



## £13M St Bede's Retirement Village, Bedford

### Client

Orbit Housing Group

### Duration

2010 - 2013

### Value

£13M

### Services

Employer's Agent,  
Cost Consultant, M&E  
Engineer, Rights to Light  
Surveyor

### Contract

JCT 05

### Funding

HCA

### Sustainability

Code Level 4

The St. Bede's specialist scheme allows customers to live independently in their own self-contained, luxury apartments. The development consists of 104 one and two bedroom apartments, some of which are incorporated into the original St Bede's School buildings. All of the apartments are set amongst landscaped gardens and within Bedford's Conservation Area. With 51 apartments available at affordable rent and 53 available as shared ownership, the scheme aims to make independent living affordable for all. Extra care and support is available on site 24 hours a day, seven days a week.

Extensive communal facilities have been provided and are primarily located at ground floor level including: a restaurant, bar, lounge, fitness suite, wellbeing suite, cinema lounge, activity room, atrium seating areas, assisted spa bathroom, games rooms, rehab therapy suite, hair salon, café, shop and a guest suite.

The building has three different street frontages, each with a different architectural style, which work together to create a cohesive overall scheme. The building appears to be a series of domestic scaled blocks, but it is in fact all under one roof, which allows residents to access communal areas without having to go outside.

St Bede's is designed to be energy efficient and achieved Level 4 of the Code for Sustainable Homes, incorporating renewable technology to provide a sustainable energy source. The building fabric is well insulated, exceeding minimum standards, and includes under floor heating and is controlled via a CHP system (Combined Heat & Power).

Cost control has been critical in order to deliver a cost effective scheme that meets the high standard required by the Client. Built during the challenging economic conditions, our team worked closely with the appointed Contractor and the Client to ensure that the highest quality finish was achieved.

The scheme has recently been awarded Housing Design Awards HAPPI Completed Winner 2015 and Building Magazine Housing Project of the Year (2015). The scheme has also won CIH Best Development of the Year (East Midlands) for 2014, along with the HAPPI Project Award (2011).

