

Marina Gardens

Frequently Asked Questions

What are Alliance Homes' proposals?

Alliance Homes are proposing to use the scheme to provide 127 affordable homes. Around half of the homes will be available for purchase through shared ownership and rent-to-buy schemes. The other half will be available through social rent tenancies.

The ground floor of the building comprises a fitted out café / restaurant area, office area / residents lounge and spa / gym. Click [here](#) for a tour of the ground floor. Alliance Homes are hoping to retain these uses and to be able to open these areas up to operators and users within the wider Portishead community. We are currently exploring how we can make these areas work, both practically and financially.

Why are Pegasus Life not proceeding with the original use?

Pegasus Life have changed their operating model and after a period of marketing, no longer felt they were able to make the scheme feasible. Other operators with a similar client base were approached to deliver the scheme as originally proposed but none were able to commit to delivering the scheme in its original form.

Do Alliance Homes need planning permission?

Yes. We will require a change of use planning permission to use the building as we propose. This will change the use from a specific older people's residential use to general residential use and to open the ground floor facilities to the public.

The number of apartments will also increase from 126 to 127 by combining the original carers' accommodation and overnight guest room which are no longer required.

We will be submitting a planning application early in 2021 and will alert all respondents to this website consultation when the planning application is submitted to North Somerset Council, so formal representations can be made.

How are Alliance Homes funding the purchase?

Alliance Homes have internal funding to deliver 2,000 new affordable homes over the next ten years and the purchase of Marina Gardens forms part of this development pipeline.

We have also secured grant funding from Homes England and will apply to North Somerset Council for funding from the funding pot derived from developers' off-site contributions (which they pay into rather than delivering affordable homes on-site).

How much will it cost to buy a flat at Marina Gardens?

The sales prices will be subject to a formal valuation nearer to the sales date but indicative values stand at:

Studio apartment	£185,000 - £192,000
1 bed apartment	£210,000 - £220,000
2 bed apartment	£275,000 - £290,000

Shared ownership purchasers will be invited to purchase shares of a property between 25% and 75%, subject to their individual financial circumstances (please note this is subject to changes to the national rules on shared ownership). The purchasers will pay service charges and rent on the remainder of the property to Alliance Homes. The purchaser may also purchase additional tranches at a later date when their financial circumstances allow. All properties will be advertised via [Help to Buy](#).

Alliance Homes are working up the detail of how the Rent to Buy offer will work at this scheme but the principle is based upon a tenant renting the apartment at 80% of the open market rent. They will then be offered the ability to purchase their home after a period of either three or five years, using the deposit they have been able to save whilst paying the reduced rent.

How much will it cost to rent a flat at Marina Gardens?

The social rent tenancies will be subject to a formal valuation nearer to the letting date but currently these stand at:

1 bed apartment	Circa £94 per week
2 bed apartment	Circa £112 per week

Service charges will also be payable but capped to maintain affordability. Social rent apartments will be advertised via [Home Choice North Somerset](#).

What will the car parking arrangements be?

The proposals will provide one parking space for each apartment. Overnight and weekend car parking will be offered in the Alliance Homes car park adjacent to the scheme.

We would love to provide more parking as we understand this is an important issue for the Portishead community. However, there is no additional space available on the site or within close proximity to provide any further spaces within the scheme.

Who will manage the building?

Alliance Homes will retain the freehold ownership of the scheme and will manage the scheme in the long term. We are proposing that a building manager will be employed to oversee the scheme and the remainder of the Alliance Homes management and repairs team are based in the Alliance Homes Head Office which is next door.

Who will the rental homes be allocated to?

The homes will be allocated according to the rules set out by our agreements with North Somerset Council and our funding partners, Homes England.

We are also working with North Somerset Council to devise a local letting plan to ensure the community fits the accommodation available and is sustainable in the longer term. The plan is likely to include a core of apartments dedicated for older tenants. This should enable existing Alliance customers in Portishead to downsize where their current home has become unsuitable for them and they wish to relocate. There will also be restrictions on the total number of children allowed to live in the scheme.