



£39m Greenwich Square, London

Client
L&Q

Duration
6 Years

Value
£39m

Services
Employer’s Agent
Cost Consultant
Clerk of Works

Contract
Development Agreement
(s106)

Sustainability
Code Level 4

Greenwich Square (formerly known as Heart of East Greenwich) is a significant mixed use development on the former Greenwich District Hospital site. The scheme obtained planning permission in March 2009 to provide 645 residential homes for private sale, shared ownership, affordable rent and general needs, together with a community building, retail units, microbrewery, creative industry units, extensive landscaping and associated infrastructure.

The scheme was initiated by a joint venture between Hadley Property Group and Mace - “Hadley Mace Limited”.

calfordseaden was appointed by L&Q as its agent to assist in the production of the section 106 development agreement for the purchase of 314 residential homes (144 shared ownership and 170 affordable rent/general needs) and the contract administration of the development agreement. In addition, calfordseaden was appointed as Clerk of Works for the scheme.

Heads of terms were agreed and the eventual Development Agreement was put in place between 2011 and 2012, with construction activities commencing soon after. The L&Q units were split between blocks 1 – 5 of the development and blocks 1, 2, 4 & 5 were completed under phased occupation between April 2014 and October 2016. L&Q and Mace are currently reviewing the design proposal for block 3 with a view of maximising the site development value.

The scheme was designed to Code for Sustainable Homes Level 4.

