

Winner, Planning Awards: Award for  
Affordable Housing – Red Brick Estate 2019

## PROJECT

Redbrick Estates

## CUSTOMER

London Borough of Islington

## LOCATION

Islington, London

## CONTRACT

2 Stage D&amp;B

## COMPLETION

2020

## VALUE

£22m

# Need

There is a shortage of affordable housing for the residents of Islington in London. The borough's house building programme aims to meet that shortfall with 550 new affordable homes by 2022.

Redevelopment of the 1960's Redbrick Estate formed part of the programme with exciting plans for 39 affordable homes and 19 for private sale along with a new community centre, retail units and multi-level car park.

As with every build the budget had to be protected, and in this busy part of London off Old Street it was important to keep people and businesses thriving.

# Solution

Redbrick Estate was our second housing scheme for the London Borough of Islington, and we were novated the design with the three main residential buildings detailed as reinforced concrete frames with brick and metal cladding and green roofs.

Value engineering, off-site fabrication and keeping people informed were key elements of focus for us in delivering the customer's objectives. From the outset we engaged with the customers team to add value, all the time safeguarding the amenities and the quality of final finishes.

- **Walls** - programme savings were made by altering the inner leaf of the external wall from block work to Metsec infill.
- **Community Centre** – a change to Structural Insulated Panels (SIPs) was agreed from an RC frame enabling the re-use of foundations and basement which combined with the increased productivity from the use of modern methods of construction saved 36 weeks on the programme.
- **Basements** - £435k of savings were made by retaining the Community Centre basement and removing the need for a basement in another block by relocating the plant room.
- **Balconies** – the balconies had been detailed as in-situ with post fixed pre-cast panels, by changing to an off-site pre-cast balcony we could provide factory quality finish, less disruption and simpler safe installation.

In total, the adoption of these creative ideas delivered a project cost saving of £1.1m to bring the scheme in on budget.

This was against a backdrop of reducing our impact on the London Symphony Orchestra with their BBC recording studios, St Luke's school and the church who all backed onto the scheme and keeping local people informed. We appointed specialists, Newman Francis for community engagement and together we supported events like 'Open Doors' week, school fairs and assemblies.

# Outcome

The London Borough of Islington have replaced aged housing stock at Redbrick Estate to create a modern, quality, mixed tenure development. Value engineering has protected the budget and the use of off-site solutions has reduced our impact in this busy city location with neighbours like the London Symphony Orchestra.

By taking this agile and collaborative approach local people now benefit from new homes and an estate which will improve their lives and help meet the borough's shortfall in affordable homes.