

# Newfield Project

## Building homes and communities



Developing The Brief

Involving Residents in the Process

Overcoming challenges

What legacy has been created

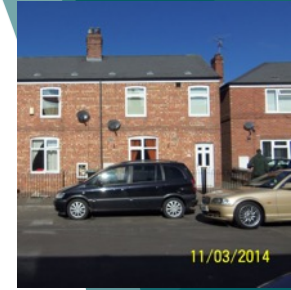


# Developing The Brief



# Developing The Brief


- NK Homes standard
  - 30 Capital programme
  - Beyond economic repair
  - Tenant complaints
  - Not fit for purpose
- 
- Problems with damp
  - Poor thermal performance
  - Parking issues
  - Underused large gardens
  - Shared garden access
  - Excessive traffic speed
  - Lack of community space
  - Oppressive site entrance
  - Bin storage issues




# Developing the brief

## Proposed Site Layout Plan - Refurbished



  
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 NORTH EASTERN DISTRICT COUNCIL PROPERTY SERVICES DISTRICT COUNCIL OFFICES WESTMAN STREET, TILSLEY FORD LINC LN30 7EP			
SCALE	DWG. NO.	DRAWN / CHECKED	DATE
1:500	14/09/18	MMR /	11/09/18
NEWFIELD ROAD REGENERATION SITE PRESENTATION PLAN (REFURBISHMENT)			

## Involving residents in the process

In 2013 the first of many consultations began with a fun day where tenants were asked what their priorities were for the street and for their home. Following this, four rounds of formal house to house consultations took place and all of the feedback informed the final plan.

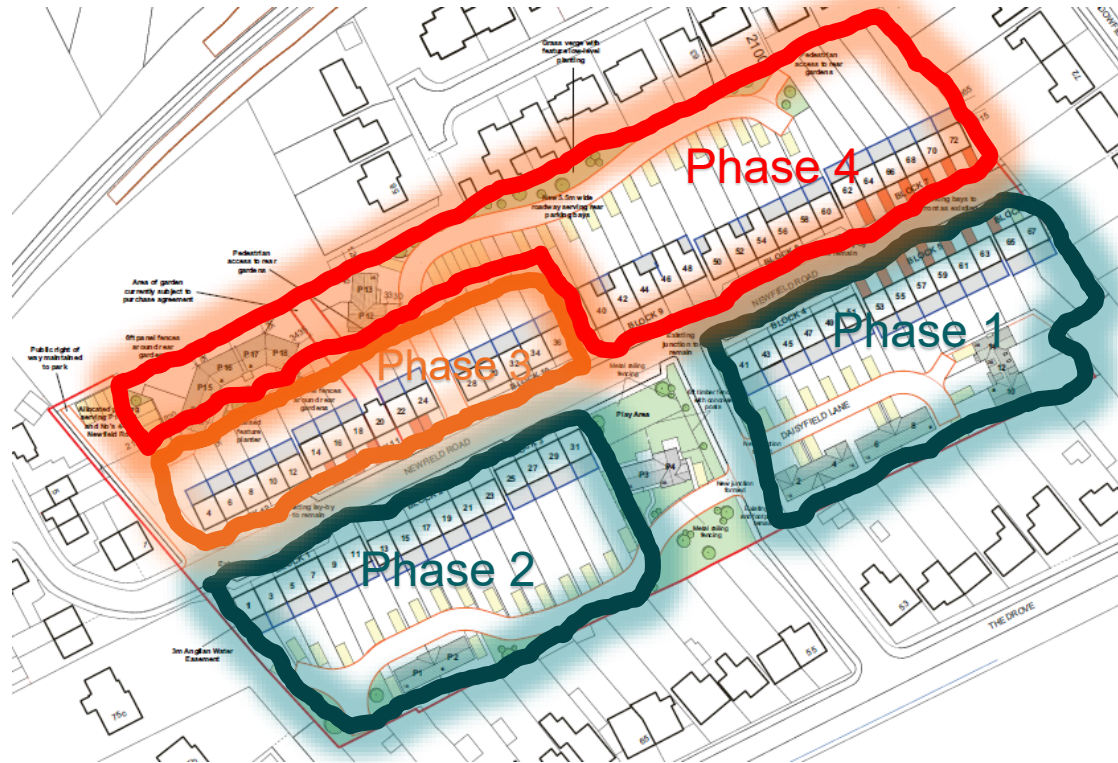
- **95%** residents said they'd be happy to use some of their garden for bigger living space
- **67%** were happy to use garden space for parking
- **53%** agreed that some garden space could be used to create more homes on the street



# Consultation



## Overcoming the challenges –



### Completion Dates:

- ▶ Phase 1 - 24/05/17
- ▶ Phase 2 - 13/12/17
- ▶ Phase 3 - 01/06/18
- ▶ Phase 4 - 26/04/19



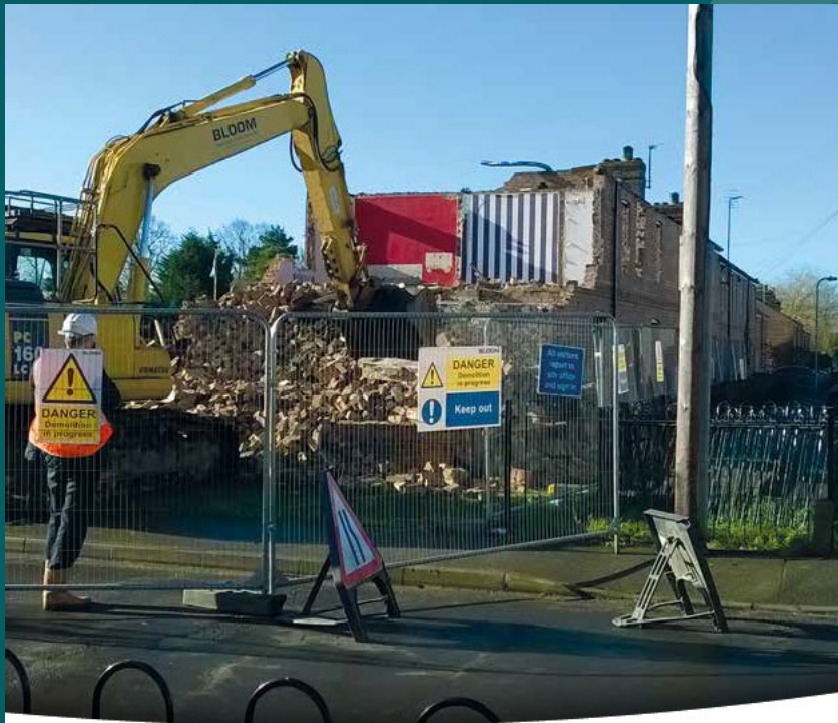
# The project



The Council committed £8.9 million to the Newfield Regeneration Project. It is the biggest capital project that North Kesteven Council has ever undertaken. The project included:

- **demolishing six properties**
- **refurbishing 63 properties**
- **building 18 new homes**
- **A public open space with planting & landscaping to create a positive contribution to the local natural environment**
- **The creation of two new streets, Daisyfield Lane and Poppyfield Lane - names picked by the residents**





# Works begin



## Overcoming the challenges –

Work began to move residents from the houses that were being demolished and from the first phase, ready for the work to begin.

In April 2016, six properties were demolished by Robert Woodhead Ltd. All asbestos was removed from the houses, then D Brown Building Contractors Ltd moved on to the site. The houses were stripped back to the shell, removing everything but the walls, floors and roof.

The project aimed to be as environmentally-friendly as possible including waste management. The target of 100% recycling waste materials was achieved. Hard materials arising from excavations were crushed and re-used as fill. Triple glazing, heat recovery fans, LED lighting and storm water attenuation systems were all incorporated into the permanent works design as environmentally-friendly measures.

# Overcoming the challenges

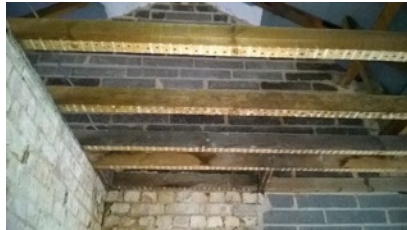
## Project Cost Plan



Contract sum = £8,112,383  
Other costs, Professional fees, Legal costs, Decanting, Service alterations = £ 783,317  
**Therefore the cost was £8,895,700**

Significant additional costs encountered in Phase 1 this included: -

- Chimney wall rebuilding
- Damp proofing works
- Service diversions
- Spine wall repair
- External works retaining walls
- Replastering all areas
- Drainage alterations
- No lintels
- Asbestos removal lofts



So risk register updated, cost planning updated and yes you guessed it Value engineering!

Lasting legacy: -

Community

Events

Employment

New homes

The community





# Events



# Charity

A further part of the community work was a series of fundays.

The first fun day raised £128 for the Wish Upon A Star charity as residents baked cakes had a raffle and donated to the cause.

The Lullaby Trust – Sudden Infant Death Syndrome (SIDS), became the chosen charity in memory of a baby who died at just six months old shortly after works started on site.

A rounders match and football matches have taken place between residents, contractors and NK officers to raise money.

Walking football enabled all ages to have a go and play against each other. A total of £385 was raised.



Employment

Millie

Carl

Harry

Carole

Dave

Simon

Jo

Chan



New homes

X

Lasting legacy





Homes England awarded grants worth £449,500 to the project's 18 new build properties including:

- **6 x 1 bedroom bungalows**
- **4 x 3 bedroom houses**
- **8 x 2 bedroom houses**

They have all been built to NK's Fabric First Standard which is above building regulation requirements. This leads to a more affordable house in terms of running costs. The properties also benefit from heat recovery ventilation, triple glazing thermal performance and air tightness. They are also designed to exceed the nationally prescribed space standards.

The houses are timber framed and are constructed off-site, then erected on site and a brick skin built up around them to complete the structure.



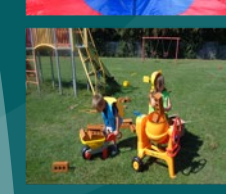




# Our Newfield In Photos



Phase 1 refurbished interiors





Thank you,  
I hope you are inspired to look again at the legacy  
regeneration can create to your homes

**MY NEWFIELD**  
**MY FUTURE**



**North Kesteven**  
DISTRICT COUNCIL