

### **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**







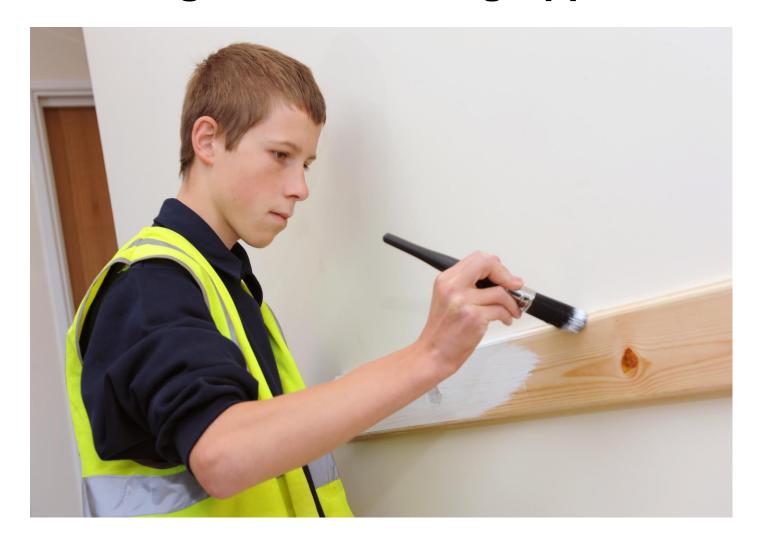
## **On-site**







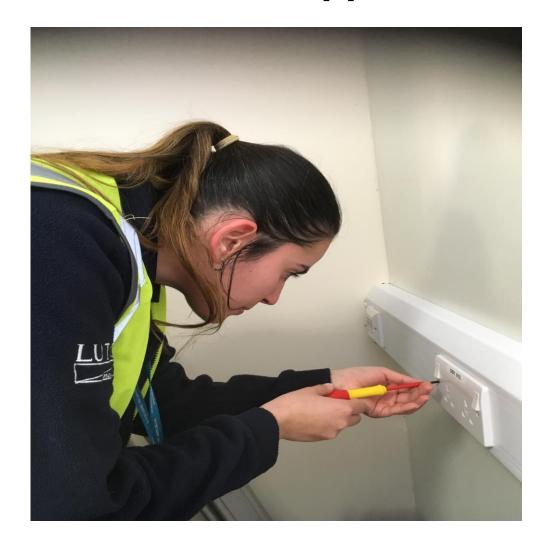
## **Painting and Decorating Apprentice**







## **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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