

# Kender Hyde Group Housing Association

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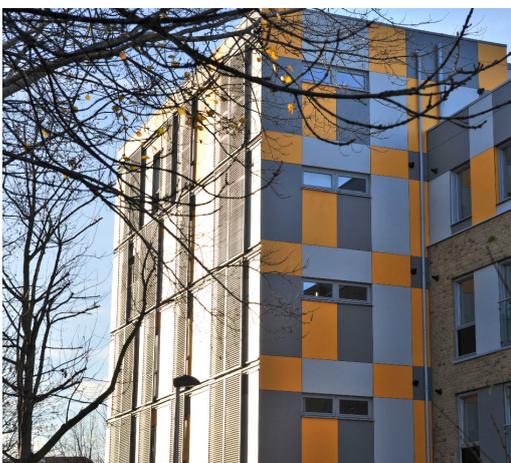


## Project overview

At the heart of each of our projects is the opportunity to make a difference in the local community, offering people a better standard of living and pride in their homes. The Hyde Group Housing Association sought to improve its residential properties spanning across many different locations in London. Through our scheme, this provided much needed, high quality, affordable housing for communities. With such a large span of different locations and design requirements, we were able to meet and exceed requirements in part due to our openness and solid communication with Hyde and our supply chain, as well as ensuring that all residents were kept informed. Our work in particular at our Kender site has seen the regeneration of its New Cross location.

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TOP: New affordable accommodation for families

BOTTOM: Kender landmark

## Adopting a phased approach

Beginning in 2002, the work at Kender has now reached its fourth phase, with the delivery of the remaining phases currently being negotiated. Adopting this approach has enabled us to work closely with the residents to meet their personal housing requirements. During the first two phases, residents were able to choose from different layout options including open plan, separate kitchens and winter gardens, alongside existing tenant's options. This was facilitated through communication with the co-ordinating Resident Liaison Manager, as well as our re-decoration of the nearby former derelict community centre which allowed residents easy access to resident liaison staff without coming onto the main construction site.

## Adapting to external

Due to the changing economic climate in late 2008, delivery of phase 3 as one phase became unfeasible. Working closely with Hyde, we were able to redesign the proposals so that 30 affordable homes, now in Phase 3a, could be delivered separately.

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IMAGE: New Kender site

Early involvement with the design process is always beneficial, however in this instance it was vital as it allowed us to use our experience to suggest changes to the design, saving costs and ensuring that BREEAM standards were met.

## Green design

With every project also comes the opportunity to improve eco-friendly methods of building. Kender phase 3B is 25% more efficient than current building regulations require, and has also reduced energy bills, which is crucial for our residents in an affordable housing scheme. Environmental considerations were central in the designs. The Kender developments have achieved EcoHomes Rating 'Very Good', Code for Sustainable Homes Level 3, and met Lifetime Homes Standard. This was managed by incorporating a vast number of different design features, including triple glazing and solar water heating reduce heating costs.