



Uniting Edenbridge: Delivering new resources at the heart of the community
 A proposal from Orbit Homes and The Hill Group for Kent County Council





The Hill Group has built a reputation in the market for high quality, bespoke developments which respond to the needs of their local communities.





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Introduction

This proposal represents an opportunity to deliver a much needed community centre encompassing a vast range of different user groups. The delivery of this building will be financed largely through the sale of the remainder of the former Eden Valley School site for residential redevelopment, comprising 40 houses in a mix of private and affordable tenures.

The Orbit Group and the Hill Group are partnering together on this very exciting opportunity to provide a first class development on the site including tenure blind affordable housing which will be built to all Homes and Communities Agency standards and our own high quality design brief.

The Group has worked successfully with Kent County Council on other sites such as Ellington School, Ramsgate and Victoria House, Margate. The Orbit Group has over 40 years experience of social housing and is now one of the largest Housing Groups in the Country. Orbit operates through 3 Regional Offices in the South, Midlands and East of England and has about 35,000 quality affordable homes of varying tenure in Management. Our mission statement is **'Building Brighter Futures for People and Communities'** by continually investing in new and existing homes and community development programmes.

Orbit Group Limited has an excellent track record of completing projects on time and on budget. This is evidenced by the fact that in the last trading year we achieved HCA top quartile status in all development categories. The categories are

- Allocation Takeup
- Start on Site
- Practical Completion

The group also boasts some of the most motivated and dedicated professionals in the industry and has the necessary resources to deliver its services.

The Orbit Business Development team continually strive to provide a quality service to our customers in Orbit's Operating Associations as well as other external Agencies underwritten by our values of **'Honesty, Innovation, Partnership, Excellence and Respect.'**

Hill is one of the UK's leading contractors in the provision of affordable homes. Most of their business is procured through partnering arrangements and Joint Ventures with Housing Associations. Their ability to manage effectively both the on-site process together with the integration of the supply chain has been a key factor in their success, delivering win-win situations for clients and constructors/suppliers together. They currently enjoy healthy trading relationships with a growing nucleus of subcontractors and suppliers. They have a strong track record of on-site delivery both in planning stages and through the construction process. They have consistently completed projects within the given time frames, to the required quality and within the agreed maximum price. The key to success is selecting the right team, working to a clear client brief developed with mutual objectives and delivered through excellent communication in an open and trusting environment.

Hill is both willing and able to construct the proposed community centre. They have gained considerable experience in building community centres, and as an example they successfully completed a £5m mixed use town centre regeneration in Huntingdon, which became a Housing Corporation Gold Award winner in 2008. The project included the provision of the Saxongate Community Learning Centre, a fully accessible centre for the whole community; an inspiring space for meetings, learning and advice, including housing support, employment, and lifelong learning.

Orbit and Hill view this development as an exciting opportunity and look forward to working with Kent County Council to achieve its successful conclusion.

Orbit Group

With over 40 years experience, Orbit Group is one of the largest housing groups in the country operating in the Midlands, the South East and the East of England providing over 35,000 high quality affordable homes to those in greatest need.

Orbit Homes doesn't just build and sell houses, it creates homes and communities. Working under the Orbit Group slogan of 'building brighter futures for people and communities', Orbit Homes aims to deliver this by thinking outside of the normal RSL box.

As a newly created arm of the Orbit Group and a non-charitable organisation, Orbit Homes is able to go beyond what other affordable housing providers can do. For instance, Orbit Homes is able to develop homes for outright sale and use the surpluses to put back into developing more affordable homes, ensuring a healthy pipeline and the provision of affordable housing to those who need it most, while other RSLs are having to cut back.

This pipeline is currently aiming at developing 1000 homes of all tenures per year by 2012, but Orbit Homes is also committed to helping people into home ownership in other ways. As the largest HomeBuy Agent in the country, Orbit HomeBuy Agents completed 19 per cent of all HomeBuy Direct applications last financial year. And Orbit Homes is dedicated to helping people stay in their homes, having completed the highest number of Mortgages Rescues last financial year, with 117.

Orbit Homes operates in the Midlands, East and South East of England, developing and selling in these three regions. Our staff are based in offices in Coventry, Maidstone and Norwich, with some of the HomeBuy team working remotely.

Hill Group

Hill works as a major developer and contractor throughout London and the south east. Our head office is in London, from where we would manage this development. We have large scale projects on site in south London and the south east.

Hill is a respected and established partnering contractor working within the housing association and construction community, completing in excess of 1,300 dwellings per annum from our four strategically placed offices. To date, these projects have ranged in size and type from luxury projects through new town, greenfield development to urban estate regeneration.

Working in joint venture, and adopting a partnering ethos, we have extensive experience of delivering many bespoke, residential-led projects with complementary facilities, including commercial spaces, sports facilities, health facilities, educational resources and community accommodation, each resulting in a development designed to create a sense of place within its community.

Hill has implemented several commercially successful schemes, either in partnership with housing associations or as award winning private developments. Currently the Hill Group has around 700 units in development

Delivering the right product, in the right place, to the right quality standards underpins the success of any scheme. With the expert support of our design director, we can maximise the value potential of all our schemes, whether mixed use/mixed tenure or 100% affordable. Having this resource in-house creates a healthy tension between design integrity and the inevitable financial constraints.

Our experience in delivering quality, award winning developments will add value at Edenbridge. Our zero defects approach is an important component in the high quality delivery required to ensure the high performance specification for the enhanced code levels. Good quality workmanship enables us to achieve excellent standards in the code assessment.

With a plethora of new, emerging and exciting technologies it can be challenging to maintain a focus on the critical criteria - cost effective and practical solutions. Our robust processes, driven through by our sustainability manager, ensure that, with early involvement, we deliver workable, sustainable solutions which we believe will be robust now and in the long term.

Hunters

Hunters is a leading consultancy practice operating throughout the UK. The practice provides a broad range of services through its disciplines, which include Architecture, Employer's Agents, Cost Consultancy, Building and Stock Condition Surveying, Project Management and CDM Co-ordinator Services.

Formed in 1950, Hunters provides clients with skills and knowledge specialising in Residential inc. private and affordable, Regeneration and masterplanning, Keyworker and Student Accommodation, Education inc. SEN, primary, secondary, tertiary, Office and

commercial space, Health inc. acute, primary and mental.

Their experience covers many sectors including social services, health, education and housing. They aim in all our work to create excellent buildings that blend commercial ambition with environmental context, buildings that are fit for purpose, sustainable, efficient, flexible and responsive to their context. They likewise look to achieve designs that are inspiring and a clear expression of the requirements of their brief and vision.

Their task is to create or contribute to buildings and environments that are fit for purpose, sustainable, efficient, flexible and responsive to their context. Their task is to create or contribute to buildings and environments that are fit for purpose, sustainable, efficient, flexible and responsive to their context.

Their firm employs over 80 people working in teams of highly experienced professional and technical staff under the control of a director. Their IT solutions offer our client the best service possible and they work with latest CAD facilities to produce innovative solutions to complex problems of modern building.

The practice focuses on client satisfaction, not only on the cost planning and delivery requirements of a project, but also assisting in assessment of Housing Quality and Key Performance Indicators and identifying key areas for life cycle analysis with the possibility of supply chain management where applicable.

calfordseaden

calfordseaden is a leading, forward thinking construction and property consultancy. We have over 200 staff and practice from four offices. Our Head Office is in Orpington with branch offices located in London, Winchester and Birmingham. The comprehensive range of services covers Architecture, Town Planning, Building Surveying, Quantity Surveying, Project Management, Employers Agent, Client Representative, Civil, Structural and M&E Engineering, Sustainability Advice and Environmental Assessment, Clerk of Works, CDMC and Health & Safety. Through these complimentary and mutually supportive competencies, we provide our clients with a truly multi-disciplined service.

They design projects from single buildings to multimillion-pound mixed-use urban regeneration developments. Our project portfolio encompasses all forms of housing, commercial, industrial, health, education, community, retail and leisure schemes.

Our experience extends to include Public Private Partnerships (PPPs), Private Finance Initiatives (PFIs) and NHS Local Improvement Finance Trust projects.

Their experience and constantly evolving expertise means we anticipate the needs of our clients and provide them with the best and latest solutions and perspectives. We believe in providing value for money and pursue a flexible and innovative approach to the challenges we encounter.

We have the capacity, expertise and commitment to take this project forward. We are developing across the south east, delivering projects similar to Edenbridge. Where we do not have in-house resources, we appoint suitable consultants from organisations with whom we frequently partner.

To deliver this opportunity we have put together a team which draws on the delivery expertise locally from Orbit, technical input from across the Hill Group, complemented by design and commercial experience from our development team and Hill Residential. The supply chain will be integrated into the team.

Details of the key players from the partnering organisations who will be involved in the project are given here, together with the structure chart overleaf.

For project delivery we believe in the creation of Site Specific Business Teams (SSBT) for the delivery of our partnering contracts. Effectively a small management team, our SSBTs oversee a project from beginning to end, eliminating waste and driving efficiency by:

- reducing administration and management costs (by pooling resources)
- achieving quicker decisions (engendered by trust in the individual team members)
- providing flexibility to generate innovative solutions (key decision makers are part of the team)
- continuous improvement as a 'close knit' team spirit develops
- quicker and more succinct communication methods reducing unnecessary, long and over-attended meetings

An unexpected benefit of these small SSBTs is that they have begun to produce multi-skilled personnel able to make informed and quicker decisions outside their usual sphere of expertise.

Details of the delivery team are to be found in the team section

Orbit



Maggie McCann **Development Director (East and South)**

Maggie leads the delivery of all affordable housing in the East and South regions. She works with colleagues to acquire sites for market sale, including identifying sites, assessing financial feasibility,

obtaining grant funding and negotiating with developers and contractors in order to build new homes. Maggie manages the two development and construction teams based in Maidstone and Norwich.



Jeff Knowles **Residential Development Director**

Jeff manages the 'private for sale' side of the Orbit Homes business plan. He has worked in the speculative house building industry for over 30 years. He has held Senior Director and Managing Director roles with Berkeley Homes, Barratt Homes and Morris Homes. Prior to joining Orbit Homes, he held a Regional Director role with Wolsey Securities and was involved with funding developers, using senior debt funding from major banks together with top up mezzanine funding.



Sally Richards **Regional Development Manager**

With over eighteen years experience working in social housing and eight years in development, Sally leads the new business development team in delivering a programme of 300-350 affordable homes per annum. Sally and her team identify new opportunities, carrying out financial appraisals and bidding for grant funding from the HCA. She also works to build relationships with Local Authority and developer partners, seeking innovative partnerships and new ways of working.



Chris Craig **Sales Director**

Chris leads the Orbit Homes sales function, Homebuy Agency and Mortgage Rescue. Chris has worked within private development for over 39 years holding the position of Sales Director with four national PLC companies and was Regional Manager for Anglian

Hill Andy Hill



Chief Executive

Andy Hill is a Chartered Builder with over 30 years' experience in the house building sector. Having gained his experience with one of the country's leading social housing providers, Andy made the decision, at the age of 40, to set up Hill Partnerships, having identified a unique opportunity

for a truly partnering focused, non-adversarial construction company.



Steve Kane **Deputy Managing Director**

Steve Kane's quantity surveying experience has led to an in-depth knowledge of social housing issues as well as the private sector. Steve has extensive residential and non residential experience, including reinforced concrete frame buildings, and he has had significant involvement in cost planning and partnering the supply chain.



Paul Jordan **Managing Director**

Paul Jordan has extensive residential and non-residential experience, including construction of concrete frame structures, foundation solution techniques and numerous MMC alternatives. He is lead director for the company on health and safety performance, technical issues and takes responsibility for maintenance.



Peter Lacey **Technical Director**

Peter Lacey has worked on a wide variety of construction projects over the last 15 years and currently lives in the Kent area. His background is in project planning and his key focus is on the pre -construction phase of projects. Most recently he has been responsible for leading project teams on multiple affordable housing schemes ranging from £500k to £18m in value.



Steve Jones **Business Development Manager**

Steve Jones has worked in the property industry for over 20 years in a variety of roles, from property management and commercial property acquisition/ development to residential land acquisition, planning and development. As business development manager, Steve is responsible for generating new business opportunities within the Southern Region (South London, Kent, Sussex, Surrey) either by way of joint ventures/partnerships or land-led package deals with Housing Associations.

Hunters



Neil McCabe

Neil joined Hunters in 1990 and is a main board director with overall responsibility for the cost consultancy team, he leads the team to cover all sectors within both the public and private domains. These have included a range of schemes

from large regeneration schemes with mixed-use tenure new build and refurbishment as part of major housing, health and including residential project and specific keyworker and hospital developments, and complex education projects.



Toby Jay

Toby joined Hunters in 2006 and specialises in the residential housing sector, he has worked on a wide range of projects within both the public and private sector including mixed-use, general needs, keyworker, student, sheltered,

wheelchair, special needs and historic restoration. These projects have ranged in value from £2.5m to £150m, with a variety of differing contract procurement routes and construction methods.

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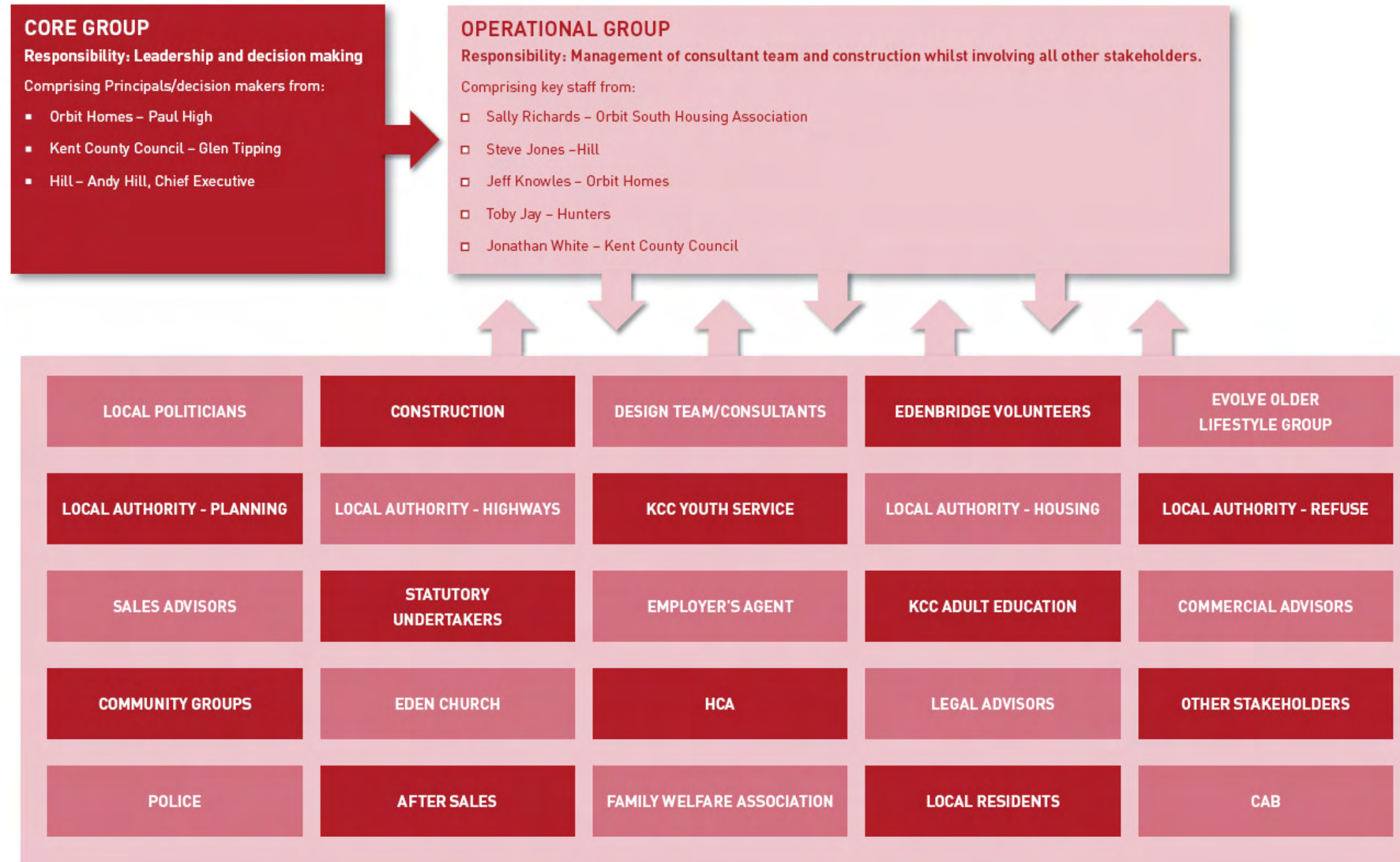


John Spence

Senior Architect with over 40yrs experience. John has a wide experience of all forms of design. He started his career in commercial architecture, passing all of his

technical studies before qualifying as an Architect. John established the architectural group within calfordseaden in 1990 and has since led the organization into the 'Top 100 Architectural Practices in the UK'. A firm advocate of a multi-disciplinary approach, John's background has given him a unique understanding of many building types and a considerable knowledge of off-site manufacture and sustainable design.

Project Management Structure





Developer Scope

Following a marketing campaign carried out on behalf of KCC by Cluttons in November/ December 2009, Orbit Homes in collaboration with the Hill Group were selected as the preferred bidder to both purchase the site of the former Eden Valley School for a residential redevelopment for 40 houses and to deliver a new 1400 sq.m community centre to KCC.

Eden Valley School was closed in the summer of 2002. Since this time, various local community groups have used some of the buildings on the site. Discussions between Kent County Council (KCC) and Sevenoaks District Council (SDC) regarding the redevelopment of the site for a community centre and residential dwellings began in 2003.

Following the selection of Orbit/Hill as the development team, detailed discussions were had with the eventual users of the community centre. The needs of the various user groups were addressed as much as possible to help create an attractive and functional building which would meet with the planning requirements.

A planning application was submitted earlier this year, and has now received detailed planning approval for the scheme described in this document.

It should be noted that, in accordance with the terms of the planning consent and the S.106 Agreement, there are restrictions imposed on the developer/ contractor to ensure that the Community Centre is completed before the second phase of the residential scheme commences above foundation level.

Planning Consent

Detailed planning permission has now been granted on 15th November for the demolition of the former school building and redevelopment to provide a community centre and 40 residential dwellings.

Deputy Chief Executive and
Director of Community and Planning Services:
Kristen Paterson



Orbit Group Ltd. & Kent County Council
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SE/10/01735/FUL
Valid on 16th August 2010

TOWN AND COUNTRY PLANNING, ENGLAND
THE TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT
PROCEDURE) (ENGLAND) ORDER 2010

GRANT OF PLANNING PERMISSION

Site : Former Eden Valley School Four Elms Road Edenbridge Kent
TN8 6AD

Development : Redevelopment of the site involving, the erection of a community
centre and 40 residential dwellings. (Amendment to that previously
granted permission under SE/07/01932/FUL).

Sevenoaks District Council, as the District Planning Authority, pursuant to powers in
the above mentioned Act and Order, HEREBY GRANTS PLANNING PERMISSION
for the development described above, to be carried out in accordance with the
application and plans submitted therewith.

SUBJECT TO THE CONDITIONS set out below :-

1) The development hereby permitted shall be begun before the expiration of
three years from the date of this permission.

In pursuance of section 91 of the Town and Country Planning Act 1990.

2) Despite the details shown in the application, no development shall be carried
out on the land until details of the materials to be used in the construction of the
external surfaces of the roofs and walls of the buildings hereby permitted have been
submitted to and approved in writing by the Council. The development shall be
carried out using the approved materials

To ensure that the appearance of the development is in harmony with the existing
character of the area as supported by Policy EN1 of the Sevenoaks District Local

Chief Executive: Robin Hales
Community & Planning Services, RD, Box 183, Argyle Road, Sevenoaks, Kent TN11 1GN
e-mail: community@planning.services@sevenoaks.gov.uk www.sevenoaks.gov.uk
Telephone: 01732 227000 Fax: 01732 451352 DX 30006 Sevenoaks

Switchboard Times: Monday - Thursday 8.45 a.m. - 5.00 p.m. Friday 8.45 a.m. - 4.45 p.m.



10/01735/FUL

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Fit for Purpose statement

The current centre has gradually deteriorated over the years, leading to the loss of many of its tenants. In setting out plans for the new centre, it was felt that the best way of ensuring the long term success of the facility, was to encourage local ownership of the project by seeking out third party investors. Discussions to date have been positive and it is likely that several organisations will be taking out long term leaseholds in the building. With strong community anchor tenants in place, there will then be a permanent presence on the site. In addition to these tenants a mix of KCC users will also be accommodated along with all the current tenants. Additional flexible spaces will then ensure that rental space will be available for other users to hire out and ensure that the centre is a busy and vibrant location at the heart of the community.

Within the revised proposals for the centre there will be a number of community groups operating full time. It is hoped these will be the following:

Group	Activity
Evolve	Support for adults with learning difficulties
Family Action	Support to local families with children
Citizens Advice Bureau	General information and financial advice
Eden Church	Religious organisation and community activities
Youth Club	Centre based activities for young people
Library	Book lending and other services
YMCA	Training for young people

In addition to these there will also be a number of other part time users and it is anticipated that these will be the following:

Group	Activity
Community Learning and Skills	Learning and training
West Kent Housing Association	Help with housing
Mencap	Social events for adults with learning difficulties
Stangrove Area Community Action Group	Voluntary opportunities
Respiratory group	Help with quitting smoking
Connexions	Personal advice and job club
Astor Senior Citizens	Social club
The Healthy Lifestyle Group	Social club
Edenara	Social club
Edenbridge Quilters	Social club

Along with these there will also be a number of smaller community groups facilitated within the centre and annual events will continue to take place as and when. The Air Training Corps who are also currently on site will remain in place. Where possible we will work with them to complement and grow their current activities.

Facilities

In order to maximise the facility's capabilities, operational discussions took place with all permanent users and agreement was reached that subject to the activity, every dedicated space should be used flexibly when not in use by the permanent user. This would ensure maximum use of the building at all times by the community.

Development Management

Within the centre there are a number of spaces and these will now be described. A plan of these spaces can also be seen in appendix 1.

Large community hall – Suitable for worship, childcare facilities and general community activities and en-suite office space. The church space is the second largest enclosed room in the centre which can be opened up via partition doors into possibly the largest hall in Edenbridge.

Large community hall – Suitable for class rooms, functions, productions and dedicated to community uses. Partition doors allow reconfiguration of this room according to requirements.

Medium community hall (A) – Suitable for [minor] activities such as Yoga, dance classes and the dance floor for wedding days, it is anticipated that this area will predominantly be used as and when by the YMCA for training purposes. Partition doors allow this room to shrink and grow according to requirements.

Medium community workshop (B) – Suitable for training and light manual works, it is hoped that this area will be dedicated space for the YMCA with en suite office space. Partition doors allow this room to shrink and grow according to requirements.

Café and community area – General open space for meal times and possible Sunday school location, with easy access to the garden. When not in use as a café the kitchen can be used by the community and for training purposes.

Kent Adult Social Services therapy and sensory rooms – Available to all the community for health and wellbeing.

Sensory room – Available to all the community for health and wellbeing.

Youth Club – By far the largest room in the centre, this will double up during the day to be used by Evolve and open for the young people in the evening to ensure maximum use of the space.

Foyer – A large open space for through-movement of users and a location for various activities. The area will make a statement via a ceiling which will arch up to the top of the building to create a well-lit, open and welcoming space. Within the area there will be a reception desk where staff will meet and greet users, a large library facility with a children's area and a bank of computers for internet facilities. The library will be a flexible space where bookshelves can be

Development Management

pushed back to accommodate various uses such as an art gallery.

Offices – There will be a number of offices around the facility the biggest of which will be the Citizens Advice Bureau area. Utilising a building for so many activities will ensure that any stigma of going into such a dedicated facility will no longer be the case. Flexible office space has also been incorporated to allow for various surgeries to take place as and when.

Kitchen – There is another kitchen space large enough to cater for functions and to serve the dedicated staff and users of the community facility. This is immediately adjacent to the medium community hall A to allow for a servery for use during functions.

Storage – Numerous large, medium and small storage areas have been incorporated into the facility to ensure adequate storage facilities especially for large events.

Outdoor space – a large outdoor space has been provided for play, rest and reading purposes.

Toilets and changing facilities – There are five toilets in the new proposals, this is up from four in the previous design following guidance on the Health Safety and Welfare regulations. There is also a dedicated baby changing facility and a multi purpose changing room.

Other comments

The proposed community centre achieves the joint objectives of accommodating current user groups and at the same time, providing enough built-in flexibility for future changes of use. The foldable partition walls allow for easy reconfiguration of spaces into extra large, large, medium or even small spaces. The building has a wide variety of possible functions and will be built in such a way that adaptations can be made at a later date if necessary. The building is fully DDA compliant and the final plans will go above and beyond the requirements of the Disability Discrimination Act.

Given the local concerns around flat roofs, the new centre will have a pitched roof with tiles. This will ensure long term maintenance costs will be reduced for tenants and allows the South facing side of the building to incorporate photovoltaic panels, rain water recycling and other environmentally friendly devices.





We firmly believe the only way that the regeneration of this part of Edenbridge can be achieved is with the full participation of the local residents, other community groups as well as the elected members and officers of the council in the design, delivery and management of the project. The local involvement through the focus groups and steering body is established and it will be important to continue this high level of involvement to ensure a successful scheme.

We are proud of our record on working closely with the local community and local authorities, adopting a proactive approach and maintaining good relationships.

Establishing the team & relationships

With resident and community engagement integrated from the start we will work to establish relationships with the user group and build on the work that has already been done. We will build on the structures and dynamism that have brought the project this far.

We'll work from day one at building this group and establishing trust, respect and understanding on all sides. In any project there are decisions and choices to be made, and difficult issues to resolve at some point and we will make sure that these decisions are taken in conjunction with residents and the other stakeholders.

Establishing a local presence

Our regeneration team which will dedicate resources from the resident and community liaison team which will have a local presence from Day One, situated alongside the delivery team although located discreetly. This will send a clear message that change is underway and start to build confidence among residents in the project and the team. Where issues do arise (as they always do) having the team onsite, and available out of hours on the 0800 number, means that key people will be there to listen and sort out the problems there and then.

In the start-up phase the team will concentrate on communicating the practicalities, establishing clear lines of communication and helping to develop community development programmes including

- work with local schools particularly on health and safety messages
- work placement opportunities
- apprentices
- other training opportunities, for example, through the construction training initiatives

- development of resident activity programme in partnership, from what we have developed elsewhere this could include:

- graffiti hoarding art projects
- litter picking days
- coffee mornings
- BBQs
- community events
- careers and recruitment days
- photograph competitions to record the changes during the development period

Keeping everyone in touch

We understand that residents have busy lives and other priorities and cannot always attend formal meetings, or deal with things in office hours, so we will work hard at providing more informal and "armchair and doorstep" feedback mechanisms so that we hear the views of residents.

We know how important good communication is in keeping everyone up to date with progress and building consensus and momentum. We'll start off with a Meet the Team session which will include our delivery team so residents and local members get to know who they'll be working with.

We'll follow this up with a range of other communication methods which could include:

- creation of a website with publication of regular newsletters
- one-to-one meetings with residents and other local stakeholders
- regular briefings and updates for neighbours and other stakeholders
- liaison with ward members
- features in other's newsletters/magazine
- open days and evening or weekend meetings for convenience effective and regular media relations with the local newspapers

A host of other consultation and engagement tools and processes will be considered and implemented as required.

Listening and learning

One of the best sources of feedback will be from residents. Their ideas and comments, however small, will be one of the main ways we ensure we are getting our processes and products right. We will therefore make sure that we set up appropriate mechanisms for receiving this feedback – formal and informal – and learning from it.

In summary our approach is:

- Get started early to get the best effect
- Be clear about the aims and objectives including recognition of what has already taken place in the area and what already exists
- Involve the right people by profiling communities we are working within
- Involve other agencies who can work alongside our activities to help broaden the outcomes
- Set effective ground rules with the community and other agencies
- Have a robust delivery plan with realistic timescales and adequate funding but also effective risk management
- Consider different models of community engagement depending on the capacity of the local groups.
- Have a clear communications strategy for the project and publicise through identified channels of communication
- Be flexible about when to exit and hand over to the community
- Set milestones and measure success through feedback



Schedule of Accommodation

The proposals comprise the redevelopment of the site for a community centre and residential development comprising 40 dwellings and associated landscaping and highway works.

Eden Valley School was closed in the summer of 2002. Since this time, various local community groups have used some of the buildings on the site. Discussions between Kent County Council (KCC) and Sevenoaks District Council (SDC) regarding the redevelopment of the site for a community centre and residential dwellings began in 2003.

As stated above, following the closure of the school in 2002, some of the school buildings have been used by various local community groups and support services. These include:

- **All Sorts** – After school and school holidays club for children aged 5-15;
- **Evolve** – Facility for adults with learning difficulties;
- **Older Lifestyle Group** – facility for the elderly meets once a week;
- **KCC Youth Service** – Facility operates four times a week after school plus some weekends and school holidays. The Youth Worker and his bursar take responsibility for the management of the existing community facility on behalf of KCC;
- **KCC Adult Education** – Approximately 10 classes a week including IT, dance, yoga and crafts;
- **Eden Church** – Currently uses an office at the school;
- **Family Welfare Association** – Currently have two large rooms and meet 5 days a week, providing support to local families;
- **Edenbridge Volunteers** – Use and office at the school;

The area surrounding the site is predominantly in residential use. To the opposite sides of both Station Road and Four Elms Road are well-established areas of residential development of mixed tenure.

Residential properties that are located to the west of the site are of varying styles including 1930's semi-detached villas and 1960s/70's detached houses.

The total size of the application site is 1.8 hectares. The permitted scheme also covered 1.8 hectares of the school site.

A total of 40 dwellings are proposed. The proposed mix of type and tenure of the houses is as follows:

Private Sale Dwellings

2 no 4 bed 8 person houses with single garage
9 no 4 bed 7 person houses with single garage
6 no 3 bed 5 person houses with single garage
1 no 2 bed 4 person house with single garage
2 no 2 bed 4 person houses

20 no. total

Affordable Units – Shared Ownership

4 no 3 bed 5 person houses
4 no 2 bed 4 person houses

8 no. total

Affordable units – Social Rent

2 no 4 bed 6 person houses
4 no 3 bed 5 person houses
6 no 2 bed 4 person houses

12 no total

Proposed Footprint

Community Centre	1400 m ²
Refuse Area	12 m ²
Garden Store	REMOVED
Total Area	3993.3 m²

It is considered this mix best meets the housing needs of those people in Edenbridge and the surrounding area. The council's housing department have requested two wheelchair accessible affordable units on the site. These are the 2 no 4 bed 6 person houses (Plots 33 & 34).

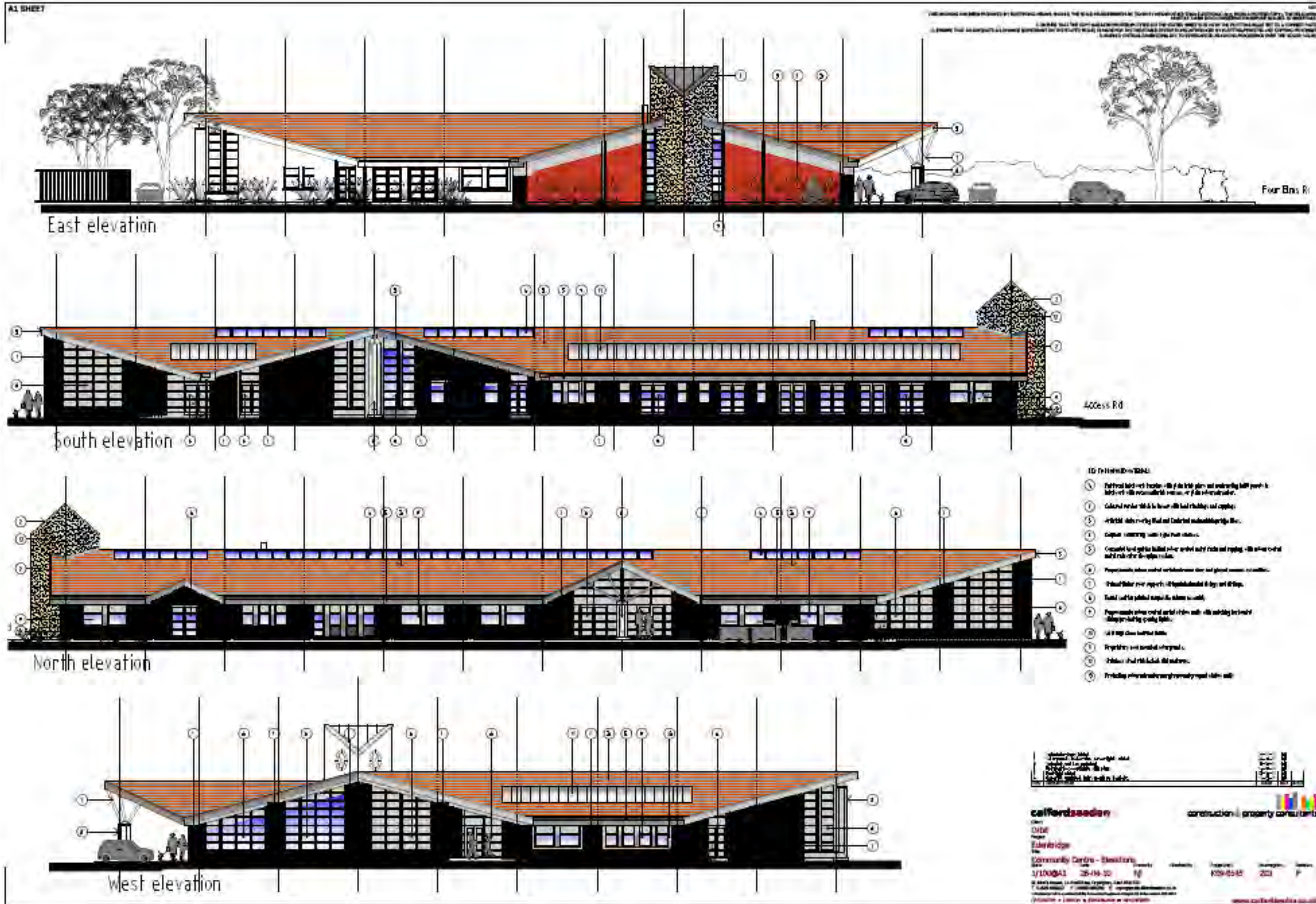


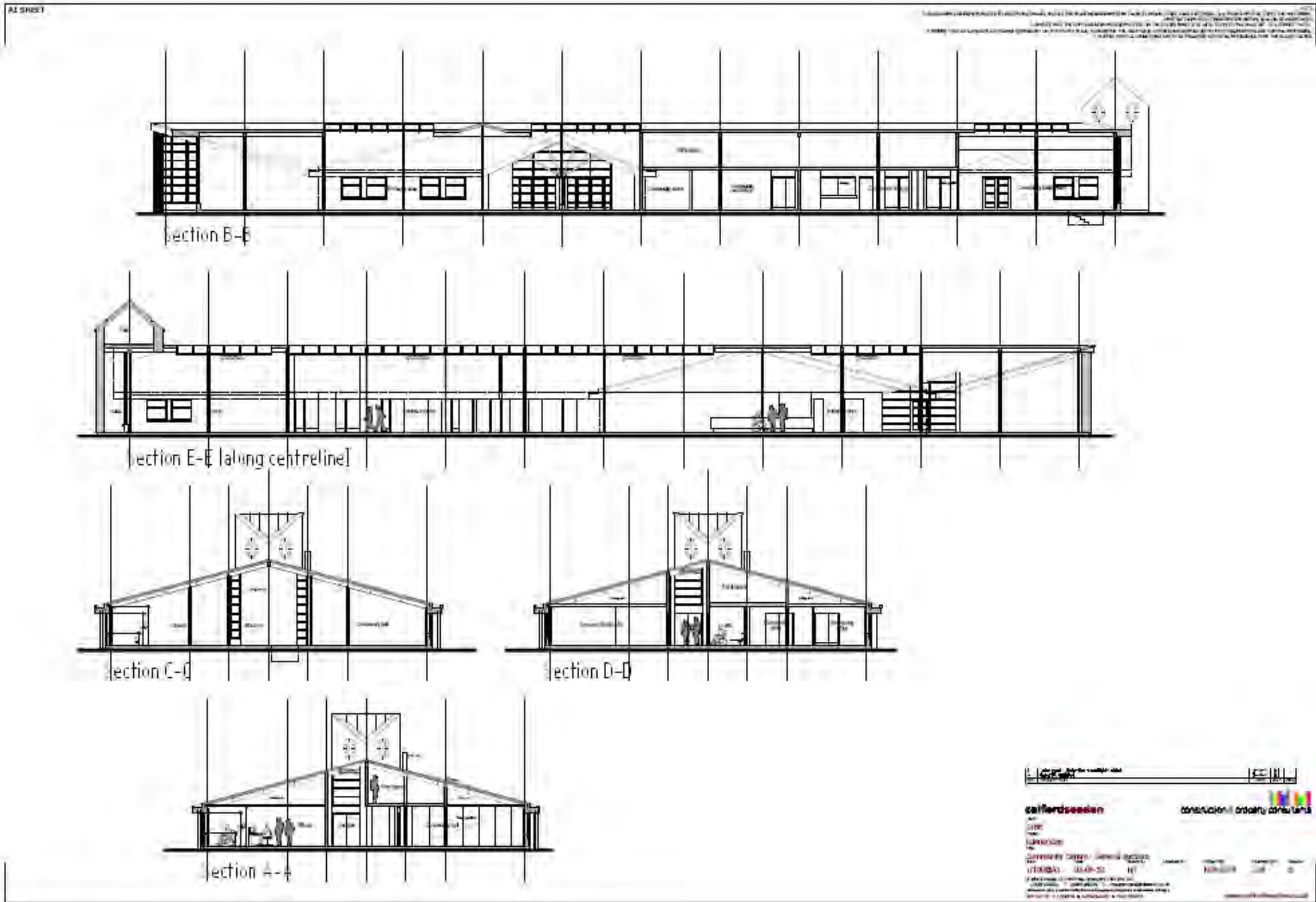


Plans/ Sketches - Site Layout



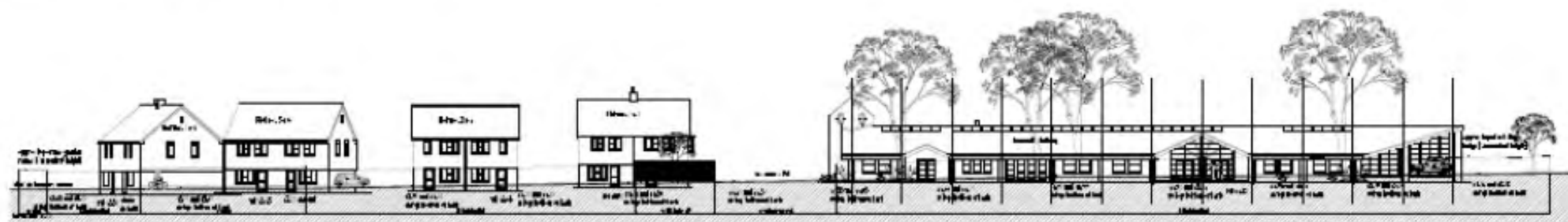
Community Centre





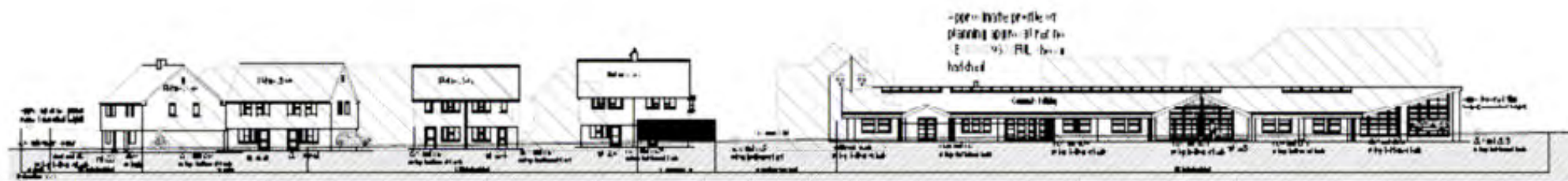
Sections

Section Along Four Elms Road



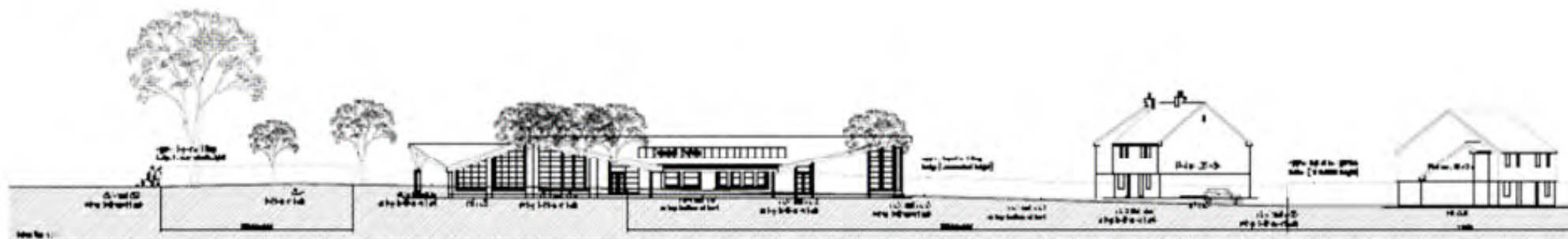
Section D-D (along Four Elms Rd)

Section Along Four Elms Road With Approved Scheme Outline Indicated



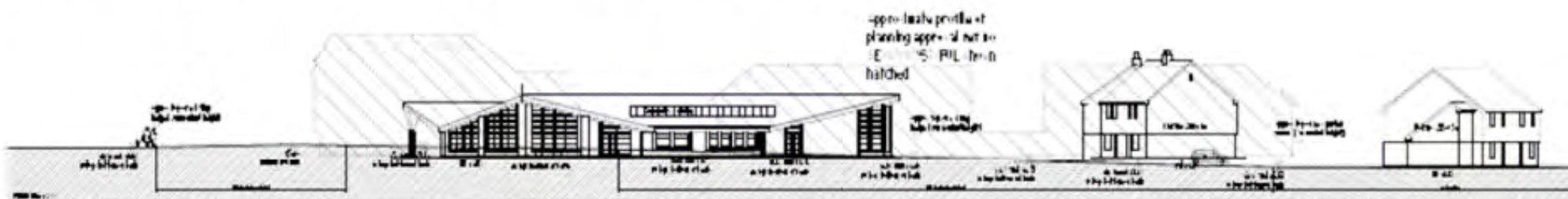
Section D-D (along Four Elms Rd)

Section Along Station Road



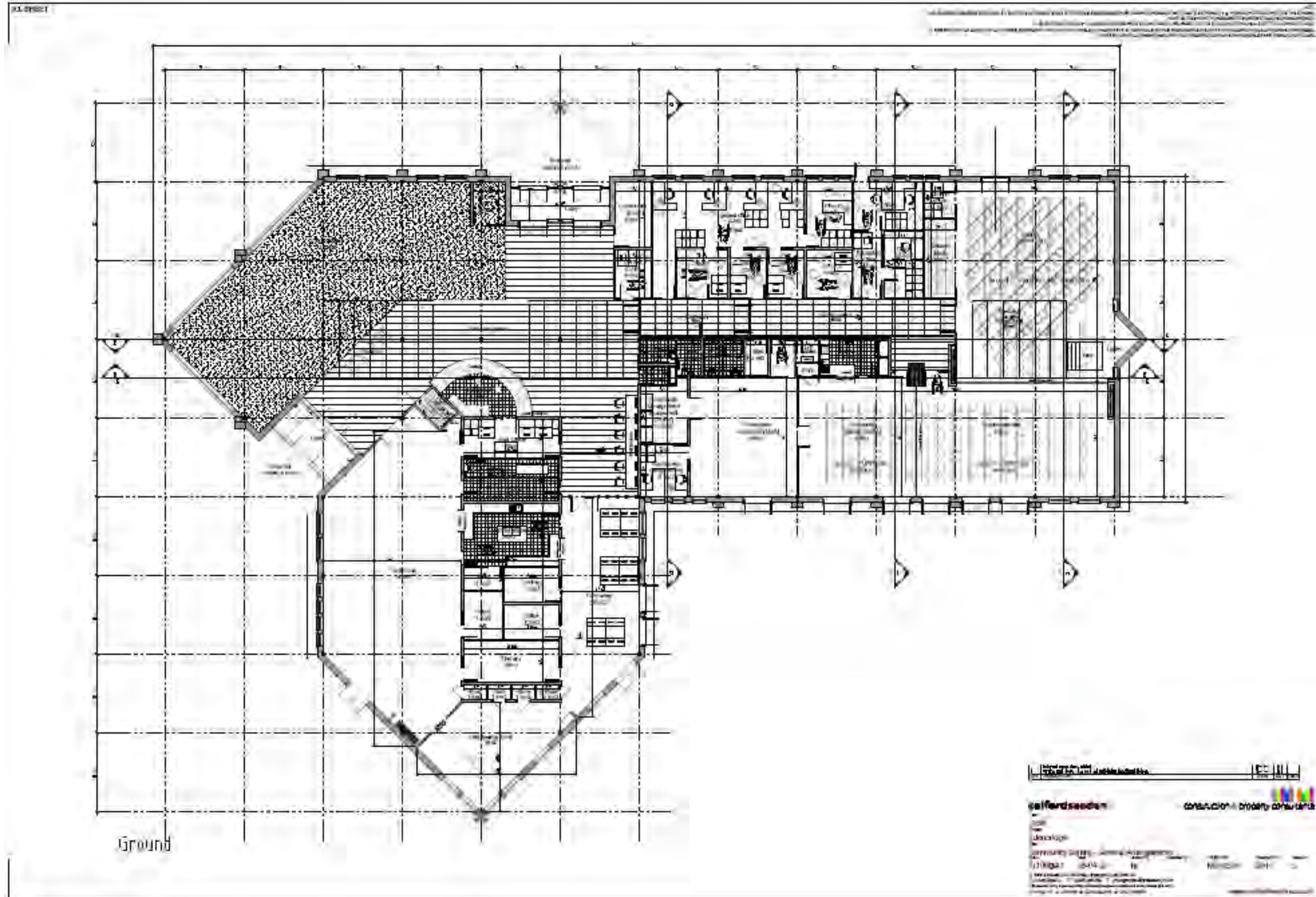
Section C-C (along Station Rd)

Section Along Station Road With Approved Scheme Outline Indicated



Section C-C (along Station Rd)

Floor plan of Community Centre



Aerial Photograph of Site and Surroundings



Photos

Panorama north - west side apex



Panorama from Station Road



6

Panorama North - East from within school site



Design Concept

Block Footprints

The total footprint of the proposed development including the community centre, residential dwellings, and refuse area will be 3993.3 m². The development proposals will result in a reduction in the area of buildings on the site, ensuring that there is no negative impact on the openness of the Green Belt.

The Community Centre - Layout of Development

The proposed location of the community centre in the north-west corner of the site, has been chosen so that it is both visible and accessible from the focal junction of Station Road and Four Elms Road, locally known as Spitals Cross. This area has been identified as the activity hub of the site, with a focal emphasis from the junction of the two approaches to Edenbridge. With the railway bridge a little further down Station Road, this is a concentrated major access route to the town centre. Advantage is therefore, to be gained by erecting some form of public art on this major route, which will locate and provide an identifiable location for this community facility.

In the north-west corner of the site, slightly set back behind parking facilities this location will ensure maximum exposure of the new community centre to passing traffic. The main front entrance will face due north to allow for an easy understanding of the site layout and access points. The community centre will be planned around a central open space and internal streets with clear signage will link the building together. The community centre will be a single storey building of modern design with a pitched roof, which maximises use of natural sunlight into the facility. Green technologies such as air source heat pumps, rain water recycling and photovoltaic cells and/or solar panels will be placed on the south facing side of the centre to make sure the building is sustainable, has a reduced carbon footprint and lowers the long term running costs to the community users.

Internally, the community centre will provide space for a number of uses. The largest of which will be an open plan area that may accommodate a cultural space, café area and a community help/consultation area. There will be a variety of small, medium sized and large flexible rooms available to community groups on an hourly rate basis. In addition to this, there will be a faith room for use by the Baptist Church that can also be expanded via flexible walls to cope with larger services.

Youths will have a large presence via a conjoined Youth Club and Adult Social Services area for adults with learning disabilities.

In addition to these facilities, there will be an ancillary office, storage space, kitchen and toilet facilities. More details about the use and management of the proposed community centre will be provided at a later date.

At the back of the community centre will be a garden which will contain seating areas. Trees and shrubs will ensure adequate shading to these areas. This will allow users to have a small recreational area for breaks.

At the front of the centre the visual impact of the parking area will be minimised from the main road and Four Elms Road via landscaping works.

The linear approach to the layout of buildings has been adopted as it allows for building mass to be broken up by creating opportunities for landscaping along the road fronts in order to respect its location on the edge of the Green Belt.

Furthermore, the proposal for a public square space outside the entrance to the community centre has been removed given the propensity for it to attract vandalism and anti social behaviour to the area. Instead this has been replaced with a secure garden area to the back of the facility.

The possible retention of the sports pitches and access to open space to the east (although not part of this application) will provide opportunities for outdoor sport and outdoor recreation for the local community while ensuring the continued viability of the neighbouring leisure facility. The movement of development west towards Station Road provides the opportunity for the landscape of the more sensitive eastern end of the site to be enhanced and opened up due to the removal of the vacant school buildings.

It is considered the layout proposal will have no greater impact than the existing development on the openness of the Green Belt, but contributes to achievement of the objectives for the use of land in Green Belts.

The school buildings, by their nature are more continuous and compact than housing, which involves smaller units separated by gardens and ancillary hard surfaces. The gaps between the proposed new buildings help reduce impact and also provide opportunity for soft landscaping.

Scale of Development

The existing school buildings, which occupy the site, are at a maximum two storeys in height. The development proposes to maintain this established height of two storeys across the site.

These proposals intend to take advantage of this corner by the introduction of a public work of art with the aim of providing an important focal point of legibility on the junction of Four Elms and Station Road. It is anticipated that this public work of art will take up the theme of Spitals Cross, a place of refuge, identifying the community building and access to the open countryside/Green Belt.

By limiting the proposals to no greater than two stories, thereby, respecting the height of the existing school buildings, it is considered these proposals are more respectful to the Green belt and it's visual amenities while securing visual improvements to the character and appearance of the area.

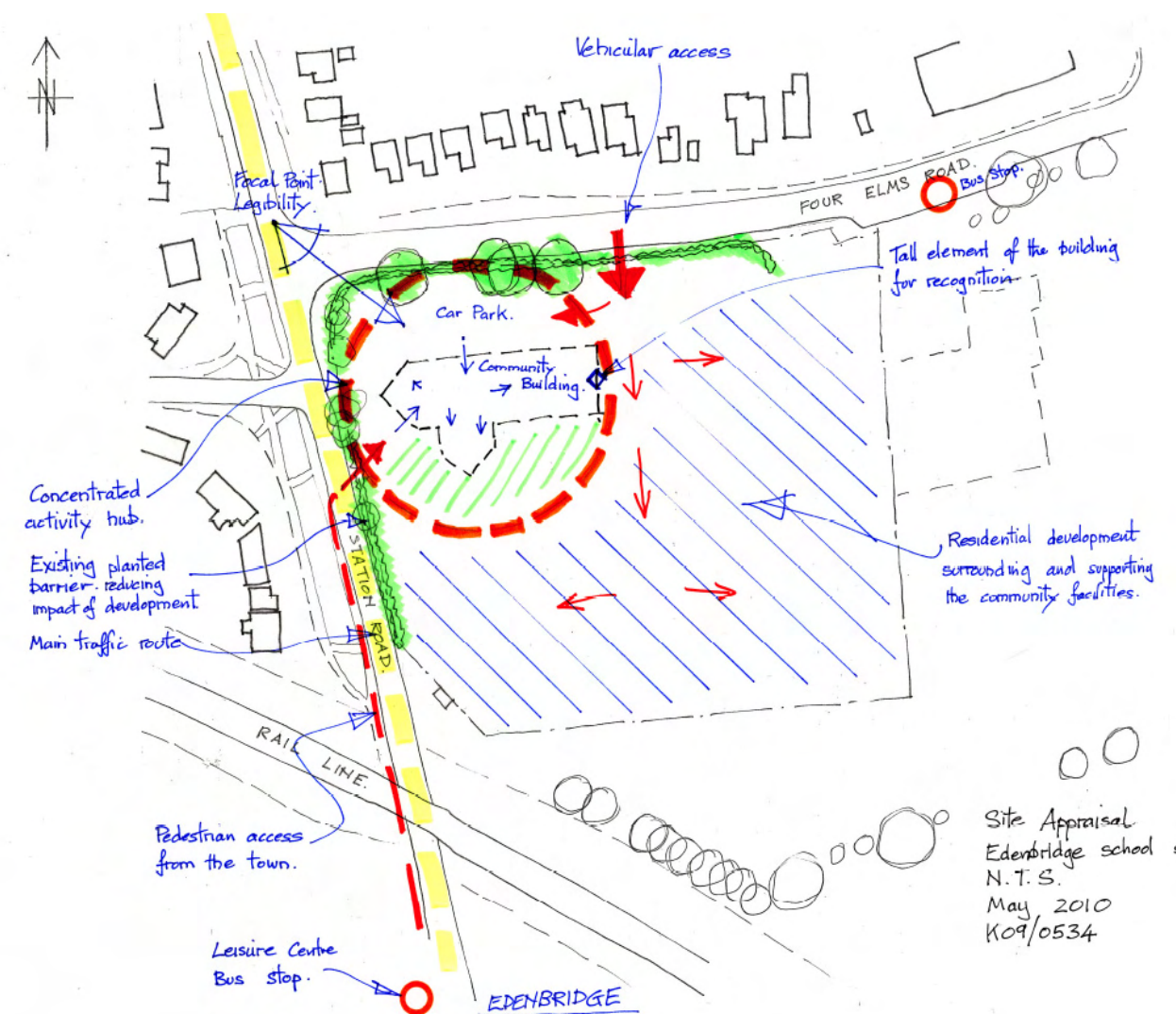
Appearance

The character of the site is currently of a mid 20th century secondary school and its grounds with a building complex in its centre with associated playing grounds around the outside.

The proposals consist of smaller size dwelling units being predominantly semi-detached and detached properties, evenly dispersed around the site. The community centre is inherently a larger building by the nature of containing a number of differing facilities. However, the community building is single storey in height with a Foot Print of 1400 m² is a little larger than one third the size of the existing school building.

Highway works and parking

The proposed development will be served by a new vehicular and pedestrian access road from Four Elms Road. The existing main entrance to the school will be closed up. It is proposed that the highway areas on the site will be a 20mph speed restrained zone. Footways and pedestrian paths will be segregated





from the highway with a number of designated crossover points across the site. New pedestrian accesses from Station Road will be provided at the southern end of the site. A new footpath is proposed along the boundaries of the site on Station Road and Four Elms Road linking up with a new informal crossing on Station Road. A footpath is proposed from the main entrance to the site leading eastwards to meet an existing footpath to provide pedestrian access from the overflow car parking on the ATC site to the community centre.

Parking for the community centre will be to the front of the property in order to minimise the impact of traffic movements on the neighbouring houses. The area will have soft landscaping incorporated and a turning area. In total 48 spaces will be provided in the formal parking areas with four dedicated DDA spaces near the main entrance plus one space for a minibus. As stated above, overflow parking will be permitted on the ATC site. Cycle parking facilities for 10

bicycles are to be provided close to the entrance of the community centre. A dedicated refuse store will also be provided.

The majority of the parking for the residential development will be within the residential area either as an integral garage allocated space. Visitor parking for the residential units will also be available within the residential curtilage. In total, it is proposed to provide 1 allocated or integral space and 1 visitor space per unit.

Access

The overall intention of the new development is to design and create a community centre that will meet the diverse needs of the area to ensure that the scheme is a success. In doing so, the design process has looked to maximise the inclusiveness of the built environment to ensure it is usable and appealing to everyone regardless of age, ability or circumstance.

Through a series of consultation processes with internal and external stakeholders including town and borough council, barriers to access were removed in order to promote social inclusion through the use of good design principles. As the community centre will include a Gateway facility, the design aspect has been based on the Gateway's Design Brief which goes above and beyond the requirements of the Disability and Discrimination Act (DDA) (1995) and DDA amendments 2005.

The site topography lends itself well to the proposed scheme and as such there are a few limitations or constraints in making the facility fully DDA compliant.

The design will ensure that each entrance will have a level access to the point of entry and no steps or ramps are required throughout the facility due to the level nature of the site.

In addition, the development will comply fully with Part M of the Building Regulations and there will be provision of induction loops in all community rooms, main foyer and dedicated areas for the hard of hearing.

The B2026 and B2027 both straddle the site and are important transport corridors providing bus routes and other public transport routes serving the development. Bus stops exist to both Station Road and Four Elms Road. The site has good access to both roads and pedestrian routes which then link to all access and entry points within the development. As part of the development there will be a new pedestrian footpath to Station Road, this will help link the Community Centre with the southern part of the town.

Vehicular access to the site remains in the same location as the grant of planning permission 29 July 2009, Ref SE/07/01932/FUL, being from Four Elms Road.

Car Parking

As stated above, four parking bays for disabled drivers are provided for within the main car park and there is ample parking for the remainder of the users including spaces for loading and unloading.

Signage

Signage throughout the community building and externally will meet DDA compliance regulations and wherever possible, written information will be supplemented with pictograms or symbols. Braille signage will be available internally as required.

Pedestrian and Cycle

The pedestrian approaches to the entrances are level and Cycle parking is provided within the site. Due to the location of the development in relation to other uses within close proximity of the local centre and surrounding residential areas, excellent opportunities are afforded for pedestrian and cycle trips.

Approach/Entrance to the Community Centre

Entrances will be level, have flooring of slip resistant materials and be kept free from tripping hazards. The entrance doors are wide enough to accommodate a wheelchair.

Door furniture will be contrast in colour and luminance with the door.

Adequate colour and tonal contrast between Wall, Floor, Ceilings and Doors will be implemented throughout the building.

Circulation

The design and selection of materials for finishes will follow Gateway's Design brief which goes above and beyond the latest best practice guidance in terms of widths of corridors and doors, manoeuvring spaces, surface finishes to walls, floors and ceilings, colour and luminance contrast and lighting.

Furniture

The centre furniture will be fully DDA compliant and this will include among others a reception counter with lower counter top, kitchen areas with height adjustable counters and low-level light switches and sockets and a fully fitted changes places facility with adult sized wall mounted changing bench and ceiling track hoist.

Evacuation and Means of Escape

In an emergency, all users will evacuate through the various fire exit doors. These doors will also have a level exit to facilitate easy escape.

An alarm system will be installed in each unit to comply with Part B of the Building Regulations.

Fire engines will be able to reach any corner of the community centre site from within the car park.

Landscaping

A landscaping strategy has been developed by Lloyd Bore and is explained in more detail in the Landscape Appraisal and Ecology Scoping Survey. In summary, the proposals will retain the existing mature oak trees and hedgerows except where gaps are required for new access points. Hedge planting will also be



reinstated and renewed where necessary, and planting will be used to create new street frontages. Car parking areas will utilise sequences of surface textures and colours and soft landscaping. Planting will use native species of plants and trees and foster diverse habitats for wildlife.

Summary

It is considered that the mix of housing type and tenure better meets the local housing need. This planning application is made following detailed discussions with the eventual users of the community centre and thereby reflects more closely the needs of the future user groups of the site.

The proposed development will result in a reduction in the area of buildings on the site, ensuring that there is no harm on the openness of the Green Belt.

Context

The site lies on the junction of Station Road and Four Elms Road in the Spitals Cross area of Edenbridge, roughly 5-10 minutes walking distance from the centre of the town. Spitals Cross is an historic aspect of Edenbridge, which is to be identified within these proposals in the form of public art. Edenbridge has two mainline stations which are located within close walking distance of the site. Edenbridge Station, to the south of the site provides services to London. Edenbridge Town railway station provides services to Oxted, Uckfield, Redhill and Tonbridge.

The site is bound by Station Road to the west and Four Elms Road to the north. Station Road (B2026) comprises a major travel and access route to and

through the town of Edenbridge. The south-west corner of the school site is bound by the railway embankment. The site abuts areas of open land to the south and to the east.

The existing school buildings are located to the centre of the site. The buildings were built in the 1960's and display little architectural merit. They are of one and two storeys in height. It is proposed that the new houses and community centre are located to the north-west section of the school site close to existing development in Edenbridge. When the school buildings are demolished and returned to open space, this will meet the existing areas of open land to the south and east.

Substantial screen planting in the form of trees and hedging exist along the boundary of the site to the highways. Many of the trees to this location are mature. In light of this, a Tree Survey and Tree Protection Plan accompany this planning application.

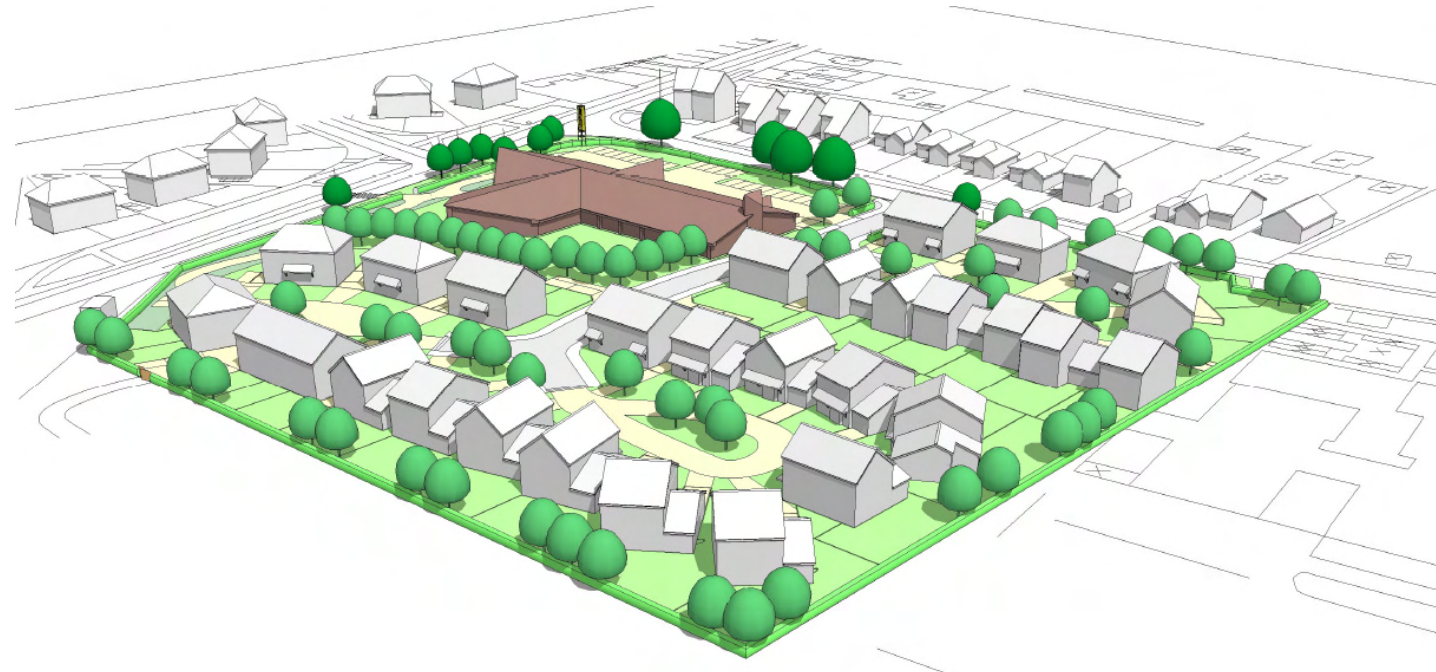
There are currently two existing vehicular accesses into the site that are both taken from Four Elms Road. The main entrance leads southwards to an area of hardstanding used for the parking of cars. The other entrance into the site lies opposite Fircroft Way providing access to the sports fields and Air Training Corps (ATC) huts. The site is generally flat.

As stated above, following the closure of the school in 2002, some of the school buildings have been used by various local community groups and support services. These include:

- **All Sorts** – After school and school holidays club for children aged 5-15;
- **Evolve** – Facility for adults with learning difficulties;
- **Older Lifestyle Group** – facility for the elderly meets once a week;
- **KCC Youth Service** – Facility operates four times a week after school plus some weekends and school holidays. The Youth Worker and his bursar take responsibility for the management of the existing community facility on behalf of KCC;
- **KCC Adult Education** – Approximately 10 classes a week including IT, dance, yoga and crafts;
- **Eden Church** – Currently uses an office at the school;
- **Family Welfare Association** – Currently have two large rooms and meet 5 days a week, providing support to local families;
- **Edenbridge Volunteers** – Use an office at the school;

The area surrounding the site is predominantly in residential use. To the opposite sides of both Station Road and Four Elms Road are well-established areas of residential development of mixed tenure.

Residential properties that are located to the west of the site are of varying styles including 1930's semi-detached villas and 1960s/70's detached houses.



The Process

1. Stakeholder Team

Working in partnership will be essential to meet the operational needs as well as the development aspirations. Therefore, joining via stakeholder group, comprising residents and representatives from the wider community, will be essential and we would insist on regular meetings and communication throughout the project. Delivery on time whilst minimising disruption will be a key aspect of this project.

3. Consultation and Involvement

Involving the wider community will be essential to establish confidence and support for the proposals. We would recommend a joint approach to communication. To support the development you might like to consider the viability of delivering additional community benefits through links with local schools and colleges, with particular emphasis on health and safety and sustainability, practical projects such as graffiti art projects for the hoards or other community projects, involvement with sports activities and training placements, which can be assessed at an early stage.



5. Mixed-Use

Bringing together residential and community uses will support a vibrant community. Our mixed use developments are residential-led although deliver community, educational, health and commercial spaces.

2. Minimising Risk and Expediting Process

We are well known for working in an open way with our clients and their advisors, during the early stages of a project to provide the most cost effective build solution, and programme. This ethos continues throughout the development period and our aim is total client satisfaction. We employ talented and experienced people who are highly motivated and enthusiastic in finding solutions to complex construction issues.



4. Sustainability Issues

We note the desire to consider the sustainability agenda and, over the life of the project, to deliver sustainable homes. Again, to gain maximum benefit, this issue must be on the agenda at the beginning of the process and be built into the project. Sustainability issues have been addressed on the following pages.



6. Training and Apprenticeships

Hill is committed to delivering on local labour, training, apprenticeship schemes and other community initiatives. Experience has shown that providing the constructor and the client liaison at an early enough stage of a given project, local labour, training, apprenticeship and employment initiatives make sound business sense. Our own management trainee programme is supplemented by apprenticeship schemes and local labour.

8. Considering Regulatory Frameworks

We have extensive experience of delivering to a wide variety of external regulatory frameworks, often structured with key milestones to trigger funding payments. This scheme will be designed and constructed to satisfy all necessary external accreditations.



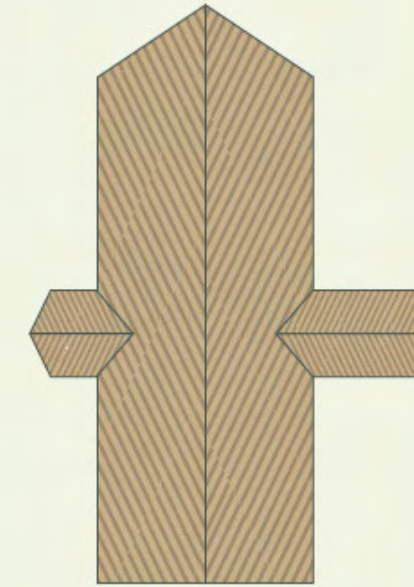
10. Health and Safety

Focusing on health and safety underpins the management of any of our projects. In-house and external experts support the project team to deliver safe sites. With an excellent record and a programme of in-house safety awards, this is a key priority for the partnership.



11. Delivery

With a zero defects approach, achieving quality build standards is the goal for the whole project team. Commitment post completion focuses the team on the long term customer satisfaction. We believe in delivering on our promises.



7. Project Management

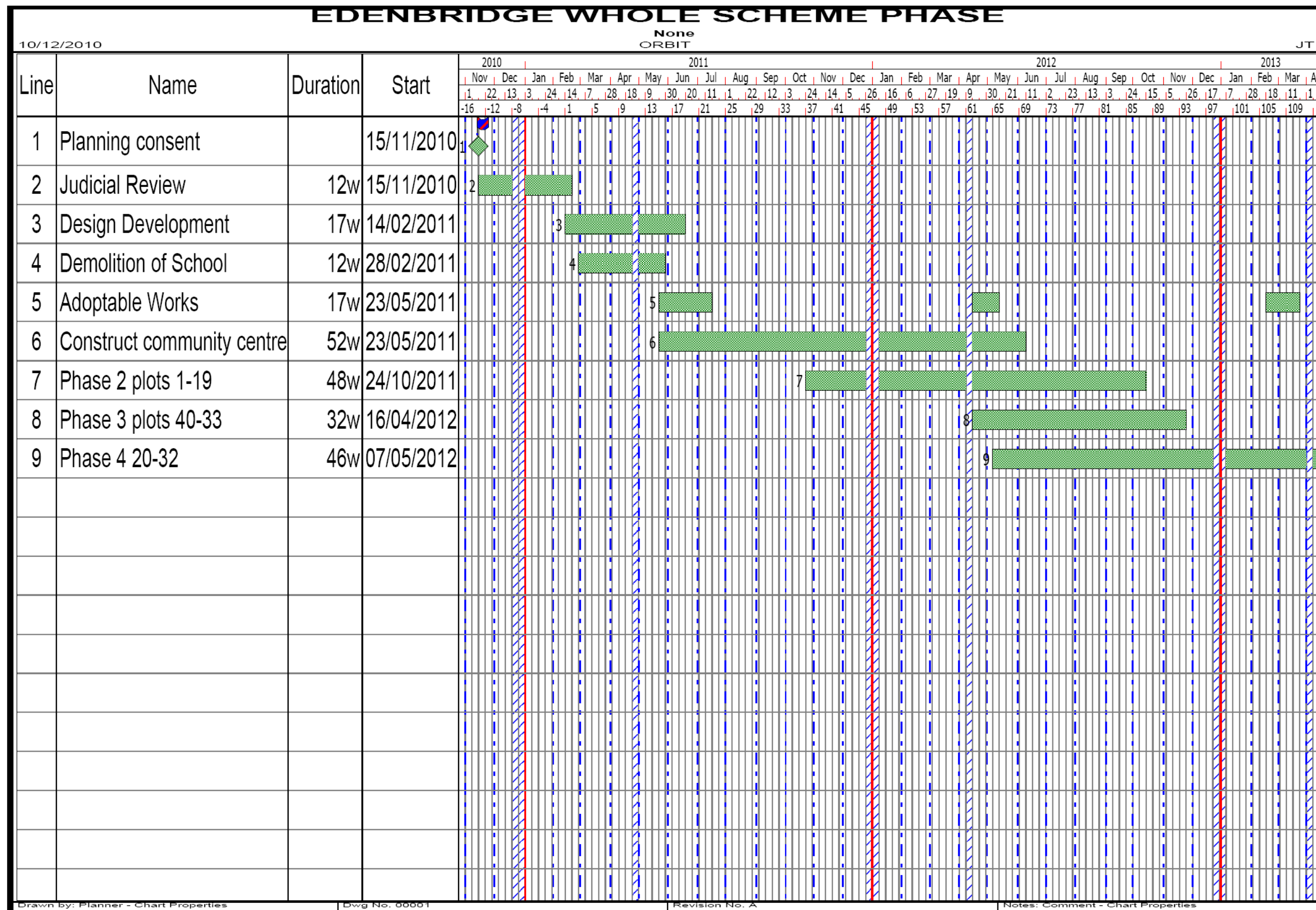
Project management is a key strength of the partnership and we assemble cross functional teams, not just for client projects although to develop wide ranging initiatives. For this project we would appoint a project director who will draw on a robust, integrated, tried and tested project management approach from our experienced team. With such a complex project, with so many stakeholders, excellent communication will be critical to the optimum outcomes. In addition, working in an open and transparent way will be vital for the success of the project.



9. Safe Neighbourhoods

Creating new communities where the emphasis is on the people means delivering safe and secure neighbourhoods. Our proposals will be influenced by needs to design shared surface treatments that manage conflicts between vehicles and pedestrians and meet the needs of the many children making frequent journeys on foot and on bicycles.



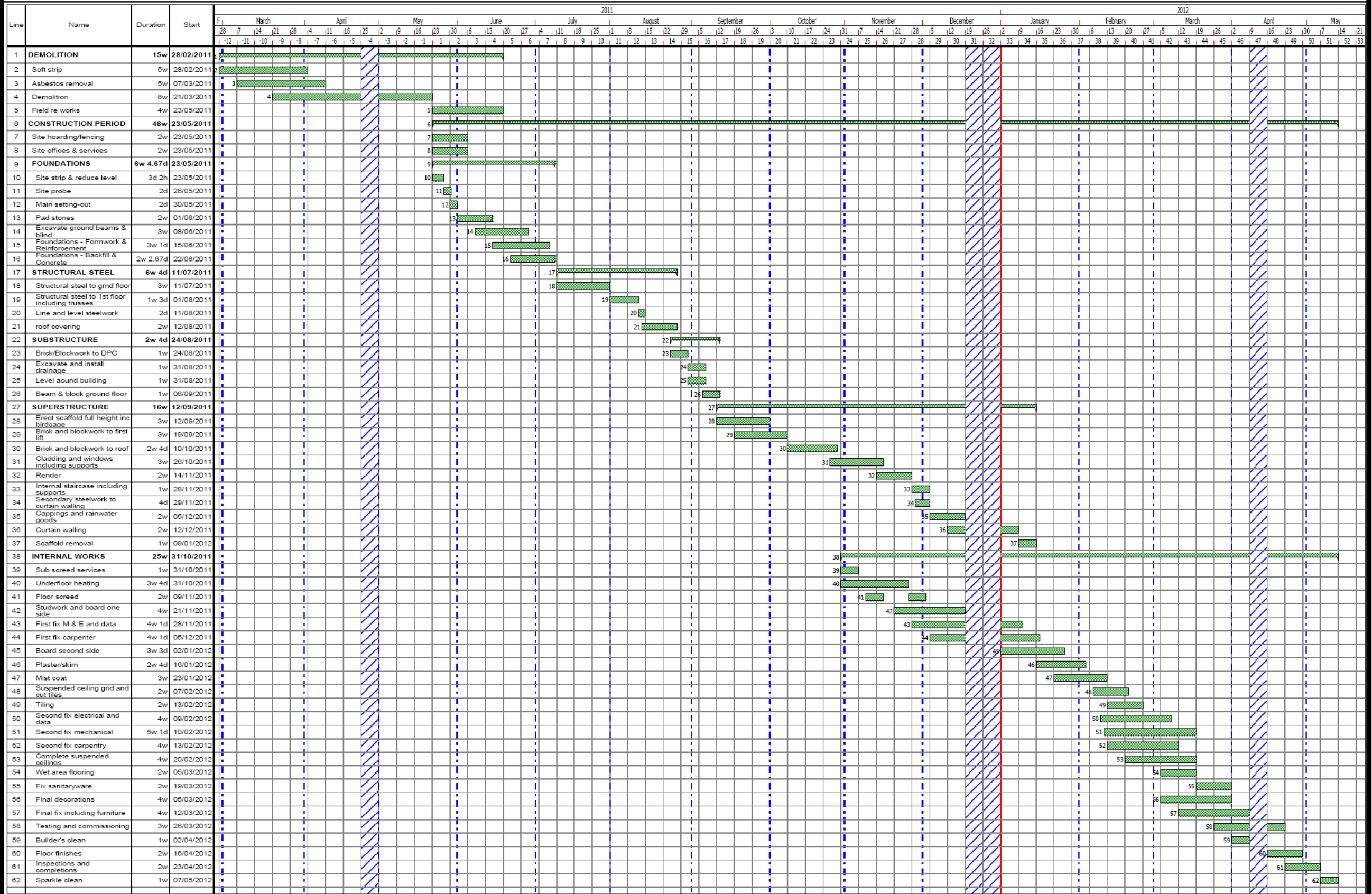


EDENBRIDGE COMMUNITY CENTRE

Root chart
KCC

10/12/2010

Contractor





Delivery Team

Details are given below of the Hill resource to be allocated to the project. They will be closely integrated with the other team members and supply chain.



Jon Thistlethwaite
Production Manager

Jon has worked in the commercial social housing and private sector on new build, refurbishment and listed building schemes for 24 years and has experience of many modern methods of construction. He has extensive site management and Jon will manage the delivery team which including design and technical staff, surveyors and site managers.



Chris Dunster
Contracts Manager

Chris has been in a management role within the construction industry for many years, one of his most recent contracts has included concrete frames up to 7 storeys with large basements, Chris who lives in the Kent area has also had experience of timber frame, light weight steel frame as well as traditional methods of construction. He has experience of both resident and commercial developments and is an asset to any team.



Steven Smith
Site Manager

Steven Smith is an experienced site manager who has been in the construction industry since leaving school in 1973, with knowledge of all aspects of forms of construction. He is responsible for running sites in a safe and professional manner and he has a good knowledge of building and encourages a strong team spirit with his colleagues and has a pro-active approach to his work. He has knowledge of the Kent area having spent much of his career working in the area as well as living locally.



Warren Sparkes
Sustainability Manager

Warren Sparkes has gained wide experience of the technical issues surrounding the development process. His training as a technical coordinator has put in place not only a thorough knowledge of the processes in term of design sequence, regulatory bodies, statutory requirements and working with third parties. Warren is responsible for keeping up to date with developments in the sustainability market and compliance with regulations. This involves assessing new products and methods and their suitability and cost effectiveness to meet Code for Sustainable Homes, Planning Legislation and any client requirements. Warren has been involved at developing schemes at Code Levels 3, 4 and 5 together with developing proposals for PassivHaus scheme.



Allan O'Brien
Commercial Manager

Allan O'Brien over 12 years experience working in the construction industry for a main contractor. During this time Allan has worked on many new-build schemes in the commercial, social housing and private sector with varying contract values.



Stuart Cassidy
Senior Surveyor

Stuart Cassidy, who lives in the Kent area, has been in the industry since 1997, he has gained both pre & post contract experience, also he has experience of subcontract procurement, interim valuations, cost/value reconciliations and the financial management of on-site projects. He has experience of residential developments both new build and refurbishment.



Mike Gent
Mechanical & Electrical Manager

After training as a plumbing and heating engineer, Mike Gent moved into design and estimating. His

practical experience has helped to ensure that all the projects he works on are designed and price to suit both the design requirements as well as construction issues.



Paul Dyster
Health & Safety Manager

Paul Dyster has worked for companies with up to £150m turnover on projects ranging from £50k up to £50m. He has more than 10 years experience and considerable knowledge of the plant and the groundwork industry, Paul has health and safety responsibility for all our projects.



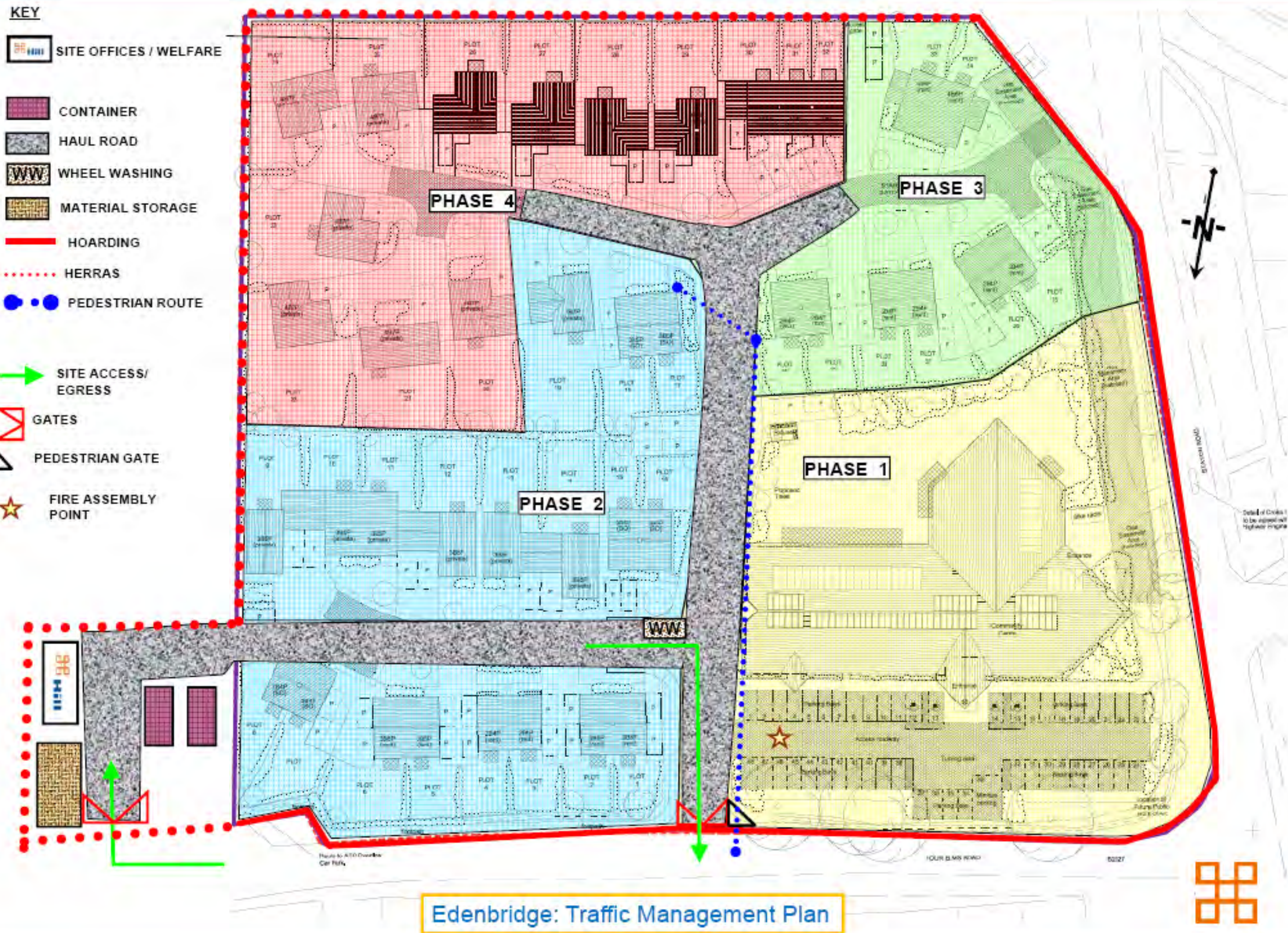
Lynne Bell
Resident Liaison Manager

Lynne Bell has led both community and resident liaison projects on a wide range of new build and regeneration schemes. And an RLM for 10 years, Lynne has worked on various London projects, including a partnering pilot with 1,500 residents. Previously she worked in facilities management and personnel. Lynne is heavily involved in all aspects of resident/community activities.



Steve Nastri
Customer Care Manager

Steve Nastri has worked in the industry 35 years, 11 of them running his own construction business and dealing directly with customers. His background is as a time-served apprentice carpenter-joiner. Steve's experience in both new build and regeneration projects covering both residential and other facilities contributes to our fast responsive maintenance service.





ISO 9001 / Health & Safety



CERTIFICATE OF APPROVAL

This is to certify that the Quality Management System of:

**Hill Partnerships Ltd
Waltham Abbey, Essex
United Kingdom**

has been approved by Lloyd's Register Quality Assurance to the following Quality Management System Standards:

ISO 9001:2008

The Quality Management System is applicable to:

Provision of new build, estate regeneration projects and refurbishment/decent homes and affordable housing schemes.

This certificate is valid only in association with the certificate schedule bearing the same number on which the locations applicable to this approval are listed.

Approval
Certificate No: LRQ 4005148

Original Approval: 1 November 2010

Current Certificate: 1 November 2010

Certificate Expiry: 31 October 2013

A. Gibbon

Issued by: Lloyd's Register Quality Assurance Limited



001

This document is subject to the provision on the reverse
71 Fenchurch Street, London EC3M 4BS United Kingdom. Registration number 1879370
This approval is carried out in accordance with the LRQA assessment and certification procedures and monitored by LRQA.
The use of the UKAS Accreditation Mark indicates Accreditation in respect of those activities covered by the Accreditation Certificate Number 001
Marked Revision 13



CERTIFICATE SCHEDULE

**Hill Partnerships Ltd
Waltham Abbey, Essex
United Kingdom**

Head Office

Waltham Abbey, Essex
United Kingdom

Activities

Provision of new build, estate regeneration projects and refurbishment/decent homes and affordable housing schemes.

Locations

Bicester, Oxfordshire
United Kingdom

Provision of new build, estate regeneration projects and refurbishment/decent homes and affordable housing schemes.

Dereham, Norfolk
United Kingdom

Provision of new build, estate regeneration projects and refurbishment/decent homes and affordable housing schemes.

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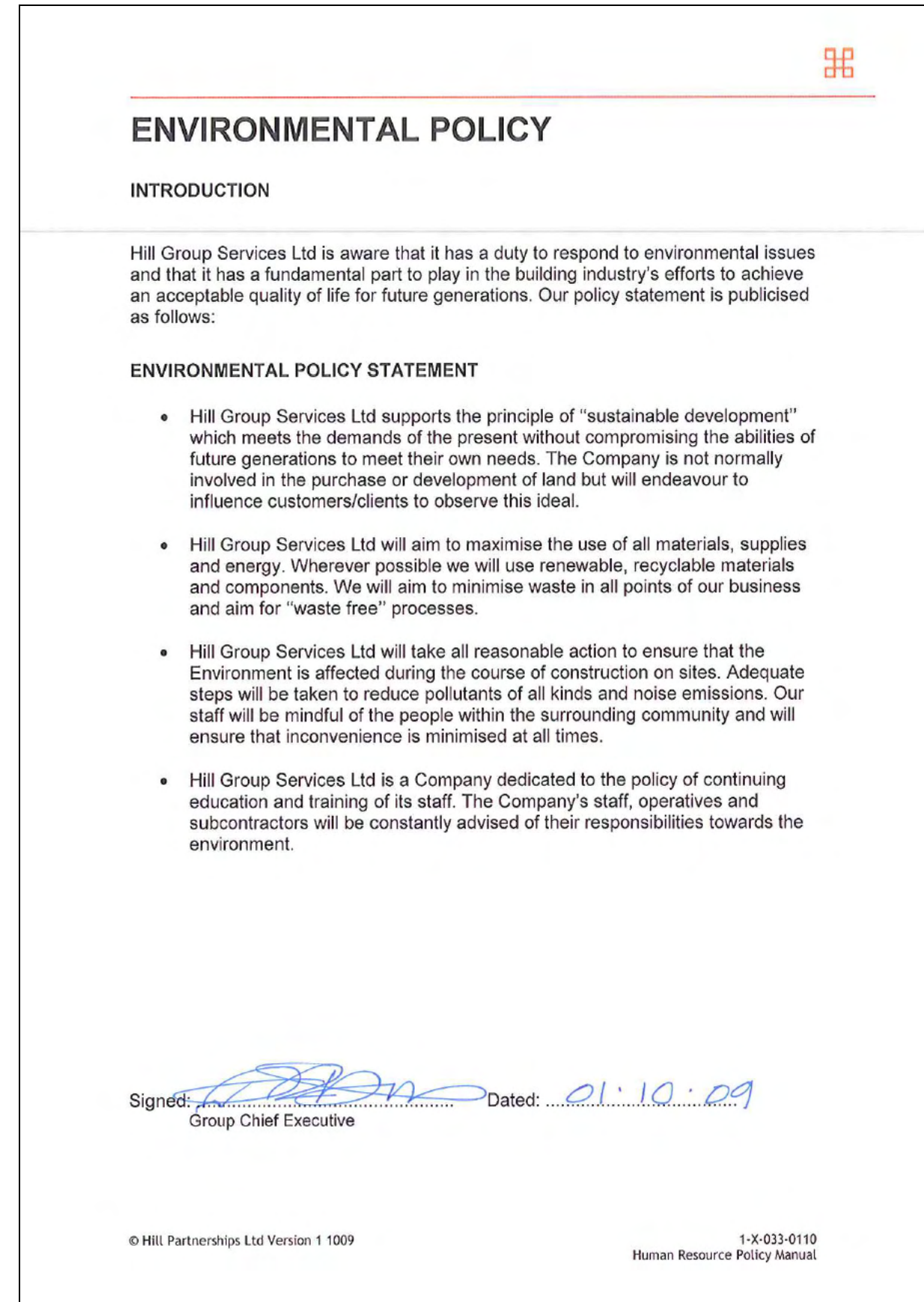
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Page 1 of 1



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Planning shapes the places where people live and work and the country we live in. It plays a key role in supporting the Government's wider agenda for social, environmental and economic objectives and for sustainable communities.

The legacy from any project is therefore critically important; not just the new houses, schools, offices and green spaces but also the skills transfer, community integration and minimal impact on the environment.

Across the total project at Edenbridge there is the opportunity to address these issues and, as the contractor partner on the project, we would make a significant contribution through:

- training – skills transfer
- schools programme creating integration opportunities to the new community
- job creation
- minimising environment impact

Skills transfer

Orbit and Hill are already delivering job and training opportunities on current projects. We have recently explored a range of opportunities to jointly meet the requirements of local authorities where we are working together.

Both organisations have the infrastructure in place to deliver everything from:

- programmes developing skills to get people into work, including interview and CV writing training
- short-term work experience programmes
- craft based NVQ courses
- trade apprenticeships
- management training programmes

Whilst the relatively small size of this development only creates limited opportunities to put a coherent programme in place, we would expect to integrate the opportunities with the rest of our development programme locally. This would create a robust programme and ensure that those with specialist skills can move from project to project as the programme moves on.

Hill has appointed a specialist training provider, Consign Construction Skills Solutions, as our partnered facilitator across the group to deliver Hill's Craft Apprentice Training Scheme (CATS).

CATS will provide craft apprentice training to applicants via a robust selection procedure to enable the individual to achieve NVQ Level 2, although the level of qualification is flexible in terms of the respective applicant's current achieved level of training and skill set.

This forms part of our group commitment to training and development across all aspects of the industry. Our scheme is diverse, and we do not only take first year apprentices, the age group can vary from 16 to 23 year olds and may consist of new apprentices coming into the industry for the first time, or indeed displaced apprentices who have unfortunately been made redundant or lost their previous opportunity of employment for varying reasons.

In the first instance Consign is liaising with regional colleges and employment centres to obtain suitable candidates, these individuals are interviewed by Consign and shortlisted in terms of suitability prior to being presented to Hill to undertake their induction including CSCS accreditation and ultimately a competency passport which will transfer with them through their apprenticeship.

The end goal of CATS is to complete the NVQ training level dependent on the apprentice, and as this is predominately a construction management business, our intention is to integrate the apprentice from full time employment with Hill into employment within our supply chain. The details will need to be fully discussed.

Education Programme

The programme would need to be bespoke but elsewhere we have delivered the following for younger children:

- Health and Safety awareness programmes on the dangers of building sites, including schools visits by the delivery team, and health and safety poster competition for site hoarding boards.
- Early site visits before development starts to map the original site. We have done this linked to site features and plant species elsewhere
- My new home – a programme of activities and visits built around planning new homes. Our programme at Cambourne included site visits, talk and activities including our architect partners around designing a new town (for older children) and drawing an ideal home (for younger children) with prizes.
- Sustainability programme to look at energy and water use, particularly including participatory activities, site visits and a play presentation.

For older pupils we will build on our experience of devising the curriculum for the first Construction Diplomas with the schools who were delivering the pilot programmes. This would include:

- Health and safety awareness programmes on the dangers of building sites.
- Programmed visits to see site progress.
- Programmed visits to consultant partners
- Activity days on site, sponsored by the supply chain to sample craft activities, including bricklaying, plumbing, electrics etc,
- A work experience programme attached to the site office
- A link into the apprenticeship scheme



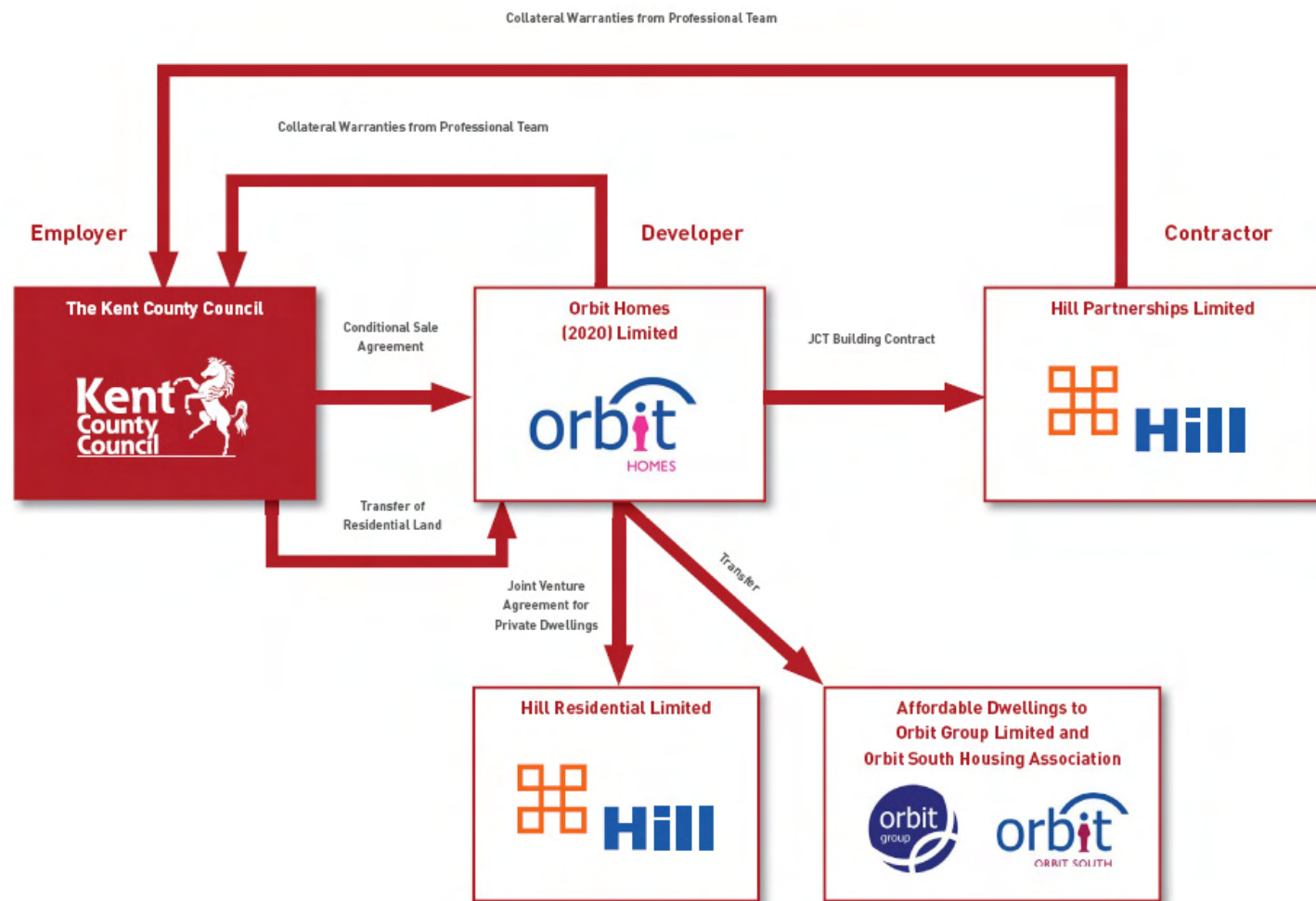
Financials

Legals

The proposed legal arrangement comprises a sale of the land from Kent County Council to Orbit Homes. Orbit Homes will simultaneously enter into a joint venture arrangement with Hill Residential, in the form of a Collaboration Agreement, to deliver the private for sale houses.

Orbit Homes will also be obligated under a separate Development Agreement to secure the delivery of the community centre. Hill Partnerships will be instructed by Orbit under a single JCT Build Contract, to construct the whole development, comprising the community centre, affordable and private housing, in accordance with the detailed plans and specifications.

Each party and its respective legal advisers have been working towards agreed forms of contract, and all legal documents should be engrossed and ready to complete the legal transaction in January 2011.



Risk Register

As discussed, the risks outlined within the risk register are addressed in the activities in the preconstruction programme, they largely relate to ongoing negotiations with 3rd party approving bodies and detailed design development in response to the planning conditions, and achieving a start on site in accordance with the phasing and construction programmes.

Eden Valley School Adam Boylin		Risk Register					Hill Partnerships Ltd The Power House Gunpowder Mill Powdermill Lane Waltham Abbey Essex EN9 1BN Tel: 020 8527 1400 Fax: 020 8501 8770			
Tender Ref DEC-10	Revision: C	Interpretation of Risk			3-6C Unacceptable	3-7 Unstable	1-4 Acceptable	Further Action	Price of Exclude	Estimated Cost
Item	Risk Description	Date	Probability (1-5)	Impact (1-5)	Total	Recommended Action / Comments	Further Action	Price of Exclude	Estimated Cost	
1	Gas mains to southern boundary in close proximity to nearby dwelling. Gas engineer may deem that dwellings are too close.	01/11/10	1	3	4	Trial pits required to determine exact location and depth in presence of gas engineer.	HPL	Exclude		
2	Proposed foul drainage connection to Station Road may need to cross existing gas main. Southern Gas Networks may oppose.	01/11/10	1	3	4	Liaise in road to be confirmed. May be possible to connect into existing sewer further south away from gas main - to be clarified. Alternative would be to introduce buried system.	HPL	Exclude		
3	Proposed SUDS system/works may be declined by Environment Agency.	01/11/10	1	2	3	EA has confirmed that they are happy with the Peter Brett proposals, but they do require formal submission. Remain as a risk item, pending third party approvals.	HPL	Exclude		
4	Next mitigation works may hold up progress on-site	01/11/10	1	2	3	Application for EPBM to be obtained. Can take approximately two months to attain. Any translocation required may not progress until March.	HPL	Exclude		
5	Discovery made during archaeology works	01/11/10	1	2	3	Progress desk-based assessment. Scope for additional works to be clarified.	HPL	Exclude		
6	Drainage from adjacent ATC building potentially discharging onto site. Diversion costs may be incurred.	01/11/10	2	2	4	Tracing/GCT / survey to be progressed.	HPL	Exclude		
7	Contaminated land uncovered during additional BI works to oil tank under school building. Remediation works required.	01/11/10	2	3	5	Progress additional works at earliest opportunity. Agree method statement.	HPL	Exclude		
8	Electricity substation may be required to serve new development. Additional costs may be incurred.	01/11/10	1	4	5	Application for new supplies to be chased with UK Power Networks.	HPL	Exclude		
9	Discharge of all pre-commencement conditions may delay start on-site.	01/11/10	2	4	6	All information required to be progressed asap.	HPL	Exclude		
10	WCC ERS under development.	01/11/10	3	1	4	Produce detailed CPs in conjunction with estimators for review.	ABICP	Exclude		
11	BREEM Very Good not achievable within budget.	01/11/10	2	2	4	Progress pre-assessment to ascertain requirements and assess viability/cost.	HPL	Exclude		
12	Stat fees and delays for new supplies	01/11/10	2	2	4	Obtain firm quotes.	HPL	Exclude		
13	Stat fees and delays for diversions	01/11/10	2	2	4	Obtain firm quotes.	HPL	Exclude		
14	Fire strategy to be clarified and requirements satisfied.	01/11/10	3	1	4	Building Control to be contacted & requirements understood.	HPL	Exclude		
15	Delay in obtaining approval for a276 works to new pedestrian access off Station Road.	01/11/10	2	2	4	Progress design and submit application.	HPL	Exclude		
16	Bats found on site during licensed inspection works prior to demo	01/11/10	1	3	4	To be progressed as early as possible.	HPL	Exclude		
17	Scope of work required to achieve nature area is not established.	01/11/10	2	1	3	Proposals to be developed.	HPL	Exclude		
18	Visibility policy at site entrance existing obstructions	01/11/10	1	3	4	Design to be developed.	HPL	Exclude		
19	Tree protection measures may need enhancements	01/11/10	1	3	4	Design to be developed.	HPL	Exclude		
20	Wardens (Kilwee) exc zone may impact on Phase 1 Handovers	01/11/10	1	2	3	Proposals to be assessed and reviewed on site plan.	HPL	Exclude		

Kent Property Market 2009

There have been no dramatic changes in residential market performance since the last review in 2009. The market is still largely controlled by restrictions on lending, affecting both house buyers and developers alike. Capital values have generally stabilised, with the number of mortgage approvals being fairly consistent. The quashing of HIPs has increased the number of vendors testing the market, although the market generally remains relatively fragile, caused in part by public sector spending cuts and uncertainty about unemployment levels.

First time buyers are still not prominent in the market due to the deposit sums required, although stamp duty relief on properties up to £250,000 has helped. New build dwellings are often acquired with the assistance of developer led schemes.

Some buy-to-let investors have returned to the residential market, particularly where capital values are relatively low and therefore smaller deposits are required. Gross yields generally fell between 4-6%. Rental values have held up across the country, but capital values are still wide ranging.

High speed domestic rail services through Kent to London, St Pancras has aided the general desirability of the area, but with little effect on house values, as yet. The sales rates around Ebbsfleet for new build properties is generally slower than originally anticipated, at least for the time being.

Developers are still very much in the hands of their bankers but are generally more financially stable. The events of 2008 mean there is an emphasis towards buying low risk sites where a sufficient margin remains for profit between the cost of development and potential revenue. However, some developers are still taking a long term view on regeneration sites, demonstrated by the sale of Sittingbourne Mill to Essential Land. National developers are comfortable with schemes of 20 – 50 houses and smaller developers 5 – 15 dwellings, but apartment schemes in Kent are out of favour. Development funding is generally 50 – 60% of development costs which means that most developers require substantial cash equity. This has led to more joint venture schemes, with landowners taking deferred payments. A number of Section 106 Agreements and affordable housing quotas are being contested by developers, due to reduced viability.

The Homes and Communities Agency has helped bring forward a number of sites; however, in the latest

round of public sector cuts, a number of regeneration schemes failed to attract Kick-Start funding.

Even housing associations (RSLs) are suffering through lack of finance and are far choosier about taking on consented affordable housing schemes as part of larger developments, particularly where the affordable element is mainly apartments. Without an anchor RSL, developers are unlikely to commence schemes.

Developers and house buyers alike are cautious about the immediate future and house value inflation is unlikely to appear for many months, if not years.

Average Price Range by Location

Location	Average Price Range £/psf 2009
Sevenoaks	£300 - £450
Tunbridge Wells	£265 - £355
Tonbridge and Malling	£250 - £340
Canterbury	£220 - £290
Dartford	£215 - £285
Whitstable	£205 - £320
Maidstone	£200 - £265
Gravesham	£185 - £275
Medway	£155 - £300
Ashford	£150 - £230
Swale	£150 - £225
Ramsgate	£150 - £220
Sheerness	£150 - £200
Dover	£150 - £190

Source: Cluttons LLP

Funding capability

The Orbit Group has a long and successful track record of building affordable homes, and set up Orbit Homes (2020) Ltd in 2009 this increased efficiency and extended the opportunities available for the development of private sale homes within the group.

As a 100% subsidiary of Orbit Group Ltd, Orbit Homes (2020) Ltd has the support of the Orbit Group, which currently has loan facilities of £700m, of which £120m is available to draw down and use to fund the development of new homes.

Orbit Group has agreed with its funders that a proportion of its loan facility can also be made available for Orbit Homes to fund the development of homes for outright sale.

Sources of Funding

Orbit Homes has been successful in securing £840,000 of grant funding from the Homes and Communities Agency to ensure the financial viability and successful delivery of the 12 houses for general needs renting and 8 houses for newbuild homebuy.

Land Sale Price

The purchase price of the land to develop 40 new homes as agreed with Kent County Council is **£2,200,000**.

Cost Plan/ Cost Summary

Demolition

Set out below is the cost for demolition. This comprises the following:-

- Complete soft strip and demolition of existing school building and foundations.
- Removal of asbestos as identified.
- New drainage connection to adjacent ATC hut.
- Disconnection of existing services.
- Reinstatement of top soil and sub soil and grass seeding.
- Treatment of Japanese Knotweed adjacent to existing school entrance over 24 month period.

Description	Cost	No Sq Mtrs	Cost/Sq Mtr
Demolition	353,369.15	3,995.00	88.45

Construction

As a result of recent conversations we are seeking final approval on a number of key issues with regard to the community centre, including the mechanical and electrical specification which we have drawn up for you. These proposals, and as a result the final cost, are subject to further development with Kent County Council's officers.

Our current budget figure is £2,480,000.

The above price is based upon the following documentation:

Calfordseaden Architect Drawings:-

- K09_0534-100 Rev J, Proposed Site Plan
- K09_0534-101 Rev B, OS Map
- K09_0534-203 Rev F, Community Centre – Elevations
- K09_0534-204 Rev S, Community Centre – General Arrangements

K09_0534-205 Rev B, Community Centre - General Sections

Kirksaunders Engineer Drawings:-

- 4574-SK-H01
- 4574-SK-H01 A
- 4574-SK-H02
- 4574-SK-H03
- Foundation Schedule
- Stanchion Schedule
- Member Schedule

KCC Employer's Requirements Section 2 (as issued by PG 03/12/2010)

KCC Requirement Schedule (as issued by PG 03/12/2010)

Door Schedule Requirements (as issued by PG 09/12/2010)

HPL Mechanical & Electrical Outline Draft Performance Specification Rev B

HPL Contractor's Proposals (as issued 14/12/2010)

Planning Consent Document SE/10/01735/FUL

NB - All other documentation previously issued has been superseded by the above and no longer forms part of this proposal.

Ellington

Orbit Group acquired the former Ellington Girl's School in 2008. The Group first expressed interest in the site in October 2007 when Kent County Council put it up for sale. The bid came second in the competitive tender but Orbit was invited as the second highest bidder in March when the winning bidder failed to complete the acquisition at the specified time. Orbit Homes completed the acquisition in record time, within 25 days!

Orbit's interest in the site is inspired by its vision to build brighter futures for people and communities. There is a very high demand for affordable housing in Ramsgate with approximately 4600 applications registered on the waiting list, and so as the lead provider of affordable housing in Thanet, Orbit Homes saw great potential for a development based on local need. The aim was to produce a scheme that would be financially viable for Orbit and would be in a good location for residents. Ellington fulfils the latter, with good networks for location amenities such as the Ellington Park on the A255 and Ramsgate Train Station within walking distance, as well as the town centre nearby.

Our vision is to build brighter futures for people and communities and this is what the Ellington scheme is designed to achieve by creating homes people want to live in, within a community they can be part of. The scheme will be made up of 28 new homes (16 flats (4x1-bed and 12x2-bed) and 12 houses (4x2-bed, 6x3-bed and 2x4-bed)) for affordable rent, with a GP's surgery on site and associated parking for both facilities.

The 1 and 2-bedroom properties offer the opportunity for a good mix of younger smaller families with the 3 and 4-bedroom houses offering the opportunity for larger, older families. The mix of accommodation also

ensures that turnover of properties is low with the opportunity in the future for families within the scheme to downsize or upgrade their accommodation needs. This creates a truly sustainable community.

The site development will have a transformational effect on the area but will neatly integrate with the existing facilities and infrastructure in the area, and the general environs – such as the few green open spaces a few minutes walk from the site.



Victoria Villa

In 2003, Kent County Council approached Orbit South Housing Association, (then TCHA) to develop an extra care scheme to form part of an integrated social and health care facility on the site of the old Victoria House. Orbit saw this as an exciting opportunity to significantly improve the housing and health services to older people in Thanet and was pro-active in driving the initiatives forward.

The first task was to identify and bring together the key partners crucial to the delivery and long term management of the project. This resulted in the formation of the stakeholders group which met quarterly. The group, chaired by Orbit Homes, provided strategic support and direction through high level partnership working between policy leads at Kent County Council, Kent Social Services, Thanet District Council, Homes and Communities Agency and Orbit South Housing Association.

The resulting 40-bed extra care facility was completed in 2009, with a budget of £4.5m and boasts of high sustainability ratings, state of the art facilities, assistive technology and innovative personalised care provision to the residents. The project was shortlisted for two awards.



Delivering Mixed Use Schemes

Commercial, Community and Education Spaces

The Hill group of companies has built an excellent reputation for high quality developments, predominantly residentially-led, but often complemented by commercial, educational, health or community spaces. The one exception to this is the recent completion of the new head quarters for the group at Waltham Abbey, where the principles of sustainable construction integrated with high quality design to bring an old Victorian industrial building back to life and enhance a lovely setting in Lea Valley.

We have extended the existing building and refurbished the original water tower and power house. As part of this we have been involved in extensive planning to accommodate the close proximity of an SSI and meet the specific requirements of our own site, including protection of a redundant badger sett, accommodation of a dragonfly corridor, and protection of the Old River Lee. In addition the scheme has delivered a range of other sustainable measures including solar thermal water heating, photovoltaics on the existing buildings, green roof on new build roof and a planned wind turbine.

Saxongate, a Housing Corporation Gold award winning project, is a mixed residential/educational/commercial development, for the Papworth Trust and Hill Residential, on a prominent town centre site in Huntingdon. This project had a number of unique qualities that required careful and sensitive management but, at its heart, it remained a project about creating an inclusive environment where people would want to live, learn and work.

The scheme comprises two main elements, the Saxongate Community Learning Centre and a mixed tenure development, Bradbury Place, with the private for sale units providing cross subsidy towards the access housing and community learning centre. A total of 30 new homes were created, together with the two storey community learning centre.

Other mixed use schemes that have been delivered include fantastic **new library resources for Cambridgeshire County Council at Great Shelford**, delivered in partnership with bpha. Cambridgeshire County Councillor Sir Peter Brown, Cabinet Member for Communities, said at the official opening: "Libraries are much more than just places to

get books from. They should be at the hub of the community and appeal to all ages. I am really pleased with the new facilities and the added benefit of the keyworker flats, it is a real asset to the local community. We have had many favourable comments from the community about their new library, it is a very fine community facility and blends well with the surrounding properties."

This small scheme is already being short listed for a wide range of community, building and housing awards and was an HCA Gold award finalist in two categories.

The existing **village hall in Cockernhoe, Luton** was not safe for use and activities had to be rescheduled at different locations or put on hold, a new village hall and the construction of 34 new houses including a new village hall as part of an estate regeneration programme for North Hertfordshire Home

The new hall was officially opened on 30th April 2010 and a programme of events and bookings was already in place.



Sedley Court, Cambridge - construction of 150 student accommodation units in 30 cluster flats using lightweight steel framing, above new teaching/ community and commercial nursery space together with ancillary works for CAMCAT Housing Association with Aldwyck Housing Association. Contract sum £5.6m, programme 75 weeks.

Hill Partnerships contracted to build this project under a JCT 98 amended to suit a partnering arrangement. The scheme involved the demolition of a school building and the design and construction a private day nursery, community centre meeting and training rooms, staff flat and 150 ensuite bedspaces for students in a three/ four storey high block.

The site was accessed via a narrow 100m long lane just over three metres wide, which served many garages to the rear of Victorian terraced houses together with several other buildings. Access and traffic management were therefore key issues. We approached this by contacting local residents initially via a letter drop and maintained very close contact with them throughout the project keeping them informed of the details of the development along with timescales, how we were going to build the scheme and how we were going to approach deliveries along a shared narrow private lane.

Additionally all material deliveries were on "rigid" lorries. These are smaller than articulated vehicles and hence are easier to manoeuvre, take up less room and thus were able to gain access to and from the site easier. This assisted with traffic flow and reduced the impact of the site works on residents.

We also took account of the access issue when considering the form of construction. We had a strict client driven timescale to adhere to in that the building had to be ready to receive students for the Autumn 2005 term and this date could not be missed. Speed as well as durability with the end user group was of the essence and as such weighing up all the issues, we adopted a light steel frame solution with part pre-fabricated bathrooms. This was implemented with the early involvement of the key supply chain partners in the design process in order to freeze designs and agree material choices and finishes in order to achieve the off-site manufacture dates required to maintain progress. We also took account of standardisation in the layouts and encouraged as much repetition as possible to speed up the construction process by reducing overall learning curves. This also should greatly assist the client with building maintenance as the same products have been used throughout the building wherever possible.

In terms of disruption to the local residents light steel frame when compared to a traditional form of construction namely brick and block, has fewer deliveries to site and hence had a further benefit.

The second gain was that the speed of construction was faster and far more predictable especially in wet and cold weather thus meaning that we were on site for a shorter period of time compared to a traditional form of building method. This shorter period enabled us to complete on time and it also reduced the disruption to the adjoining neighbours.

In overall terms we achieved practical completion in sixty five weeks during which we built nearly 4500 square metres of accommodation and



nursery facilities.

Castledine Road, London - design and construction of 22 new two bedroom flats, 1 three bedroom house, community centre and MUGA sports surface at Castledine Road in London for Affinity Sutton. The project has a value of £2.6 million, is due for completion in May 2011 and will meet the Code for Sustainable Homes Level 3.

The project commenced in April 2010 and the groundworks are progressing well. There will be two blocks of ten and twelve flats and one house constructed on the site. Four of the units will be wheelchair accessible, 3 with full disabled access and one with partially disabled access and adaptations. This is being undertaken to the London Borough of Bromley's specifications. Once we have resident allocations we will tailor the disabled adaptations to the individual residents' needs.

Green credentials for the homes include photo voltaic panels, high insulation and a SUD system to achieve code level 3.

This is a very tight site with some restricted vehicular access. The delivery schedule of vehicles is controlled to minimise any disruption in the residential area where the site is located.

In the early phase, we have demolished the existing community centre and are constructing a new building with facilities for use by up to 80 people for community events. We are sound proofing the new community centre through the design

We reprogrammed the works to enable the multi-use games area (MUGA) sports surface to be completed in time for the school holidays, July 2010, for all the community to enjoy. The new MUGA provides facilities for five aside football and basketball etc and has banked sides to encourage full spectatorship.

We held an opening ceremony event to celebrate the construction of the new MUGA with training sessions held by Crystal Palace football club, a healthy barbeque and basketball and football tournaments. The Hilda Lane Community Association opened the new MUGA.

The new multi-use games area for local people together with the re-modelling and landscaping of the park will act as a key driver for the regeneration of the area.





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