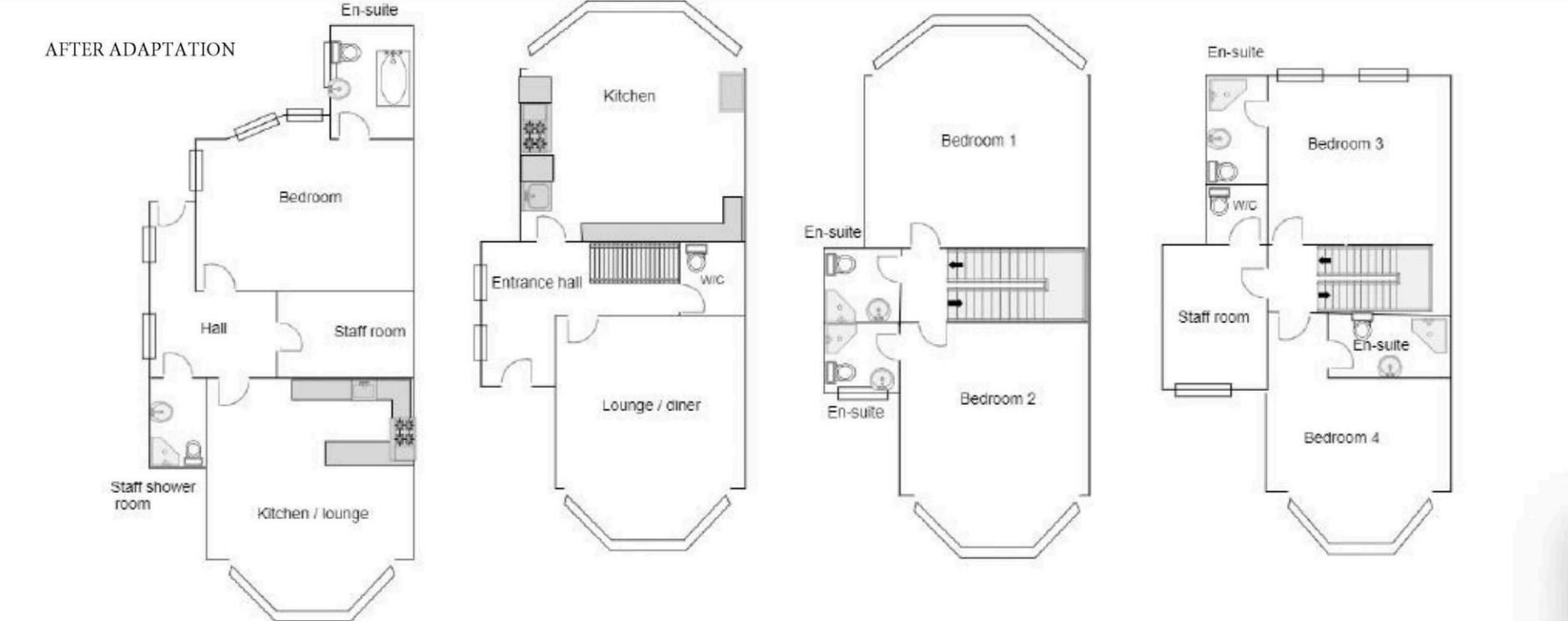
Before & During



After

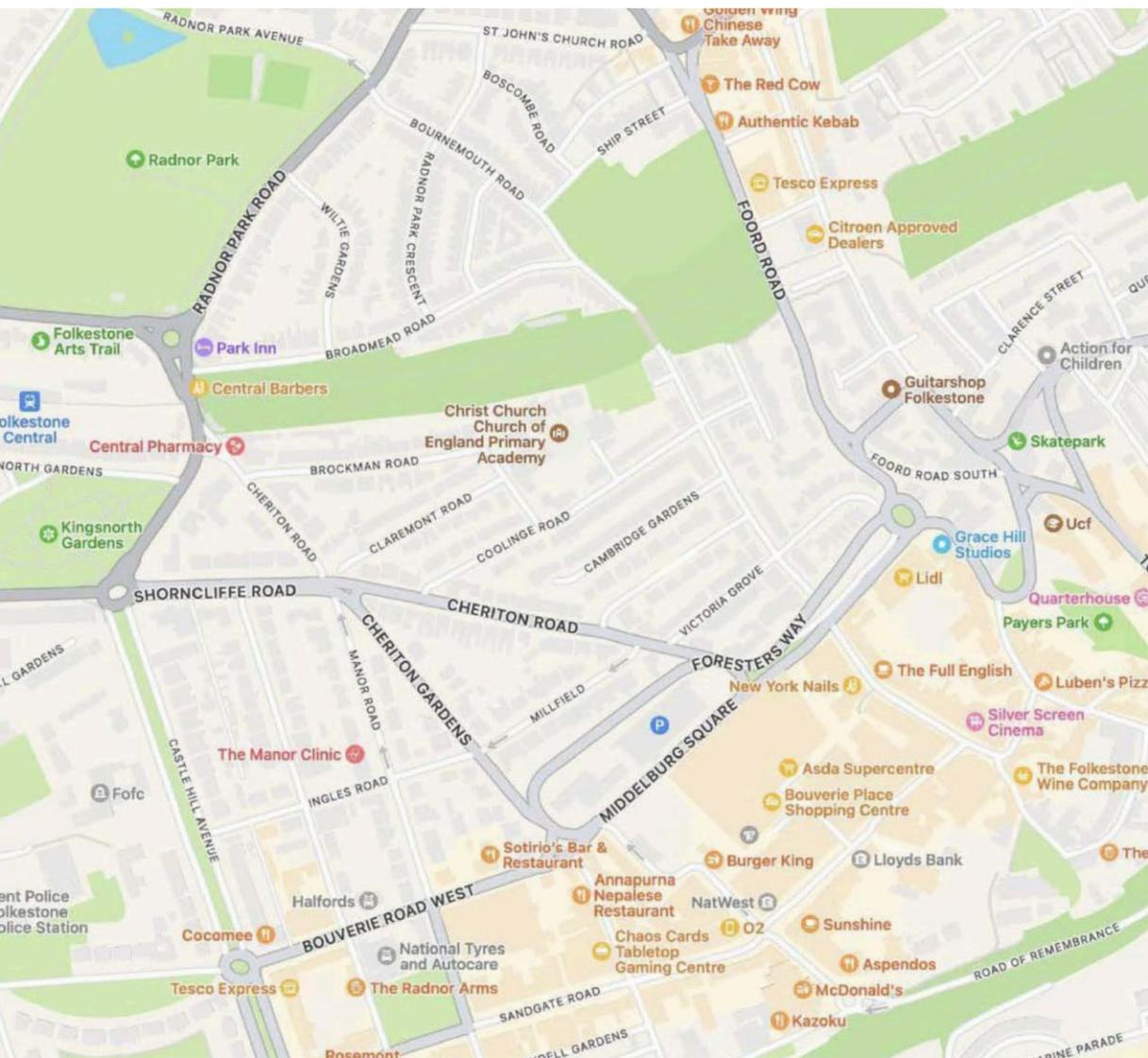


Property Floorplan



Kitchen





Local Amenities

The property is close to lots of local amenities, including:

- Large supermarkets like Co-op, Sainsbury's, Asda and Morrisons.
- Parks and green spaces
- Local shops such as the post office and convenience stores
- Pharmacies & dental clinics
- Transport connections to local bus and train routes

Health & Safety

During the development stage, multiple reports and surveys are carried out and any works identified are also completed. The aim is to increase the lifespan of the property, reduce maintenance visits and provide additional comfort against future property management and maintenance risks for the housing provider and head landlord. These health & safety measures are property specific, any additional measures required for the tenants are bespoke to each tenant's specific needs.

Health & Safety reports include, but are not limited to:

- CCTV Drain Survey (repairs, modifications and remedial works)
- Roof Survey (repairs, modifications and remedial works)
- Damp Survey (repairs, modifications and remedial works)
- Full Building Survey (repairs, modifications and any planning or building regulation amendments including remedial works)
- Asbestos Survey and Management Plan (repairs, modifications and remedial works)
- Legionella Risk Assessment and Management Plan (repairs, modifications and remedial works)
- Pre-EPC Survey to ensure a minimum of a C can be achieved during the EPC survey
- Fire Risk Assessment (post and pre-occupation)

General Works Specification Included In All Properties Delivered By Touchstone

- Each property has the EPC improved to a minimum of a C or above.
- Each property is fully rewired and brought up to current installations and regulation requirements in force at the time.
- All properties have brand-new boiler(s) and where necessary mega-flow systems.
- All radiators are replaced and either have safety covers or Low Surface Temperature (LST) radiators.
- All hot water sources have Thermostatic Mixing Valves (TMV's) in order to avoid scolding risk.
- All properties have brand new fire doors and where required have anti-slam fire door closers.
- All properties have brand new flooring, new insulation fitted above and below each floor level, compliant with the new fire safety ratings and insulation values.
- All structural defects, if any, are remedied in full.
- All double glazing, including doors, excluding new installations, are either replaced or brought up to as-new standard.
- All doors have thumb-turnkey latches as appropriate.
- All lighting is Low Energy High Output LCD.
- All properties are fully re-plastered, have new woodworking and architraves throughout.
- All properties are fully repainted.
- All properties are externally re-rendered and/or patched and repainted.
- All gutters and fascias and soffits are repaired or replaced, as necessary.
- All external entrances and garden areas are designed to be low maintenance and easily accessible with external automatic safety lighting.
- All kitchens are brand new, unless only modifications are required.
- All bathrooms/wet rooms are brand new, unless only modifications are required.
- All necessary control and security features are included as standard in the design.
- This excludes any bespoke property adaptations which would be provided in addition to the general works specifications listed above.



Touchstone Developments & Investments

If you don't want to miss any of our new and upcoming projects from the Chrysalis Group – then make sure to keep an eye out on our socials.



/ Touchstone Developments

