



e.schemes

Affordable Homes Strong Communities



Housing Corporation London
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The Housing Corporation's total Approved Development Programme for London for 2004/2006 is £1.4bn. This will produce almost 23,000 homes, including over 7,000 for key workers. Here are some recent schemes funded by the Housing Corporation that in our view represent good examples of the types of schemes we will be investing in. They cover a range of our investment priorities, including Innovation, Design, Sustainability, Regeneration and Partnering:



Toynbee HA - Denmark Place

This scheme in Tower Hamlets was judged "Excellent" under the EcoHomes environmental ratings system, and is one of only ten schemes in the country to win this rating.

The scheme was funded by the Corporation to the tune of £3.3m and was completed in June 2003. Of the 50 homes on the development, two were designated as ecohouses and included additional features designed to enhance the environmental performance of the dwellings

The scheme was developed through Toynbee's partnering framework, with contractor Galliford Try winning the award for its innovative use of energy-saving technology. Some of the features that contributed to the "Excellent" rating were a solar hot water system, high levels of insulation, the use of sustainable construction materials, rainwater recycling for WCs and the reusing of a site of low ecological value.



Hexagon HA - Dog Kennel Hill School

Like many older schools in London, Dog Kennel Hill Primary School in East Dulwich found that it did not have the funds to upgrade the accommodation and facilities it needed in order to meet the educational needs of local children. So it decided to make use of a disused, detached caretaker's house and garden in the school grounds and an area of underused space close to the playground which could not be used properly due to its closeness to a busy road to help meet their requirements.

The new scheme that evolved from the idea involves an innovative partnership with the local education authority in Southwark to provide new school facilities (a dining hall and kitchen on one site, and four new classrooms, a large art and design room and new toilets on another) and housing for key workers in the airspace above. It presents an opportunity to demonstrate how local authorities can be more creative with their assets and obtain multiple benefits. The scheme tests an untried use of airspace and if successful will be replicated elsewhere.



Notting Hill HT - Gold Lane

The Federation of Black Housing Organisations (FBHO) applauded this environmentally friendly development designed and created by Audley English Associates and Notting Hill Housing Group. FBHO awarded the Gold Lane project in Barnet *Best Housing Design* for the “most creative or innovative building design in BME social housing”. In addition, the scheme has been automatically shortlisted for this year’s RIBA Housing Design Awards in the “completed scheme” category following its success in the 2002 awards in the “projects” category.

The award recognises that Notting Hill is a mainstream housing association working with black-led construction companies and that the development includes a number of BME residents. The eight two and three bedroom properties replaced forty-five vandalised garages.

The eco-friendly design is a low impact development that includes grass roofs, cedar and tile cladding and galvanised metalwork.



Southern Housing Group - Nightingale Estate

This scheme in Hackney set new standards for construction and procurement by using a type of construction called Tunnelform. In the process concrete is poured around metal formers on site, reinforced, and then cured overnight. This twenty-four hour process produces a strong tunnel-like structure with high thermal mass and excellent sound insulation properties. Timber frame wall cassettes that provide a highly insulated inner skin are then added to the open ends of the tunnel, and any number of claddings can be applied to the walls. Factory-made insulated roof panels enable a large open loft space, or “room in the roof”, to be provided in the houses in the development.

To date the Corporation has funded the project to the tune of £5.9m, providing nearly 180 homes for rent and sale.



Gallions HA - Priory Place

Affordable housing makes up almost 50% of the Priory Place scheme, embracing the Mayor of London’s vision for a vibrant world city based on sustainable communities. By combining section 106 planning gain and Starter Home Initiative funding from the Housing Corporation, Gallions were able to provide affordable homes for 51 key workers and 10 local people on moderate incomes: the scheme comprises 9 one-bedroom apartments and 36 two-bedroom apartments for key workers, and 16 two-bedroom shared ownership homes. Key workers buying homes on the development included NHS workers, essential transport workers, police, teachers and social workers.

Housing Corporation grant of £1.7m provided the 45 key worker homes.



ASRA - Scotts Road

Formerly a furniture factory with land contaminated by solvents, this site in Ealing now contains thirty-one homes. The timber frames and roof structures were manufactured off-site and assembled at Scotts Road before brick outer skins were added, the walls rendered and the roof tiled. The flats and houses are positioned around a communal courtyard accommodating parking, landscaping, and a children's play area. Four of the properties are 'Lifetime Homes', and two of the flats have been designed for wheelchair users with adjustable kitchen worktops and appliances, and wheelchair-access showers.

The scheme was shortlisted for Best New Development by a housing association in the Evening Standard New Homes Award and winner of the Secured by Design award from the Metropolitan Police.



Ealing Family - Dabbs Hill

On this scheme the development partnership delivered new homes 30% faster than normal as part of their accelerated programme initiative. The contract period was cut by 16 weeks from 48 to 32!

The accelerated programme initiative involves 100% of the project's design development and procurement being completed before work starts on site. It also maximises the use of standardised and preassembled components such as light steel frames. The main elements of Modern Methods of Construction used at Dabbs Hill included external doorsets, bathroom pods, factory glazed and decorated timber windows and internal doorsets, pre-assembled cylinder cupboards, lightweight steel frame construction and pre-assembled balustrades. The scheme also received a Good Eco Homes Grading, which is now a part of the Housing Corporation's funding regime.

Housing Corporation investment of just over £3m produced 32 homes, 22 for rent and 10 for shared ownership.



Notting Hill HO - Isokon Building

The Lawn Road flats in Hampstead were opened in 1934 as a social and architectural experiment in urban living and soon became popular with such artistic and literary figures as Henry Moore, Barbara Hepworth and Agatha Christie. The design company Isokon agreed to furnish the homes with their unique modernist furniture, and a restaurant named the Isobar was added a couple of years later for the residents.

The building fell into disrepair, and after World War II remained derelict for many years. It was eventually sold to Camden Council in 1972, when it was renamed Isokon, but it was not until 2001 that, after a competition on ideas to bring it back into use, they agreed to sell it to the Notting Hill Housing Group.

Grant from the Housing Corporation of £712,500 ensured that 25 of flats were made available to teachers, and a further 11 were made available for private sale. The show homes were kitted out with replicas of the original furniture and fittings thanks to a partnership arrangement with English Heritage.



Peabody - Raines Dairy

This is Peabody's second scheme to employ modular construction using the Yorkon system and was completed in 2003.

The pre-fabricated volumetric modules were delivered to the site fully finished, with the integral external cladding and roofing already fitted. These were craned onto sub columns, and fitted with balconies.

A typical 2-bedroom apartment consists of two modules. One module contains the living/dining room and kitchen, and the other the bedrooms and bathroom. A typical 3bed consists of 2.5 modules. It is virtually identical to the 2-bed, but the additional half module, which is a single module shared between two 3-bed properties, contains the third bedroom with an en suite bathroom. A typical 1bed is virtually identical to the 2 bed, but the balcony is integral to the modules rather than an add-on.



Toynbee – Romford Road

This mixed tenure scheme occupies a key site on the approach to Forest Gate in East London, and recycles space previously occupied by a car repair workshop and a dilapidated house. Housing Corporation investment has helped the association to secure Neighbourhood Renewal funding to improve the environment in Atherton Mews which serves the rear of the site. These new homes are in the heart of the Passmore Urban Renewal area, and have already helped transform the immediate neighbourhood.

The scheme provides 24 flats for shared ownership sale, 15 flats for affordable rent, and 18 flats for key workers at intermediate rents. The scheme was completed in March 2004.

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