

## Project Profile

### Crossways Estate | London Borough of Tower Hamlets

|                          |  |
|--------------------------|--|
| <b>Client</b>            | London Borough of Tower Hamlets & Swan Housing Group                           |
| <b>Client Sector</b>     | Residential   Regeneration   |
| <b>Project Value</b>     | £85m   |
| <b>Services Provided</b> | Project Management   Project Co-ordinator   Quantity Surveying   Grants Advice |
| <b>Project Size</b>      |  |
| <b>Architect</b>         |  |
| <b>Contractors</b>       |  |



**The Crossways Regeneration Scheme in Tower Hamlets, London, is re-vitalising a run-down area through the provision of new homes and the extensive refurbishment of existing tower blocks.**

Through a strategic alliance between London Borough of Tower Hamlets (LBTH), Swan Housing Group and Country Side Properties, the local housing stock is being improved and extended over a six-year period to create a mixed and sustainable community.

Adopted by LBTH for inclusion in the successful “Communities for Business” SRB6 partnership bid, which was co-ordinated by Leaside Regeneration Partnership, the scheme has benefited from £4.5m of SRB6 matched funding.

The preferred option entails the construction of over 200 new homes (for rent and sale), refurbishment of one tower block for sale (92 homes), and two for rent (205 homes), with residents mostly in-situ. The total number of new dwellings (both social and private) is currently numbering 415.

Rider Levett Bucknall was originally retained by LBTH as strategic Project Manager, Cost Manager and Funding Advisor to deliver the business plan, set up the funding model and to manage the procurement of the developer partner.

Following a successful resident ballot, the ownership of the estate subsequently transferred to the Swan Housing Group, who has retained Rider Levett Bucknall as Employers' Agent, Planning Supervisor and Quantity Surveyor.

Rider Levett Bucknall's involvement commenced in October 2002. The project is due to be completed in 2010.

**Key objectives achieved to date**

- Private and Public sector funding streams secured
- Design team appointed
- Developer Partner appointed
- Successful stock transfer ballot
- Start on site for first phase achieved on time to secure SRB funding

**Key Services**

- Financial Modelling and Business Planning
- Developing viable scheme options
- Consultation with existing residents
- Knowledge of the large scale social housing market
- Single minded delivery of objectives
- A scheme which is fundable
- A scheme which satisfies needs and aspirations of the residents
- A scheme which is delivered within a strict funding timetable