

New build contract win in Dagenham

Following the successful completion of phase 1 of the London Borough of Barking and Dagenham's new homes programme, United House has secured a £6 million contract to build another 41 new homes in Dagenham in the next phase of the programme. Work has already started on the three and four bedroom homes and the project is due for completion at the end of the year.

The homes will meet Level 4 of the Code for Sustainable Homes and will be constructed using Structural Insulated Panels (SIPs). Photovoltaic panels on the roof, which convert sunlight into electricity, will reduce carbon emissions and cut down on fuel use, resulting in lower energy bills for residents.

Arundel Square development wins project of the year



United House's dramatic residential development at Arundel Square in Islington N7 has won top place in Building magazine's prestigious 'Housing Project of the Year' award.

In a remarkably strong field, the judges commented that the scheme has one of the most impressive and complicated engineering back stories they had ever come across. The development created the square's missing fourth side and a deck was built over the North London railway line to create the new land on which these 146 homes were built. The judging panel added "This project is seriously impressive stuff and is a worthy winner of this year's housing project category."

For more information about the awards, please click here: www.building-awards.com

For more information about the Arundel Square development, please click here: www.arundelsquare.com

Restoration of Tottenham Town Hall completed

United House has completed the refurbishment of the Grade II listed Tottenham Town Hall, restoring the building to its original splendour for Newlon Housing Trust. Work began in May 2010 and the project was completed on budget and schedule.

In a ceremony on Tuesday 15 March, Newlon handed the keys of the building to Lee Valley Estates, who will be looking after the lease and management of the 20 separate community enterprise spaces in the building which are now ready for occupation.

Externally, refurbishment work included the restoration and cleaning of all brickwork and stonemasonry and repair work to the roof and clock tower.

Internally, the richly decorated entrance spaces have been transformed, including the impressive staircase and stained glass windows. The marble and stonemasonry have been painstakingly cleaned and repaired, including the intricate Italian Terrazzo mosaic floor tiling.

The centrepiece of the building is the striking Moselle Room on the first floor with its distinctive Moorish architectural style. The ornate Council chamber has a dramatic domed ceiling with decorative patterning, oak wood panelling to the walls and a raised public seating gallery.

The rear of the building has been restored utilising a brick and slate tile salvage strategy which saw 6,000 original bricks and all the original slates reused.

To view a 'before' and 'after' slideshow of this impressive refurbishment, please [click here](#).



New homes at Elmwood Avenue, Feltham



Work is well underway at Elmwood Avenue in Feltham to create the first new council-owned housing in Hounslow for nearly 20 years.

Hounslow Council's Deputy Leader, Councillor Ruth Cadbury, was on hand on Monday 28 March to lay a few bricks at one of the 19 new social rented one and two bedroom apartments and two, three, four and five bedroom houses.

Two of the houses have been specifically designed for disabled residents. All homes will be built to high energy efficiency standards and meet level 4 of the Code for Sustainable Homes. The homes are due for completion by the end of the year.

Leading the debate on climate change

United House, leading architects Sprunt and international real estate provider Savills hosted a 'tower block future proofing' seminar at RIBA on 24 March. The seminar, attended by 40 leading housing sector professionals including clients and consultants, examined the current thinking on the effects of climate change in Britain's tower blocks and how we need to respond to these changes.

One of the case studies introduced at the event was the tower block low-carbon retrofit project in Barking (Colne and Mersea Houses), which has delivered two firsts for the UK construction industry. Not only is the project amongst the most advanced sustainable retrofits ever delivered, it is also the most extensive works programme undertaken to tower blocks with residents remaining in occupation throughout. The project is the first tower block retrofit of its size to be fitted with triple-glazed windows and SMART metering.

The new SMART meters will help to reduce the energy consumption for the towers by 49% as they reduce energy and water use and provide accurate billing, reducing residents' fuel bills by an expected £400 per year.



Rethinking refurbishment

United House has joined forces with some of the leading names driving the debate on green refurbishment in the country in a joint initiative between the [Energy Saving Trust](#) and the [BRE](#). The National Refurbishment Centre is a public private partnership focal point for industry and the Government's key opinion leaders to shape the green refurbishment agenda for future research and policy development.

It aims to create investment and growth both in terms of income and jobs creation, creating business growth due to the green economy, as well as reducing CO2 and improving health issues associated with poor housing.

For more information on the NRC, please click on the following link:
www.rethinkingrefurbishment.com

CSR: Places for People skills event

United House was pleased to support a recent Community Skills Event at The Hub on the Beavers Lane Estate in Hounslow.

The event was organised by Places for People in partnership with HOPE (Hounslow Outreach Project for Employment) and the TW4 Community Trust. The residents from the nearby Meadows and Beavers Lane Estates were invited to the event to pick up free advice to boost their job prospects.

United House staff were on hand to talk about careers within the construction industry. They were joined by Ryan Simmons from NRT, one of our Electrical Contractors, who did some hands-on basic, but practical electrical tasks.



CSR: Barnet Homes completion fun day



- Party games
- Arts & Crafts with an Easter bonnet competition
- All day BBQ.

To celebrate the completion of our six year contract to bring over 4000 homes and 350 blocks up to the Decent Homes standard, we supported Barnet Homes in hosting a fun day for the residents at Elmshurst Crescent.

The fun day took place on Friday 15 April and provided a free day out for the families that live in Elmshurst Crescent and in the surrounding area.

Luckily the sun shone and around 250 residents enjoyed the day and events which included:

- Petting farm
- Face painting
- DJ

CSR: Time capsule in Hastings

Stepping Stones nursery, next to Four Courts, our £6.7million refurbishment to four 17 storey tower blocks, is a facility being run from a community centre rented from East Sussex Council. The Nursery received funding from the Council and Amicus Horizon to build a new centre just metres away from the current site. United House submitted a tender for the project and won the contract.

Due for completion in April, the new facility will enable staff to offer full day care, not just mornings, to children from the area. The nursery staff were looking for a way to celebrate the new building so United House supplied a time capsule

to be buried within the grounds.

The children filled the capsule with plans for the building, a nursery registration form, drawings and small toys. On Tuesday 5 April the site team, nursery staff, children and even "Ivor Goodsite", the Considerate Constructors mascot, was there to witness the capsule being buried.



Annual 5-a-side charity football tournament



**Annual 5-a-side
Charity Football Tournament**
Saturday 16th July 2011
Goals Soccer Centre, Dartford



After the successful inaugural tournament last summer, United House is once again organising a charity 5-a-side football tournament in aid of [EllenorLions Hospices](#) and [Help for Heroes](#).

The event will be taking place on Saturday 16 July 2011 at Goals Soccer Centre in Dartford. The tournament is open to all organisations and the cost is £150 per squad of up to 8 players.

If you would like to register a team and support two worthy charities, please contact Bernadette Knight at bknight@unitedhouse.net

Limited places are available. All proceeds will go to the charities.

What the papers are saying

[21st Century refit for inefficient Edmonton council house](#) Enfield Independent, 18 Feb 2011

[Thrive Homes improvements finish ahead of time](#) Watford Observer, 16 Feb 2011

[New leases of life](#) Financial Times, 26 Feb 2011 - Frobisher Crescent, see paras 6-7

[A new deal for council housing](#) Construction Manager, 8 March

[Movers & shakers](#) Inside Housing, 11 March

[United House named as finalists in 3 categories](#) Construction News, 17 March

[One step ahead](#) - Paul Nicholls comment in Inside Housing, 18 March

[Old Clapham gets a new look](#) - Evening Standard, 18 March

[£11m tower block low-carbon retrofit](#) - British Builder, 25 March

[Housing trust at centre of regeneration in Tottenham](#)- 24dash.com, 26 March

[First bricks laid at Feltham social housing development](#) - Hounslow Chronicle, 28 March

[Foundations laid for Hounslow's first council homes for 20 years](#) - Hounslow Council website, 29 March

[Patient evacuated in tower block drama](#) - Hastings Observer, 1 April

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