



GREEN MAN LANE ESTATE, EALING

£400m+
Project Value

900+
New Homes

18
Year Regeneration

Delivering multiple services across this residential and school project

A residential regeneration scheme delivered over multiple phases providing 900+ new homes consisting of 1 to 3-bedroom apartments and 3 and 4-bedroom houses. A2Dominion Group and Real Places are in partnership under a joint venture arrangement delivering the estate regeneration over an 18-year programme.

The project will transform the existing 464-unit estate in the London Borough of Ealing into a mixed-use, multiple-tenure development including a new three-form entry primary school, community café, amenity space, links to the wider community and highways infrastructure. The redevelopment will link the estate more effectively to West Ealing town centre, encouraging future investment and helping to revitalise the area as a whole.

During the regeneration, the resident groups and community facilities have been prioritised, with full consultation at each phase and retention of amenities and neighbourhood functions for existing estate residents. A temporary community centre has been provided until the new build replacement is completed in a later phase, fulfilling essential community needs.

The resident steering group has driven resident consultation throughout the design stages and during the decanting process. The scheme enables residents to personalise their new homes with choices of kitchen and bathroom colour ranges and floor coverings. Wheelchair user requirements and other adaptations have all been incorporated into new homes before residents move in.

Operationally within joint venture arrangements, there are multiple interfaces and stakeholders to consult and seek approval from at each stage. In our role, we have successfully proposed and driven forward a strategic core group, which we chair, to link the project team and the joint venture partners.

We have been involved with the scheme from inception throughout the bid and master planning stages. We are delivering multiple services across residential and school projects providing essential guidance and leadership for our clients.

Now, in the construction phases, we continue to operate as key team members at both project level and strategically at core group director level.

Client:

A2Dominion Group, Real Places and Green Man Lane LLP

Sector:

Residential
Education

Services:

Joint venture supervisor, employer's agent, quantity surveyor, principal designer, CDM advisor, site inspector, building surveying and party wall surveyor

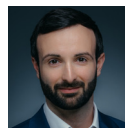
Key Successes:

- Managing multiple stakeholders.
- Managing sales changes during construction
- Completed a primary school, community cafe and management office.
- Delivered an enhanced energy centre to meet the needs of the wider community and stakeholders.
- Set up and chaired strategic core group meetings.
- Achieved resident satisfaction.
- Phase by phase 'lessons learned' improvements.
- Delivered an off-site bespoke marketing suite.

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