



Direct End to End Delivery

Maximising the social value through skills development, place-making and affordable tenure.



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Luton Strategic Context

- **High level of housing need.**
- **Lack of supply of new developments.**
- **HRA business planning process.**
- **Currently delivering 100 units a year.**
- **One element of the housing investment strategy.**

Identifying the sites to develop on





Feasibility & design

- **Is the land feasible and viability to develop on?**
- **Who produces the plans and designs?**
- **How does the planning department work?**
- **What involvement does building control have?**



Preconstruction considerations

- **Ground Investigation reports to be carried out.**
- **Applications submitted for all of the utilities.**
- **Arranging the disconnection for the existing utilities.**
- **Construction Phase Plan, Traffic Management Plan & Health and Safety File and F10 to be put in place.**
- **Consultation with the local residents.**

The Construction can begin....



Michael Hand Court



HRA Schemes



Five Springs



Kitchen Refurbishment



On-site



Painting and Decorating Apprentice



Electrical Apprentice



Electrical Apprentice





Post Build

- **Handover process**
- **Local lettings Plan**
- **Choice based lettings**
- **6 month follow up and tenant satisfaction**

Future for Luton Council

- **Standard House types**
- **Modular Construction**
- **Future projects**





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Thank you
Any Questions?

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