



AIREMILLER



Lewisham Parkside Regeneration Programme





Airey Miller is proud to be providing high quality affordable rent, shared ownership homes and private sale housing with a focus on true community value on this major regeneration programme.

Lewisham is in the midst of an urban renaissance, therefore we have been careful to strike a balance between creating value, providing new housing and retaining the existing character of this historic area.

**Project Principles and Objectives:**

Parkside is an estate regeneration project that is transforming an existing 1950's and 1960's council estate; Heathside and Lethbridge in Lewisham, into a vibrant, new mixed tenure community with 52% affordable homes.

We have worked in close partnership with Peabody Group, Lewisham Council and the residents in this redevelopment to deliver 443 homes in these final two Phases.

Each Phase progresses depending on its financial viability. This is measured using our bespoke financial model which measures surpluses and deficits based on a 30 year NPV. Surpluses or deficits are carried over phase by phase as models are "crystallised" when the phase finishes. There is an average arrangement sharing any final surplus between Lewisham Council and the Greater London Authority.

**Our Solutions to Key Issues:**

Airey Miller improved the design efficiency of the blocks from those proposed at Outline Approval. With our Project Management and Design Management expertise we took the lead at regular design team meetings working with the Architect to maximise floor plate efficiency - number of flats served per core, improve daylight / sunlight, mitigate overshadowing, minimise the extent of the basement excavation etc.

We developed and delivered a quality buildable design, minimising defects and avoiding the associated costs. The engagement of the design team remains with Peabody to RIBA Stage 4 to maintain Peabody's design control. We worked with the design team to develop the design to mitigate the risk of variations and cost escalation during construction.

We ensured an appropriate level of risk transfer to the development contractor, yet retain full control over design quality.

To optimise the programme we pushed to commence demolition works as soon as practical after vacant possession of each phase through a PCSA. The wording of the pre-commencement Planning Conditions were varied to allow demolition to commence and a strategy was developed for full utility services disconnections.

To maximise the speed of delivery we reconsidered the order and priority of the Phases.

We advised on the main contractor procurement strategy, to deliver value for money and cost certainty, whilst obtaining an OJEU compliant competitive tender.

**Successful Outcomes:**

- Influencing the design management meant unit numbers increased and costs were reduced thereby improving project viability.
- By regular cost monitoring and reporting we were able to maintain and improve project viability, through the various iterations of the scheme design.
- Engagement with the Peabody Sales and Housing Management teams led to enhancing the designs and layouts improving sales values and incorporate feedback from the previous phases.

To learn more about the Parkside Regeneration Programme or to discover how Airey Miller can help support your developments please contact Programme Director Tim Hart:



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**Heathside and Lethbridge Phase 5 and 6**

**Lewisham Parkside Regeneration Programme**

**Delivery:**

- 443 new homes as part of a 1,225 unit residential programme
- 98 Affordable Homes
- 52% Affordable Homes across all phases

**Airey Miller's Responsibility:**

- Project Manager
- Cost Consultants
- Principal Designer
- Design Manager
- Financial Modeller

**Project Value:**

- c£132m

**Community Investment:**

- Community centre
- Community cafe
- Recreation area
- Sports court
- Outstanding landscaping
- Conference arena

