

Green Man Lane Regeneration, Ealing, London

A regeneration scheme delivered over multiple phases providing +750 new homes for A2Dominion Group and Rydon Construction in partnership under a Joint Venture (JV) arrangement over a 14-year programme. Transformation of the estate located into a mix use, multiple tenure development including amenity space; infrastructure; energy centre; community café; estate management office and a new build school replacing the existing St. Johns Primary. The new homes were of multi-tenure (private sale, private rented, shared ownership and affordable rent).

We have operated within the project team from inception, through master planning to detailed planning and consent stages. Now at delivery construction phases, we continue to operate as a key team member at both project level and strategically at core group director level. We are the lead consultant for A2Dominion and Green Man Lane LLP. Our role included commenting on the drafting of the original Development Agreement with London Borough of Ealing and contract administration. With London Borough of Ealing as one of the key stakeholders, we closely consulted on matters such as decanting, design, housing allocation, wheelchair adaptations and delivery.

Operationally within JV arrangements there are multiple interfaces and stakeholders to consult and seek approval from at each stage. Establishing consensus and challenging difference of operational objective and business cases between tenures should be recognised as a key challenge. In our lead role, we have been successful in proposing and driving forward a Strategic Core Group (that we chair) to link the project team and the JV partners.

Changes in the financial markets and in construction procurement over the life of the project have been encountered. The second phase of the programme delivery was tendered in an uncertain market; therefore, it was proposed by us to operate an open book procurement process. We were instrumental in drafting contract clauses and protocol to ensure the process was truly open book to track construction procurement inflation and mitigate the risks for delivery. We closely monitored inflation and reported to director level. We then agreed a fixed price, 12 months post contract start date to meet the client's financial appraisals.

The project has benefited from the use of a fully collaborated 3D Revit model. We also collaborated with the architect to produce a 3D model representation of the new homes, enabling residents to visualise their new apartments.

Client

A2Dominion Group and Green Man Lane LLP (JV)

Role

Employer's Agent
Quantity Surveyors
Clerk of Works
Principal Designer
Building Surveyors / Party Wall Surveyor

Project size/value

+750 new homes, commercial and a school/£156m

Duration of appointment

2008 to 2022 (phases 1, 2, energy centre, management office, café and school are completed)

