

Sandstone Court, Telford

Our first all-electric scheme

- **Development type:** Extra Care
- **Developer:** Deeley Construction
- **Local authority partner:** Telford and Wrekin Council
- **Start on site:** April 2022
- **Date of completion:** February 2024
- **Property type:** 70 apartments for social rent



Sandstone Court is a 70-home Extra Care scheme in Telford. Supported with funding from Homes England, the development comprises 20 one-bedroom and 50 two-bedroom flats, all for social rent.

The all-electric, low carbon scheme incorporates sustainability-driven design principles and features, with residents benefitting from low surface temperature heaters, as well as the installation of air source heat pumps (ASHP). This is in addition to a mechanical ventilation with heat recovery (MVHR) system, which generates fresh filtered air while also retaining the energy that is used to heat the building.



Built between April 2022 and January 2024 by Deeley Construction, Sandstone Court is located off Dawley Road in Telford on land that originally formed part of the wider Countryside Properties development, Bluebell Manor. With the neighbouring properties having already been sold and occupied, it was essential we worked with the local community to keep everybody informed about the latest site developments and provide new and existing residents with the opportunity to share any queries or concerns.

From the outset, we held monthly meetings, which were attended by residents, representatives from Deeley Construction, Countryside Properties and Telford and Wrekin Council's planning team, as well as local councillors. This enabled any potential issues to be tackled proactively, for instance, using road sweepers to keep the roads clean and dust-free, and making sure subcontractors' vehicles were kept off-site to maintain clear access and parking for residents.