



WILTON HILL

CASE STUDY



Our Wilton Hill development near Salisbury is an example of a development perfectly planned to meet the needs of its community.

Setting the development apart from others and reflecting the location's military connections, we have worked in partnership with Our Enterprise and the Wilton Community Land Trust to create specialist accommodation of 44 apartments and training facilities for ex-service personnel to transition into civilian life. Known as Entrain Space, this first-of-its-kind model combines the veterans' housing with an enterprise-based programme of support within a strong community.

The wider Wilton Hill development features a varied range of homes to deliver a truly balanced and vibrant new neighborhood. As well as a good mix of 262 private market properties – ranging from townhouses to large, detached homes – it also provides a 60-bed care home, and 30 affordable homes, including some for shared ownership as well as houses and apartments for affordable rent.

KEY FACTS

44 APARTMENTS
FOR EX-SERVICE
PERSONNEL



60 BED
CARE HOME



TRAINING
AND COMMUNITY
SPACE INCLUDING
CAFÉ

**PLANS FOR AN
INNOVATION HUB**

TO BENEFIT VETERANS AS
WELL AS LOCAL PEOPLE
AND BUSINESSES

262 PRIVATE
SALE HOMES



**COMMUNITY
CONTRIBUTIONS**

LINKED TO THE PLANNING
PERMISSION TOTALLED
£4.5 MILLION, INCLUDING
ALMOST £2 MILLION
TOWARDS EDUCATION AND
JUST UNDER £900,000
TOWARDS THE PROVISION
OF OPEN SPACES AND
IMPROVING PUBLIC
TRANSPORT FACILITIES



30
AFFORDABLE
HOMES

BUILDING ON A RICH HISTORY



The 34-acre Erskine Barracks, in the Wiltshire village of Wilton, was a field base for the US Army during World War II and a major military base for UK forces from 1939 to 2010.

After the buildings were deemed no longer fit for purpose troops were relocated to Andover.

The MoD gained planning permission for a mixed-use residential and industrial development and the site went to a competitive tender to find a worthy developer. Redrow was selected as the development partner in March 2013. We undertook an extensive public consultation prior to submitting a planning application.

This commitment to meeting the communities' needs meant the planning application passed without a single objection.

Over the course of seven years, we have transformed the site into an asset to the local area. With the military being Wiltshire's biggest employer, Wilton Hill provides a much-needed facility for some of the county's estimated 56,000 service veterans to live and adapt to civilian life.



DELIVERY OF A PIONEERING VISION

Working in partnership with Our Enterprise and Wilton Community Land Trust, we have transformed the land into a trailblazing new development, with a wide variety of new homes alongside invaluable facilities for veterans and the community.

The development has progressed in phases. The private sale homes and affordable properties were completed first to ensure the development was commercially sustainable, followed by the veterans' apartments, training facilities, café and community space. Known as Entrain Space, the facilities are described as *"a new model for veterans' welfare and transition journey from the military, combining an enterprise-based training program together with housing under one roof."*

The final phase, subject to planning, will include an Innovation Hub, which will provide 13 serviced offices with co-working areas and meeting spaces, benefitting veterans, local people and local businesses. As part of the same proposals, a further 15 veteran apartments are planned by Our Enterprise alongside 52 private sale homes to be built by Redrow.



TIMELINE

- **1939-2010** – Ministry of Defence Army Headquarters
- **2011** – MoD staff relocated to Andover, leaving the site redundant. MoD obtains outline planning consent for demolition of existing buildings, 450 new homes and three hectares of employment site and access.
- **February 2013** – site goes to formal tender
- **March 2013** – Redrow chosen as development partners, to work alongside Our Enterprise and The Wilton Community Land Trust
- **July 2013** – public consultation starts including a three-month onsite exhibition
- **October 2013** – Redrow submits outline and full planning application for 292 homes
- **October 2014** – Redrow achieves outline and full planning permission with zero objections
- **Autumn 2014** – Construction starts
- **April 2015** – sales launch for first private sale homes, to be sold on the open market from two outlet – Wilton Hill (North site) and Erskine Park (South site)
- **May 2015** – handover of 30 affordable homes purchased by Swaythling HA (now known as Abri Group)
- **January 2016** – Plans for the veterans' homes, café, training and community space approved
- **October 2019** – Her Royal Highness The Countess of Wessex officially opens the first ever Entrain Space at Erskine House, which includes the veterans' apartments and training and community facilities
- **December 2019** – Service veterans move in
- **October 2021** – planning application submitted for 52 private homes plus 15 further veteran flats and an Innovation Hub



COMMUNITY CONNECTIONS

Wilton Hill has been designed to ensure its residents are well-connected and that the development is accessible for those living in the surrounding area.

Three separate bus stops on The Avenue ensure residents can reach the wider Wilton village and the nearby city of Salisbury by bus for shopping and entertainment. Footpaths and cycleways are being widened to offer safe routes for the community to walk and ride.

The cafe on site is a welcoming setting for residents, veterans and those living in the surrounding area to meet and socialise. It acts as a central hub, hosting regular community events, such as for the Queen's Diamond Jubilee and Halloween.

A STRUCTURED MANAGEMENT APPROACH



An organisational structure has been set up to ensure each aspect of the development is managed and funded for the future, with Our Enterprise overseeing the ongoing projects and managing finances.

Our Wilton CIC (community interest company) owns and operates Entrain Space and will manage the open spaces on the whole site when this is transferred, supported by a combination of S106 contributions, grants and other funding, while Our Wilton Trust, established as a charity, will own and manage the 44 veterans' homes.

Social enterprises set up by Entrain Space, and delivered by the veterans, take care of the running of the café and the maintenance of the grounds.

THE LEGACY



Through a successful partnership with Our Enterprise and the Wilton Community Land Trust, we have achieved a collaborative development that will transform the lives of many for the better. It provides housing and opportunities for ex-service personnel and those in the wider neighbourhood, as well as a care home and community café, with plans for a future Innovation Hub and additional veterans apartments subject to a recent planning application.

Since opening, Entrain Space has welcomed 83 residents.

All 44 apartments are currently occupied, with a waiting list in place for future tenants. The focus is on providing stability and, with help from Entrain Space, part of Our Enterprise, residents work through a personal development plan.

Entrain Space has designated staff to help with navigating housing, welfare, financial issues, providing the space and structure from which to begin their post-service civilian life and maintain momentum.

Ex-military personnel usually rent the apartments for between six and 24 months. They receive support upon leaving Entrain Space as they move on to independent living, often with new qualifications and in full or part time employment.

One such veteran was Kenny, who was medically discharged from the Royal Navy following a knee injury. He said: *“I joined the Royal Navy at 16 years old in 1998 and served for 15 years. After being discharged, I was initially successful in civilian life but had taken the Armed Forces’ culture of drinking and living each day as it comes with me. In early 2020 I ended up living with another charity in Wiltshire that helped veterans and that was shared accommodation, so it was seven people in one house. I’d overcome a few of my demons with alcohol and other things and the person who was there had previously worked for Entrain Space.”*

“I came for my interview here in March 2021. For the first few months I was going through some of the treatments that I needed to deal with my addictions. I started on my personal development programme in June last year.”

Having not previously held any formal qualifications, Kenny quickly gained his GCSE equivalent qualifications in maths and English and was looking to undertake a university access course. However, it transpired his next posting was closer to home.

Kenny added: *“Matthew Bell, the founder (of Entrain Space) said to me ‘you’ve got some really good skills*

I could use’, so I started volunteering here. After a period of volunteering, a position became available that I applied for. Fortunately, I was successful and now that’s turned into a full-time role as veterans liaison manager.”

Kenny now uses his own experiences to help other veterans transition into civilian life and liaises with lots of other organisations to offer ex-military personnel support. He also works with the local community to engage them with Entrain Space and its residents.

He added: *“It’s quite fitting we have a building here that is used to house veterans and transition them to civilian life on the site of Erskine Barracks. So just thank you to Redrow for making that possible and working in conjunction with the people that they have to build this project.”*





A BOOST FOR WIDER WILTON

In addition to Entrain Space, we have delivered 30 affordable homes for the community, with some available for shared ownership and others for social rent. Sola PV panels feature on all affordable housing to reduce the carbon emissions and residents' energy bills, while achieving an 'A' rating for energy efficiency.

Sophie is one of Wilton Hill's shared owners and has lived there since her home was first built in 2016. Speaking about why she loves her home, she said: *"It's the community spirit, it's a great place to live. Our little cul-de-sac has a fab little community where everybody helps one another out, but on big occasions, like Halloween, Christmas and the recent Jubilee, the whole estate opens up and everyone walks around and socialises with one another and the kids play with other people, it's great."*

Living with her five children, Sophie thinks the development's location is ideal for teenagers. She said:

"They get to go out and socialise with their friends without any problems. They can get to and from town safely, they can go and see their friends in the middle of Wilton, they can go to the shops to buy themselves lunch, and they just feel really safe here."

"The solar panels on the house are a help, definitely. With electricity going up in price continuously, any amount of help, especially in a house with five children, is big. So the fact that they came with the house and it was already set up and ready to go was a huge help."

"I would absolutely recommend living here. There's been no complaints living here in terms of the community that surrounds us, the house itself and the design of it. The layout of the estate is absolutely beautiful. People visiting say it feels like you're on holiday because there's so much space. There's view all around us, it's just a beautiful place to live."

Section 106 contributions totalling around £4.5 million have been shared with the community via the local authority, including over £1 million towards primary school education, £938,585 towards secondary education and just under £900,000 towards the provision of open spaces and improving public transport facilities. An arts contribution of £100,000 has covered the restoration of the former barracks' Millennium Gates.

With benefits for every section of the local community, Wilton Hill has really delivered on Redrow's brand promise to create 'a better way to live'. Through its high-quality new homes, provision for veterans and outstanding community facilities – all planned with support from a considered and thorough consultation process – the development has met the needs of the wider community and will serve as a blueprint for future regeneration schemes.

