

# DELIVERING COMMUNITY BENEFITS TO A FAST, COMMERCIALY VIABLE PROGRAMME



This housing-led regeneration project located in Northolt, West London; is exemplary for its complex requirements spanning the regeneration, private residential and public affordable housing sectors. EC Harris was able to offer a broad portfolio of solutions to meet these needs, bringing together industry expertise in regeneration, as well as combining our strengths in both the private residential and public affordable housing sectors.

A multi-phased project, Grand Union Village comprises 877 residential units set alongside the Grand Union Canal from which a new 3500 square metre basin has been formed to provide 23 canal boat moorings. Private apartments wrap around the water basin from which office space, crèche facilities, retail units, community centre, medical centre, leisure centre, policy community office, estate manager's office and a restaurant are featured at ground floor level. Also provided on the estate is a Care Home.

*“Grand Union Village is a model development.” Ken Livingstone*

“Grand Union Village is a model development” (Ken Livingstone) in sustainability, setting the benchmark for ecological and environmental good development in the future.

### Creating solutions

- EC Harris rose to the challenge to maintain design quality, while increasing values and all at an affordable cost
- The solutions extended beyond cost consultancy and project management as EC Harris partnered with the client to provide valuable support and consultancy on critical planning meetings and complex problem resolution
- Supply Chain consultancy ensured that the design exceeded quality levels while maintaining affordability for the client; including timber frame housing, a unique roof covering system, together with sustainable living standards through lifetime homes, excellent Eco Homes score and renewable energies
- Implementation of a simple development agreement and partnering charter bridging a 7-year development relationship ensuring quality affordable housing.

### Adding value

To add value for the client, EC Harris;

- Established a residents and local schools' forum mobilising and empowering local residents to take ownership of the site design and be included in the overall project
- Consulted with the client on a major ground contamination issue, and worked with local councils to agree a methodology
- Adopted an open-book policy, extending through to the main contractor's supply chain, ensuring collaborative working relationships between the client, contractor, and consultants
- The major success of Grand Union Village was in the creation of over 200 jobs for the immediate and wider community.

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