



## £173M Packington Estate, Islington

### Client

Hyde Housing Group

### Duration

2006-2019

### Services

M&E  
CDM Principal Designer  
Building Surveyor  
Employer's Agent  
Clerk of Works  
Project Coordinator  
Cost Manager  
Sustainability Project  
Monitor  
Project Manager

### Contract

JCT Design & Build

### Funding

Government Funding  
Cross Subsidy

### Sustainability

EcoHomes 'Excellent'  
Code Level 4

A major inner city six phase regeneration scheme delivering exemplar affordable and for sale housing. The scheme replaces 540 existing affordable homes and the construction of 300 apartments for private sale, together with the landscaped squares, canal side park, workshops, commercial units, an energy centre and community facilities. Void upgrade works have also been undertaken to facilitate decanting.

We have been an integral part of the Client's team from the outset, facilitating the Architect selection process, playing a key role in preparing the bid to Islington Council and the residents to develop stock transfer proposals. Following selection we assisted in developing the stock transfer offer document and the consultation around the transfer ballot which led to an overwhelming vote of support in Autumn 2006. We were also part of the team that developed the requirements for and set up the Joint Vehicle structure between the Contractor and Client that has been used to take the development forward.

The subsequent six phase regeneration scheme provides 540 affordable homes to replace existing, 300 new private sale apartments, landscaped squares, a canal side park, workshops, commercial units and community facilities. The development includes green roofs and a community heating system linking to an Energy Centre run by an ESCo. Void upgrade works have also been undertaken to facilitate the decant process.

Affordable units address all Design & Quality Standards criteria including Secured by Design, Lifetime Homes, Building for Life and Habinteg Wheelchair Housing and achieve NHBC compliance. Phase 3 units have also been designed to London Housing Design Guide standards.

To obtain best value for our Client we successfully managed complex cost negotiations through targeted investigations focussed on eliminating significant risk items for a limited cost increase. Our scrutiny of the contract costs also included a review of the competitive tender process for all the main subcontract packages.

To 'add value', we worked with the Client to develop the specification for the outright sale units bearing in mind the possible need to adjust these to suit the market closer to point of sale launch and to closely monitor and control the cost effect of any changes.

### Awards

- 'Most Innovative Affordable Housing Scheme': Housing Innovation Awards 2013
- Highly Commended: Housebuilder Awards 2012
- Best Regeneration Project: London Evening Standard Best New Homes Awards 2012
- Best Development Gold Award: What House? Awards 2012
- Development of the Year: Daily Telegraph British Homes Awards 2011

