

Who are we?

We are Clarion Housing Group

Clarion Housing Group is the UK's largest housing association, owning and managing around 125,000 homes across England.

We are committed to investing in existing communities, as well as the delivery of new homes to meet local housing need.

Clarion has had a significant and longstanding presence in the Rugby Borough, with the **Bilton Estate** being Clarion's largest holding in the area.

We build new homes, develop thriving communities and help people across the country.



We Are Clarion Housing Group



Around **360,000** people call a Clarion home their home.



We built **1,461** homes in the past year.

We own and manage **125,000** homes.

And invested **£591m** on improving and maintaining our existing homes.



We have a presence in over **170** local authorities in England.



Last year we delivered over **£127m** in social value.

Providing homes for those in need for **125 years**



During the year, **5,107** more homes became rated EPC C or above.



Our charitable foundation, Clarion Futures, awarded nearly **£706,670** in grants to support our residents and communities.

We helped **1,287** into work, including 96 people who set up their own business.

We invested more than **£22m** in decarbonisation to improve energy efficiency in homes in 2025.



Why are we doing this?

The Bilton Estate comprises of 296 residential homes of which **116 are 3-bed semi-detached** constructed during the post-war period.

These properties are now approaching the **end of their operational lifespan and require intervention**

- The steel frame that was used to construct the houses have corroded
- The brick slip cladding is cracked and failing
- Repeated issues of damp and mould

Given the condition of the homes, **redevelopment provides the most suitable long-term solution for residents and the wider community in terms of quality, longevity and estate-wide improvement.**

Replace
homes with
new 2 storey
homes

Improve the
quality of
the green
space

Keep existing
roads and
improve
parking

Make
houses
cheaper
to run



What are we planning to do?

Our proposal aims to redevelop the neighbourhood to provide better homes and green open spaces for residents.

- We will replace the existing homes with **new homes that are suited to the needs of current residents.**
- The proposals will **improve the parking situation** by introducing clearer rules and **better control over where and how people park.**
- The new homes will achieve at least **EPC B rating** and will be **better insulated**, use less energy and will have better water efficiency which will **reduce both water and energy bills** and make homes more affordable.
- The proposals will improve the quality of the park and play areas
- We will build some new homes before demolishing existing homes to make sure the move is as easy as possible



Please note that this image is a CGI sketch impression and does not reflect the final design

How are we planning to do it?

The proposal aims to achieve up to 185 new homes

The homes provided will be 100% affordable with all existing Social Rented homes to be replaced. All homes provided are 2 storeys and range from 2 bedroom homes - 5 bedroom homes* to suit the needs of existing residents.

Please note that this is not the final layout - we are assessing the overall layout and unit mix of the final proposal

**There will be a small provision of 1 bedroom homes to meet accessibility requirements*



How will it fit into the Neighbourhood?

The proposal aims to provide new homes which fit seamlessly into the wider neighbourhood and support the needs of local residents

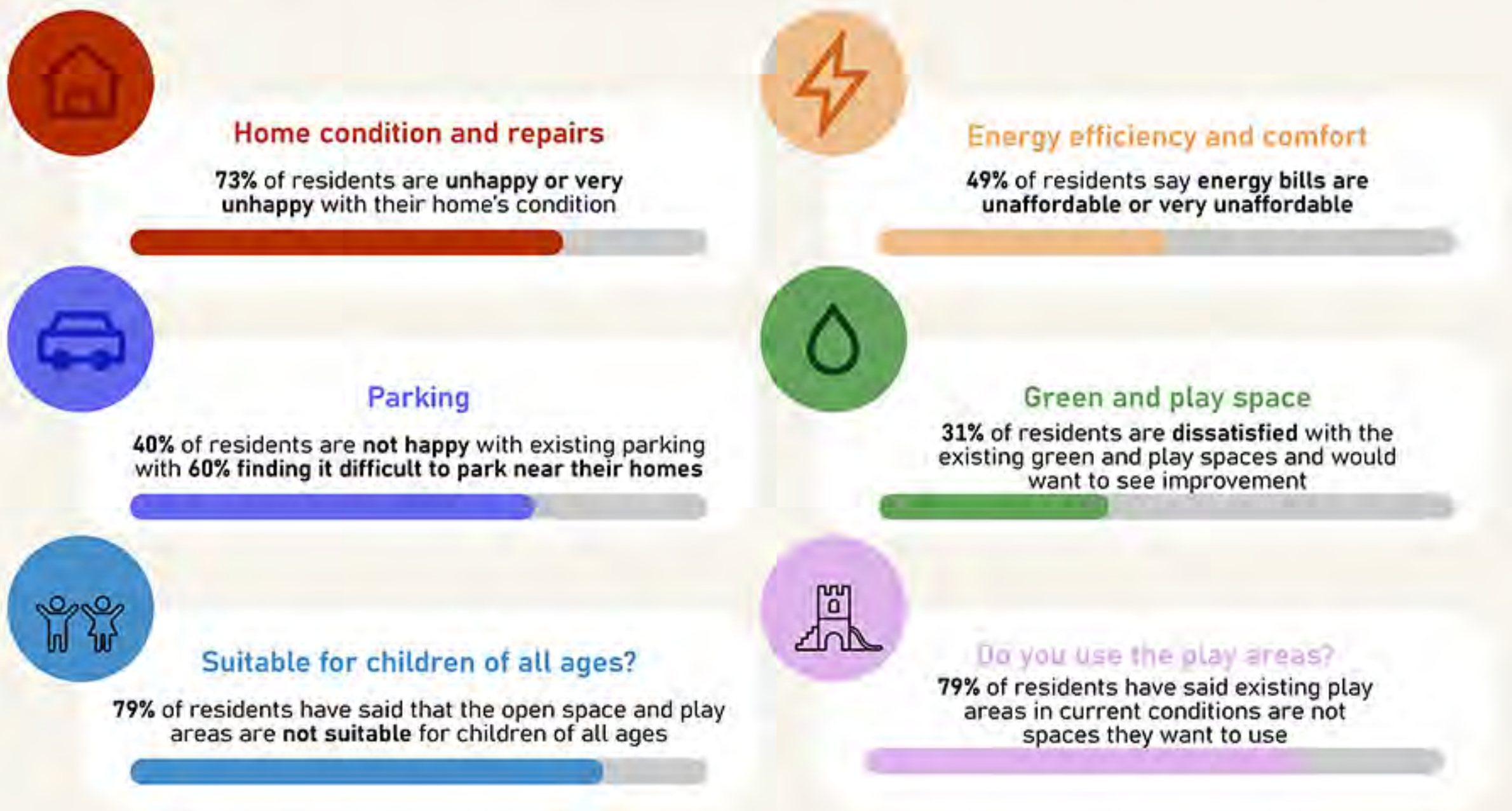
The proposal retains the existing transport connectivity of the area, whilst also creating streets which are active and inviting. The proposal also includes the enhancement of the existing public space.

Please note that this is not the final layout - we are assessing the overall layout and unit mix of the final proposal



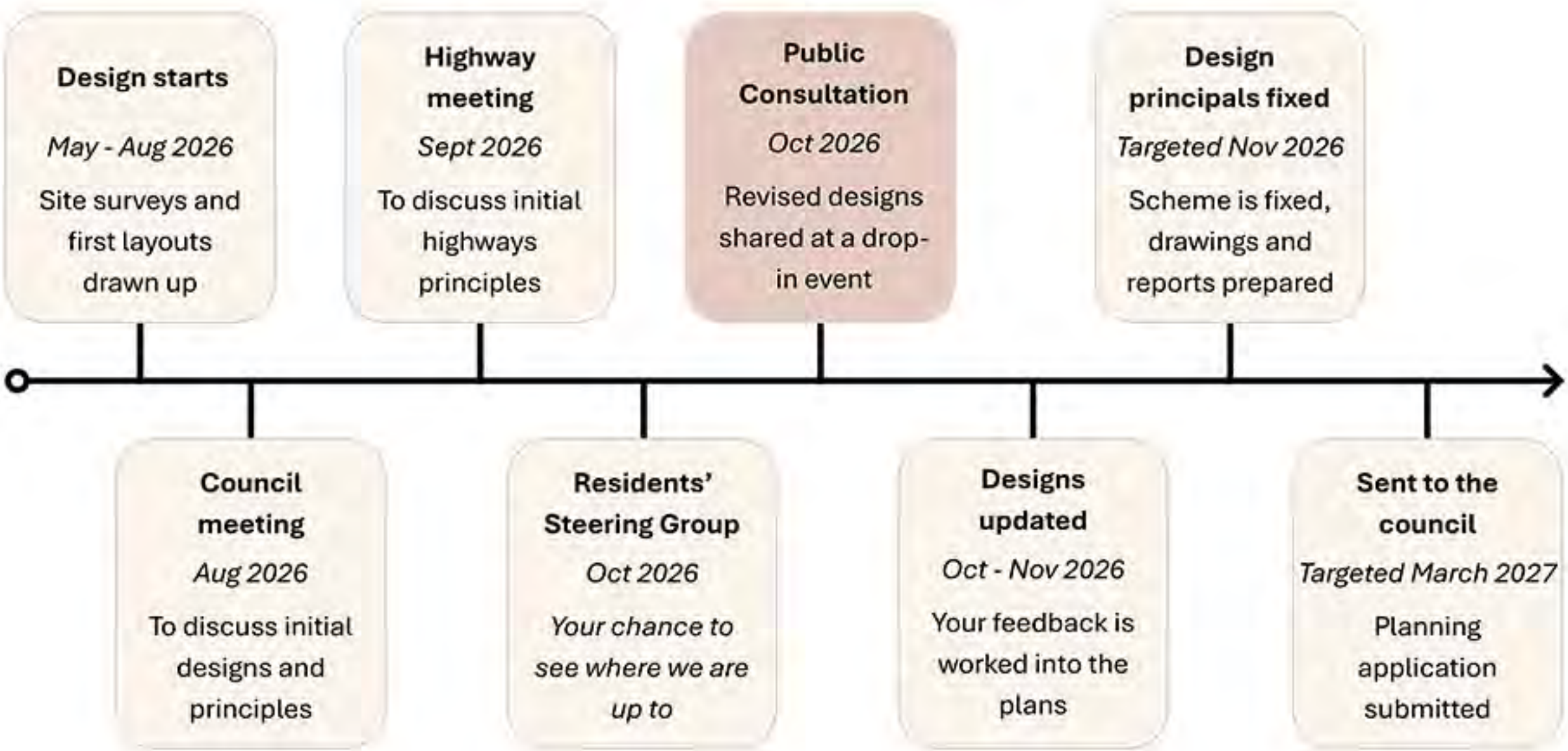
We asked, you said...

We asked affected residents on the estate for feedback on their current homes and what they would like to see in the new development.



Where are we up to?

Current programme for the design and submission to the Council: subject to change



The streets and spaces

We are looking at ways to improve streets and green spaces on the Bilton Estate as part of the plans to renew housing. Some of the ideas we are incorporating include:

- Better routes through the estate
- Planting more trees and planting to make the estate greener, support more wildlife, provide shade and mitigate against heavy rainfall
- New places for children to play and explore nature throughout the estate



What will it look like?

We have begun to think how the the new homes will look in keeping with the context and history of the neighbourhood.

Our design aims to prioritise active frontages to bring life to streets and high quality houses which respect and respond to the local area.

Please note that these images do not show the final design - we are assessing the materials, finishes and details of the final proposal



View 1 is a sketch impression taken from Nelson way looking to westward towards Lawford Lane



View 2 is a sketch impression taken from Nelson way looking to eastwards towards the improved green space



Ways to get involved

We want to hear from you!

We want to know your thoughts on the proposals so far. **Please complete our feedback forms** so your thoughts can **help shape the design of the neighbourhood.**

Please note the **deadline for submitting feedback is 5th November**

There are also many **other ways to get involved:**

Join Our Youth Steering Group

If you are aged between 13 and 20, this is your chance to have your say in what you like and dislike about your estate and be part of a group that helps us to make improvements to the future of your estate.

Tell us your story

Have you lived on the estate a long time? We would love to hear some of your stories and memories of life on the Bilton estate as part of a social history project we are running. If you would like to be involved, then please let us know.

Register your interest and stay up to date

If you would like to register your interest in any of the above, receive regular updates on events and newsletters or let us know your views, then please visit our dedicated website at www.biltonlive.com or follow the QR code below. Alternatively speak to a member of staff who will be happy to help you.



Tell us your thoughts