



## £4.2M Cameron Close, Isle of Wight

### Client

Southern Housing Group

### Duration

2013 - 2015

### Value

£4.2M

### Services

Employer's Agent, Cost Consultant, Principle Designer (CDMC), Clerk of Works

### Contract

JCT Design & Build 2012

### Funding

HCA and Isle of Wight Council

### Sustainability

Passivhaus

calfordseaden was appointed as Employer's Agent, including Clerk of Works services, Cost Consultant and Principle Designer on Cameron Close project. The project comprised redevelopment of an existing site owned by our client. The site was formerly used for supported housing and was no longer deemed "fit for purpose" both physically and financially.

One of the key objectives of this project was to make Cameron Close a Passivhaus development over and above Code level 3, as it best meets the group's sustainability objectives without the need to provide expensive renewable technology. Our client, Southern Housing Group, moved their former residents living on the site to a new modern sheltered housing scheme, Whitmore Court, which provided residents with more suitable care.

Funding was provided by the HCA in addition to the investment from Southern Housing Group, but following receipt of tenders in financial viability terms the scheme was not sustainable. Following discussion with the Isle of Wight Council, their aspiration to become zero carbon beacon for other authorities provided "top up funding" to ensure the scheme could be progressed.

The 16 houses were identified as affordable rent units with the remaining 12 apartments identified for over 50's sheltered housing, being more appropriate for the user group with the added benefit of vacating under-used housing elsewhere on the island. The 12 apartments incorporated a facility to separate part of the living-dining room to create a guest bedroom should the need arise.

