

# Camden Chalcots Estate PFI Regeneration Project



Client:	<b>London Borough of Camden</b>
Contract Duration:	<b>Capital works May 2006 - January 2010. A management and maintenance contract is in place until May 2021</b>
Contract Value:	<b>£66m (split between United House and Rydon)</b>
Contract Form:	<b>Round 1 Housing PFI Pathfinder Project</b>
Contract location:	<b>Chalcots Estate, Camden, London NW3 3RX</b>

## Description

The works involve over-cladding and internal refurbishment to five 1960's tower blocks, reducing the buildings' carbon footprint by 30%. A total of 711 homes (597 social and 114 leasehold). The estate was identified as a Round 1 Housing PFI Pathfinder Project in 1999. Following detailed negotiations PFIC (Partners For Improvement in Camden - jointly owned by United House and Lloyds Banking Group) secured the £150 million contract to refurbish and maintain the five blocks for 15 years. Extensive external works consisted of over-cladding, self cleaning double glazing and roof replacements to all blocks, improving the environmental performance and the aesthetic appearance. The internal works comprised new kitchens, bathrooms, central heating and electrics to the social homes in line with 'Decent Homes Plus' standard.

## Challenges

This was one of the very first

housing PFI projects in the UK and consequently suffered some initial teething problems. Negotiations continued for several years before PFIC sealed the 15-year concession. Demolition was ruled out due to the impact on residents, the wider community and the environment. Instead an innovative over-cladding system was engineered that supported the structural integrity of the tower blocks, dramatically improved thermal performance and provided a stunning facelift. The extensive refurbishment works comply with the Government's 'Decent Homes Plus' standard and include installation of new roofs, double-glazed windows, over-cladding, upgrading of the communal services, new kitchens and bathrooms, rewiring, installation of new central heating and video entry. United House was contracted to complete all internal residential refurbishments working in partnership with Rydon, who were undertaking the external works. All construction

works were completed on time and in budget with residents in occupation. United House will maintain its interest in the scheme until 2021 through an equity stake and directorship of PFIC. One of their roles will be to coordinate Rydon Maintenance, who is contracted to provide responsive and cyclical maintenance until 2021.

## How we made a difference

Due to the sheer size of such housing PFI's there is a huge demand for regular community consultation. Monthly and annual resident meetings were held throughout the refurbishment period, at which all stakeholders could exchange their views and suggestions. These will continue annually throughout the operational period of the contract. During the refurbishment stage several events were held such as a community five-a-side football tournament at local youth club. Additionally, a number of repairs were undertaken at the youth centre and £1,300 was raised at a project event.

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## CONTRACT FEATURES:

Packages ✓ Community Benefits ✓ Local Labour ✓ Training ✓ External Works ✓ Partnering ✓ Tower Blocks ✓