

I am writing on behalf of Homes in Somerset's Housing Development team to provide an update and to advise that we have received our four-week notice from the contractor Grove Property, regarding the anticipated handover of the first phase of the Broadway Road development in Charlton Adam.

The first phase comprises of a total of four social rent homes:

UPRN	Plot	Tenure	No.	Address	Post Code	m2	sq. Ft	No. of beds	No. of persons
10097175663	32	Social Rent	2	Fallow Road, Charlton Adam, Somerton	TA11 7FA	125	1,347	4	6
10097175664	33	Social Rent	1	The Grove, Charlton Adam, Somerton	TA11 7FE	127	1,362	4	6
10097175665	34	Social Rent	1	Fallow Road, Charlton Adam, Somerton	TA11 7FA	81	867	2	4
10097175665	35	Social Rent	3	The Grove, Charlton Adam, Somerton	TA11 7FE	81	867	2	4

All four properties will be let under the Social Rent tenure and will be advertised on Homefinder, where anyone bidding will need to demonstrate a local connection to the parish of Charlton Adam due to S106 requirements. A 'Homes Coming Soon' advert is live on Somerset Council's website. If there is anyone in the parish of Charlton Adam / Charlton Mackrell with a local connection, please could you let them know to keep an eye out on Homefinder Somerset or if they aren't registered to register here: [homefinder somerset - Home](#). I will let the Parish Council know when the adverts for the properties are live.

We currently anticipate practical completion to occur on 27th May 2026, subject to snagging and potential changes. The second phase consist of a further five social rent homes which we anticipate practical completion to occur in Autumn 2026.

The homes will be low-carbon, highly energy efficient, EPC-A rated homes which will utilise air source heat pumps, solar PVs and electric vehicle charging points.

If you have any questions, please let either myself or Helen Galsworthy know.

Kind Regards

Ryan Morgan

Housing Development Project Officer

Delivering-Developing New Affordable Housing and a New Generation of Council Housing

Homes in Somerset | Bridgwater House | King Square | Bridgwater | TA6 3AR

www.homesinsomerset.org

