

South London residents move in to their new homes

Residents of a South London estate in New Cross are settling into their new homes following the completion of the second phase of the large-scale redevelopment of Kender Triangle. HTA Architects and specialist contractor Osborne, have worked together on behalf of Hyde Housing Association Ltd (Hyde) to deliver 190 homes to date (for shared ownership and affordable rent) and will continue to design and build over 300 more over the next few years, including some for open market sale. Designs for the third phase of this £60 million project, plus an impressive landmark building, are already well advanced and will see the continuation of the successful PPC 2000 Partnering agreement between Hyde, HTA and Osborne.

At the beginning of this project, Osborne and HTA worked extremely closely with Hyde and its residents to redesign the layout of this South London estate and redevelop homes to deliver contemporary housing standards within a safe, attractive public realm. During this period of resident liaison, residents were given the opportunity of being involved in the decision making process regarding the design layout of their new properties. The redesign of the housing mix has greatly benefited the residents, providing a greater number of spacious houses with large private gardens for families, while attractive communal gardens have been designed for those living in flats. The strong sense of community at Kender has been retained and improved with the introduction of home zones, with traffic calming devices and shared spaces.

Disruption for the 158 residents of Kender was kept to a minimum by using a rolling programme of new build and decanting. In addition, modern methods of construction, such as timber frame and prefabricated floor and roof cassettes, reduced build times and defects.

The team is also proud of the local labour achievements on this site. Door to door visits were made across the estate to generate interest in construction jobs, with the aim of enabling Kender residents to gain qualifications, find employment on the project, and to receive training. The early involvement of Osborne Training and Development personnel, and their interaction with LB Lewisham training coordinators, has been key to this success.

Creating a sustainable, balanced community at Kender has been very important to everyone involved in the project and to further cement the community spirit, a fun day was organised earlier in September by the Kender Residents Association as a 'get to know you' event for local people. The weather was very kind to everyone and attractions included a bouncy castle, face painting, BBQ and bar. The children were also delighted to meet the local fire crew and take a look round the fire engine.

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