

# A BRIEFING NOTE ON HOUSING REDEVELOPMENT BY ENABLING PROJECTS



## IS YOUR HOME OR LAND DEVELOPABLE?

- Do you live in a large house with a garden that is too big for you?
- Would you like to realise your property assets to give you financial support?
- Would you like to be able to move to a smaller or bigger home?
- Might your neighbours become involved, thus making a larger development site?

**If you can answer 'YES' to one or more of these questions then ENABLING PROJECTS might be able to assist you.**

## GETTING IN TOUCH WITH YOUR VALUES

With property values rising quickly over the last ten years, many people with relatively small mortgages wish to release value from their homes. This is often achieved by Equity Release Schemes but there are other options if the homeowner is prepared to move.

If you wish to move home but cannot afford to do so, then have you considered looking at the redevelopment of your land to raise the value that you might get?

If you have a large enough plot and if are interested in looking into this idea then why not partner with **ENABLING PROJECTS?** As a planning led development consultancy, we will look at your current land potential and see if it can be boosted by redevelopment.

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We will help you 'Get in Touch' with your values by initially undertaking a **PLANNING & DEVELOPMENT ASSESSMENT**. This route will avoid you having to wait for a developer to find your site and approach you before any development potential can be assessed.

Our **SITE SUBMISSION SERVICE** is different in that it allows **YOU** to approach us for initial planning advice... in coming to us you are the one that is positively managing your situation and are not depending on a chance approach from a developer.

## A LIFESTYLE MOVE

As town planners in business for nearly 20 years, we see our role as multi-faceted. Creating good quality architecture and achieving high standards of design are just two of our aims. In situations where homes are redeveloped for flats and houses, we also see ourselves as helping to promote lifestyle opportunities for the homeowners involved in the project.

You may be in situation where you wish to move to a bigger home, or down-size to a smaller one. Or you might be seeking to move to the country or abroad, or possibly need the finance to do other things. Thus, **ENABLING PROJECTS**, in generating a higher value in the sale of your home, could help you to realise lifestyle as well as financial benefits.

It is worth noting that all of **ENABLING PROJECTS'** schemes with homeowners have involved **LIFESTYLE BENEFITS**. It is not just the profit margin that is attractive, but the lifestyle advantages of working with us.

Our homeowner projects to date have included a group of pensioners with very large gardens who were attracted to the idea of having a smaller and more comfortable area to maintain, persons wishing to move to a larger and better quality houses and families moving to Spain.

We hope that you will think about these **LIFESTYLE BENEFITS** before approaching us.

## THE NEED TO BRING IN YOUR NEIGHBOURS

Whilst some houses are large enough on their own to be redeveloped with additional dwellings, many are not, even if they have large gardens. To accommodate new buildings of reasonable size plus new access, gardens and parking spaces, often more than a single house needs to be assembled for development. We have seen many instances where a line of 3, 4, 5 and more adjoining houses have been beneficially redeveloped.

You therefore might consider whether any of your neighbours might be interested in a redevelopment proposal - we can then advise them as well as you on the next steps. You could either make an initial approach or we could meet them at an early stage with you.

## WHAT WE DO

If you are a homeowner or other landowner with a relatively small building on a large plot then **ENABLING PROJECTS** can help you to realise the value of your property.

We initially look at development situations without any obligation whatsoever. We will assess planning policy and look at the site's development potential and come back to you with a workable proposal. If that proposal is acceptable to you we will then set out the next steps for a redevelopment project.

You will be kept informed at all stages and will be comforted by our open approach. We will work in close partnership with you to achieve the redevelopment of your site, at all times explaining the sequence that must be gone through to make any project successful.

## WORKING WITH YOU – THE NEXT STEPS

Once you have made initial contact with us, we will contact you to give you initial advice on the next steps. If you are agreeable, we will start the process to ascertain whether the site can be developed.

We will explain all the stages of the development process and keep you in touch with the project's progress. **WORKING IN PARTNERSHIP** is very much integrated into the way we operate, so please do not feel awkward about approaching us and asking about the next steps.

Please browse our website at [www.enablinguk.com](http://www.enablinguk.com) in full. This will allow you to learn a lot about us before any commitment. You can also use our **SITE SUBMISSION SERVICE** on our web site.

## ABOUT ENABLING PROJECTS

**ENABLING PROJECTS LIMITED** is a Planning & Development Consultancy that has its roots in a firm of Chartered Town Planners, **PETER D KYTE ASSOCIATES**.

The formulation of the **ENABLING PROJECTS** approach to development represents the ongoing evolution of a near 20 year history in the planning and development sector. Our broad achievements in difficult, marginal and complex planning projects is now being taken forward into the wider development arena.

Please see our web site at [www.enablinguk.com](http://www.enablinguk.com) for more information, which refers to all aspects of our business and gives case examples of our work.

### YOU CAN CONTACT US AT:

#### Enabling Projects Limited

☎ 020 8381 4311 ✉ [interface@enablinguk.com](mailto:interface@enablinguk.com) 🌐 [www.enablinguk.com](http://www.enablinguk.com)

*Office address available on request by e-mail  
We are based in London UK*