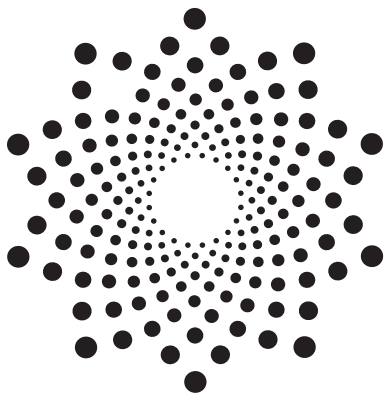




PROJECT
CLIENT
VALUE
PARTNERS

DESIGN AND CONSTRUCTION OF 10 NEW HOUSES
 COMMUNITY BASED HOUSING ASSOCIATION
 £1.4M
 MARKS HEELEY, STUDIO 54, WALKER MANAGEMENT



September 2011 heralded the successful completion of a £1.4 million project to build ten new homes (code for Sustainable Homes, Level 3) at Oliver Road, Leyton, London, E10 5JY, for CBHA (part of the Peabody Group).

THE DEVELOPMENT

The development was constructed in two blocks fronting Oliver Road and Robinia Road, Leyton. It comprised nine three storey timber framed terraced houses, and one two storey timber framed house with adaptations for a disabled resident, including:

- Adjustable kitchen units
- Lift
- Special sanitary adaptations
- Door entry system

CBHA
PEABODY GROUP





CONTRACT DETAILS

Start date: 23 August 2010

End date: 4 September 2011

Duration: 54 weeks

Form of contract: JCT with design

CONSIDERATE CONSTRUCTORS

The project was registered with the Considerate Constructors Scheme (CCS). Sites that register with the Scheme are monitored against a Code of Considerate Practice, designed to encourage best practice beyond statutory requirements.

The Scheme's main areas of concern fall into three categories: the general public, the workforce and the environment. This project achieved a score of 33.5 out of a possible 40 for its second audit, with a particularly high score for being a 'good neighbour'.

Flexible working hours helped to ensure that noisy/inconvenient works kept disruption for neighbouring residents to a minimum. Neighbours were provided with regular progress updates and information regarding potential disruptive works via newsletters, and personal contact was established by the site manager.

During bad weather the site team cleared roads and pathways in the nearby area from snow and helped to get a resident's car moving.

LOCAL LABOUR

Lakehouse provided three local people with employment opportunities. *Nabeel Minai* was offered a two week work experience placement. Nabeel was recruited via the Construction Youth Trust, and assisted with administrative tasks. *Troy Majid* joined the site team as a multi-skills trainee for eight months, having been recruited via the Jobcentre.

Peabody resident *Matthew Draper* was employed to assist the team with decorating and finishing during the final six weeks of the project. When the project completed he was offered a permanent position with Lakehouse and has since joined Lakehouse's Communities and Regeneration Division.

CORPORATE RESPONSIBILITY

Lakehouse representatives delivered health and safety presentations at two local schools - Hillyfield Primary School and Riverlea School.

Students were provided with a brief introduction to Lakehouse and the construction project at Oliver Road, followed by a video which highlights the potential dangers of playing on building sites. The children are encouraged to take part in a discussion based on what they have seen, and the session closes with questions and answers.