



## £154M Packington Estate, Islington

### Client

Hyde Housing Group

### Duration

2006-2016

### 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 05 WCD

### 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 provides 540 affordable homes to replace existing, 300 new private sale apartments for private sale, landscaped squares, canal side park, workshops, commercial units, an energy centre and community facilities. Void upgrade works were also undertaken to facilitate decanting.

**Phase 1** - 127 affordable homes, energy centre, workshops, youth centre and play area

**Phase 2** - 81 for sale apartments, 61 affordable homes, community centre, dentist surgery, children's centre and retail units

**Phase 3** - 33 for sale homes and 123 for affordable rent

**Phase 4** - Canalside square, 82 for sale units, 74 affordable units and 6 for shared ownership

**Phase 5** - 65 affordable homes and 35 for sale units

**Phase 6** - 35 affordable units and 69 for sale units

calfordseaden played an integral part in facilitating the Architect selection process, preparing the successful bid and developing stock transfer proposals. Following selection, we helped develop the stock transfer offer, and the consultation of the transfer ballot, which led to a vote in support. Our role continued in preparing the masterplan, developing proposals, organising surveys, investigations and reports obtaining planning approval. We also developed the requirements and set up the Joint Vehicle structure between the Contractor and Client.

The first phase suffered a number of problems including complex demolition, hidden contamination and unrecorded buried services. Careful negotiations led by calfordseaden ensured that extra costs were kept to a minimum. We facilitated a lessons learned workshop, where an agreed list of actions for each team member to take forward was established. Phase 2 involved detailed cost negotiations, which we successfully managed, to obtain best value. The scrutiny of costs included a review of the tender process for all main Subcontractor packages, resulting in cost savings through the appointment of a demolition Subcontractor. We also developed the sales specification with the Client for the outright sale units.

Packington was named as an exemplar model of successful regeneration by David Cameron, which should be replicated across 'sink estates' in the UK.

**Awards:** What House? Gold Award for 'Best Development' 2012, Daily Telegraph British Homes Development of the Year 2012, London Evening Standard 'Best New Homes' 2012, Regeneration and Renewal Awards 'Best Use of Housing in Regeneration (Highly Commended)' 2012, Evening Standard 'New Home Awards Best Regeneration Project' 2012, NHBC House Builder Awards 'Best Regeneration Project' 2012, Housing Association Awards 'Most Innovative Affordable Housing Scheme' 2013, National Housing Awards 'Best Large Development' 2013, National Housing Awards 'Best Regeneration Project' 2013, Winner of the 'Most Innovative Regeneration Scheme' at the 2017 Housing Innovation Awards.

