

KIDBROOKE  
VILLAGE

ROYAL BOROUGH OF GREENWICH  
SE3

Berkeley  
Designed for life

BUILDING ON THE SUCCESS

# KIDBROOKE VILLAGE


Development Update

January 2017

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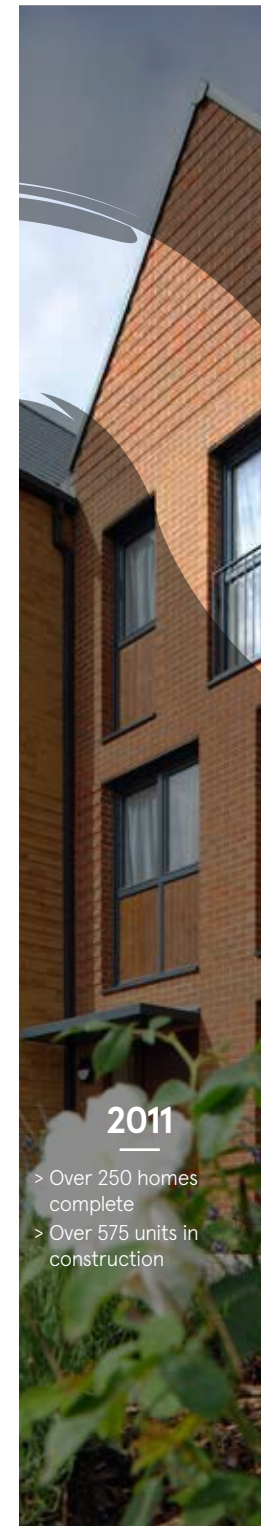
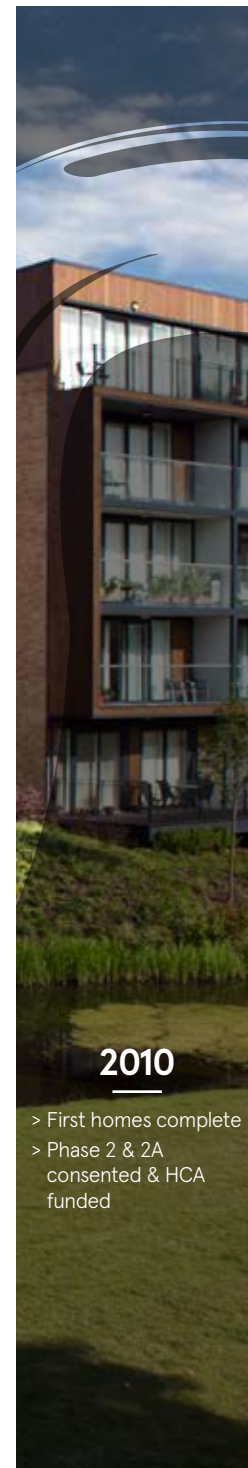
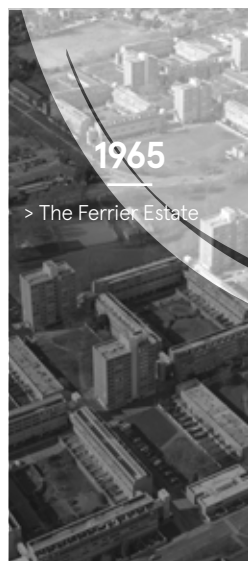
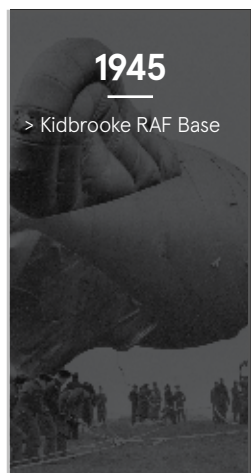


“OUR VISION FOR KIDBROOKE IS TO CREATE AN EXEMPLARY SUSTAINABLE SUBURB. WE WILL REPLACE THE BRUTAL FERRIER ESTATE WITH A PLACE WHERE PEOPLE LOVE TO LIVE. THIS WILL BE A NEW VILLAGE FOR LONDON. NOT JUST HOUSING BUT A COMMUNITY WITH SHOPS AND SCHOOLS, SQUARES AND PARKS, WOVEN AMONG HOMES FOR A WHOLE RANGE OF PEOPLE – YOUNG AND OLD, PROFESSIONALS AND FAMILIES – WITH A COMPLETE MIX OF TENURES. KIDBROOKE VILLAGE WILL BE FAMOUS FOR OFFERING PEOPLE A GREAT QUALITY OF LIFE IN A BEAUTIFUL SETTING CLOSE TO THE HEART OF A WORLD CITY.”

Berkeley Homes

1.  
**KIDBROOKE  
VISION**

# 1.1 THE KIDBROOKE VISION



'KIDBROOKE A COMMUNITY IN THE MAKING.'



**2012**

- > Estate fully decanted
- > Temporary Village Centre delivered
- > Phases 1 & 2A completions (519 in total)
- > Greenwich becomes Royal Borough
- > September 2012: Launch of Kidbrooke Village SE3 in Royal Borough of Greenwich



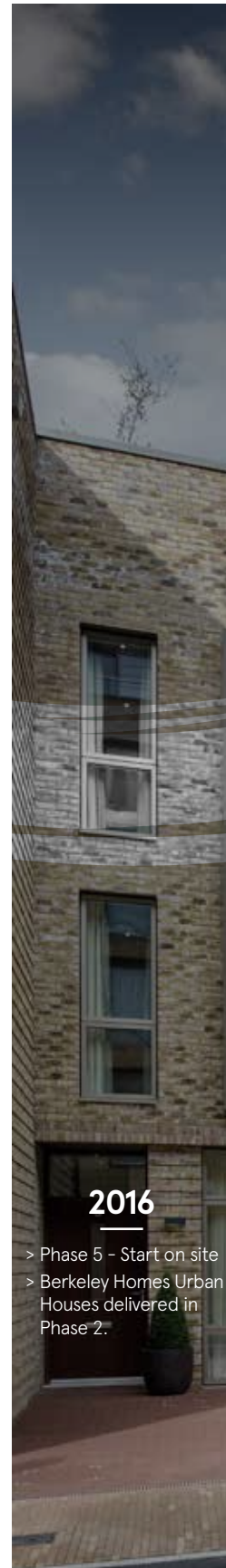
**2014**

- > Over 1,000 new homes
- > 7,500 newly created jobs\*
- > Including 76 apprenticeships
- > 229 permanent jobs created



**2015**

- > Phase 3 - Start on site
- > Over 1,200 new homes



**2016**

- > Phase 5 - Start on site
- > Berkeley Homes Urban Houses delivered in Phase 2.



**2017**

- > New Wingfield School opens



**2018**

- > Station village square delivered



**2030**

- > Completion of scheme
























2.

**WHAT MAKES KIDBROOKE  
VILLAGE DIFFERENT?**

# 2.1 KIDBROOKE DEVELOPMENT KEY PRINCIPLES

 NEW HOMES	 COMMUNITY	 CONNECTIVITY	 EDUCATION	 SENIOR LIVING
		<p>In 2014/15 over 1.3 million people passed through our station</p>		
<p>35% Affordable Homes</p>				<p>Over 300 homes specifically designed for the elderly</p>
	<p>91% of people feel like they belong to a community</p>		<p>3 schools within a 5 minute walk</p>	
<p>1,457 houses delivered to date</p>				



'AN EXEMPLAR FOR SUSTAINABLE DEVELOPMENT.'



OPEN SPACE



COMMUNITY SPACE



FACILITIES



JOBS



MIXED TENURE



Community space at the heart of the village centre



To date Kidbrooke has created 8,159 jobs in the UK



Over 170,000 sqft of commercial floorspace



Over 35 ha of green space



Over 1,550 affordable homes

## 2.2 WE HAVE DELIVERED



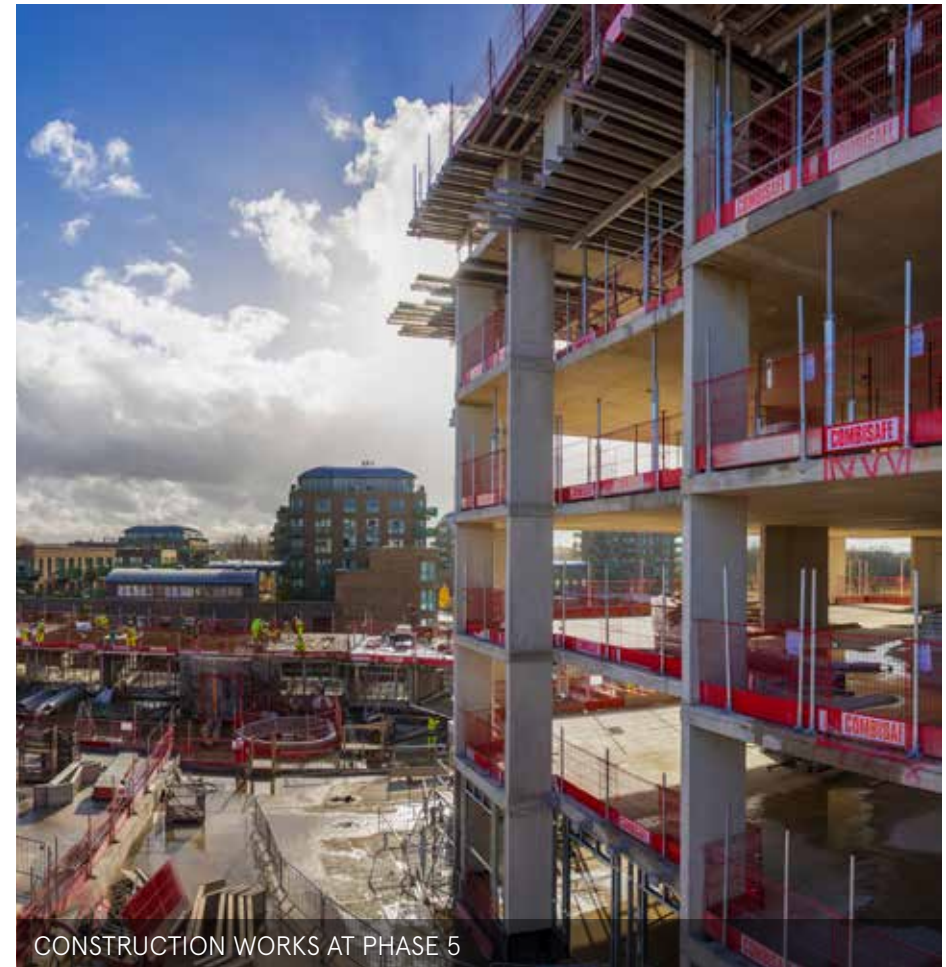
### HOUSING

- 1,457 Homes Delivered
- 790 Private Homes
- 667 Affordable Homes including 170 Extra Care Homes
- 1,787 construction starts in just 6 years
- New Homes for all
- High Quality Sustainable Homes achieving Code Level 4



### REGENERATION

- 14 hectares of brownfield land reclaimed
- 7 hectares of land brought into beneficial use
- 20 hectares of new parkland and open space
- Demolition of the Ferrier Estate





## EMPLOYMENT

- Over 8,160 jobs\* created in the UK
- Including 137 apprenticeships
- 205 permanent jobs created
- On site Construction Skills Centre
- Support for Street Elite

\*In July 2014 Berkeley Group published a report prepared by Ernst and Young which highlighted that each new home built by Berkeley supports 5.6 jobs in the UK.



## COMMUNITY

- 91% of residents already feel like they belong to the neighbourhood, compared to 62% across London
- The One Space community hub is actively supporting young people and families, helping them lead positive lives
- Dozens of school and educational visits have used the site as a place to learn
- Over £240,000 raised for local children's charity Demelza Hospice over the last 5 years



APPRENTICE WORKING ON SITE AT KIDBROOKE



KIDBROOKE VILLAGE SUMMER FEST 2016

## 2.3 WHAT MAKES KIDBROOKE VILLAGE DIFFERENT?



### SCALE

The development covers **109 hectares** including **35 hectares** of green space

- The master plan will cost £1bn to deliver
- The development area is 109 ha and will consist of 4,800 new homes and 35 ha of parkland and open space.
- Kidbrooke Village is an exemplar for creating a sustainable suburb





## PLACEMAKING

A well designed complete mix of tenures and facilities where people live sustainably together

### Location

- Well connected suburban location within London and the South East

### Transport

- Modern Station facility
- Connectivity to a variety of central London Stations (Victoria, London Bridge, Charing Cross and Cannon Street)
- Access to a variety of sustainable transport nodes, including:
  - Buses
  - Green routes and cycle ways
  - Trains
  - Car clubs

### Jobs

- Delivery of every new home sustains 5.6 jobs\*
- 140 apprenticeships created onsite, empowering the local workforce

### Homes

- Award winning homes across all tenures
- Well thought out design embedded through strong management

### Amenities

- Exemplar facilities and amenities
- A focused Village Centre to bring the community together
- Investment in temporary facilities to meet today's needs of our residents





## DELIVERING THROUGH PARTNERSHIP

A relationship underscored by trust with a continuity of personnel rarely found in other regeneration programmes

In 2007, Berkeley Homes entered into a Development Agreement with the Royal Borough of Greenwich for the 109 ha Kidbrooke site

- Planning consent for 4,000 homes was secured in 2009 and construction started later that year, with the first homes completed in 2010
- On 27th March, an application secured consent to increase the Kidbrooke Masterplan to 4,763 new homes
- To date, a large number of affordable homes have been delivered to ensure former Ferrier residents who wished to remain in the area were able to do so

- Support and investment from Regional Partners such as Southern Housing, ASRA and Viridian has been fundamental to securing grants and ensuring continued development
- Infrastructure is key to the regeneration and development of Kidbrooke. In 2013, Cator Park was created which provides the 'major' green spine, throughout the development creating open spaces for residents and those in the local area to enjoy
- To date, over 7,500 jobs\* have been created throughout the construction of the scheme and Berkeley works closely with GLLaB to deliver local jobs
- A Construction Skills Centre has now been built at Kidbrooke to promote training and education with apprentices continuing through to working on the Kidbrooke development





## INFRASTRUCTURE

A total of £143m is required for infrastructure

### Demolition

- All of the former Ferrier Estate has now been demolished
- This created over 5 hectares of brownfield land for redevelopment and the creation of Cator Park covering 35 ha

### Investment into Green Infrastructure

- New paths, trees and parkland have been installed to ensure that quality landscaping is maintained throughout the whole build process

### Transport & Road Network

- Creation of cycle ways connecting into the wider London Cycle Network
- Kidbrooke Park road infrastructure improvements

### Station

- Berkeley will be delivering a new Station facility for Kidbrooke.

### Bus Links

- Berkeley have worked with TfL and RBG to ensure the route of the B16 serves the development and the wider area









3.

LATEST NEWS

## 3.1 CRAFTING A NATURAL SPACE WITH THE LONDON WILDLIFE TRUST



### CRAFTING A NATURAL SPACE

BERKLEY AND LONDON WILDLIFE TRUST HAVE BEEN WORKING TOGETHER TO ENHANCE THE GREEN SPACES ACROSS KIDBROOKE VILLAGE. TO THIS END WE HAVE HOSTED A NUMBER OF EVENTS AND ACTIVITIES IN ORDER TO UNDERSTAND WHAT OUR RESIDENTS WOULD LIKE TO SEE FROM A MORE NATURAL, WILDLIFE FRIENDLY SPACE.

Since September, London Wildlife Trust have run a number of events across the Kidbrooke Village area.

The launch event in October focussed on introducing residents to the variety of animals found within the water features of Cator Park. Since then the London Wildlife Trust have run a number of events with a variety of themes surrounding the wildlife and benefits of enhancing the green spaces within Kidbrooke.

The Wildlife Trust have also taken this opportunity to visit a variety of local interest groups to discuss how our visions may combine and to determine the best strategies for providing a more natural space within Kidbrooke Village.



## 3.2 ONE COMMUNITY



### YOUNGS PUB CONFIRMED FOR PERMANENT VILLAGE CENTRE

A NEW PREMIUM YOUNG'S PUB IS SET TO OPEN ITS DOORS TO THE RESIDENTS OF KIDBROOKE VILLAGE AFTER BECOMING THE FIRST COMMERCIAL TENANT TO SIGN WITH BERKELEY HOMES AT THE KIDBROOKE DEVELOPMENT.

Due to open in 2018, the 4,700 sq. ft. pub will be located in the heart of the new Village Square. The bar and dining areas will look out onto a landscaped central piazza where visitors will be able to access a wealth of other amenities, including leisure facilities, community spaces and retail stores, as well as acres of green space and parkland.

Patrick Dardis, Chief Executive of Young's, said: "We're delighted to have been chosen as the first bar and restaurant to sign at Kidbrooke Village. Young's pubs are thoughtfully designed to be a venue for everyone – whether it's families looking to share a meal or for friends to have a catch-up over a couple of drinks – and having worked closely with Berkeley in recent years we know that this neighbourhood is the perfect location for our high quality offer."



### KIDBROOKE ANNUAL CHRISTMAS EVENT

ON SATURDAY 19TH NOVEMBER BERKELEY HOMES SAW OVER 500 RESIDENTS GATHER IN THE INTERIM VILLAGE CENTRE FOR THE ANNUAL CHRISTMAS EVENT AT KIDBROOKE VILLAGE.

A range of acts including the Kidbrooke Rock Choir and 90's pop band sensation Keavy Lynch from B\*witched performed on the stage before a special 'Frozen Show' took place featuring Anna Elsa and Olaf.

As the evening drew to a close all of the residents gathered around the Christmas tree to switch the lights on and mark the start of Christmas.



#### HAVE A 'GO' CONSTRUCTION DAY – NATIONAL APPRENTICESHIP WEEK

BERKELEY HOMES WILL BE WORKING WITH LONDON SOUTH EAST COLLEGES (LSEC) TO DELIVER A 'HAVE A GO' DAY AT THE CONSTRUCTION SKILLS CENTRE LOCATED WITHIN KIDBROOKE VILLAGE.

The Have a Go day will take place during National Apprenticeship Week 2017 as part of the Berkeley Homes East Thames commitment to engage with school children to increase awareness of job opportunities in the construction industry.

The day will provide 30 14 year olds the opportunity to try their hand at bricklaying, drainage works and tiling along with a visit to a live construction site at Kidbrooke Village.

Since opening the Construction Skills Centre located within Kidbrooke Village, has hosted a number of apprenticeship boot camps and provided over 60 applicants, the majority being residents from the Greenwich Borough, apprenticeships in construction.

In addition, Berkeley will be holding further interactive sessions and site visits to welcome children as young as 4 to Kidbrooke Village.



#### A NEW SCHOOL FOR KIDBROOKE VILLAGE

BERKELEY IS WORKING IN PARTNERSHIP WITH THE EDUCATION FUNDING AUTHORITY AND THE ROYAL BOROUGH OF GREENWICH TO SECURE NEW SCHOOL FACILITIES AT KIDBROOKE FOR WINGFIELD SCHOOL.

The new school will provide for a 3 form entry primary school with modern classrooms and updated facilities. Construction has commenced for the new school building. The school is due to open in September 2017.

Green fingered pupils from Wingfield Primary School in Kidbrooke got their hands dirty when they took part in a planting session after Berkeley Homes and Scotscape donated a planter. Berkeley Homes Chairman John Anderson was joined by Neil Blackley, East Divisional Manager for Scotscape, the resident landscapers at Kidbrooke Village who spoke to the children and taught them about the benefits of planting their own food.



## CONSTRUCTION SKILLS CENTRE

KIDBROOKE VILLAGE IS HOME TO THE 4TH SPECIALIST SKILLS CENTRE TO BE OPENED BY THE ROYAL BOROUGH OF GREENWICH, AS PART OF AN INITIATIVE BY THE COUNCIL TO PROVIDE NEW OPPORTUNITIES FOR RESIDENTS TO ACCESS TRAINING AND WORK IN SECTORS WITH EXCELLENT JOB PROSPECTS

The Skills Centre provides training in Construction Skills and will deliver flexible training for entry level jobs in the construction sector. It includes two classrooms and will deliver training courses, in a wide range of skills relevant to the Construction industry, such as kerb laying, drain laying, asbestos awareness and traffic marshalling. Like the other buildings in the interim Village Centre the building is temporary and can be moved from site to site. To date 318 students have completed various training opportunities through the centre



## ONE SPACE COMMUNITY HUB

BERKELEY IS WORKING CLOSELY WITH ONESPACE TO SUPPORT ITS COMMUNITY ENGAGEMENT PROGRAMME.

Berkeley has pledged to work with the Royal Borough of Greenwich to retain a temporary community facility at Kidbrooke until the permanent community provision is delivered within the Village Centre.



SALES & MARKETING SUITE







4.

HOMES FOR ALL



# 4.1 UPDATE ON BUILD PROGRAMME

Phase	Private Housing		Affordable Housing		TOTAL	Programme
	Delivered	Undelivered	Delivered	Undelivered		
1	219	0	229	0	448	2009 – 2013
2A	0	0	115	0	115	2010 – 2012
2	329	78 (15)	190	0	597	2011 – 2021
3	0	755 (291)	0	483 (14)	1,238	2015 – 2028
4	242	0	133	0	375	2013 – 2016
5	0	910 (21)	0	234 (86)	1,144	2016 – 2029
6	0	790	0	166	846	2020 – 2028
<b>TOTAL</b>	<b>790</b>	<b>2,423 (327)</b>	<b>667</b>	<b>883 (100)</b>	<b>4,763</b>	

- Phase Complete
- Phase Under Construction
- Phase Consented



## 4.2 DELIVERED



### PHASE 1

- The phase has delivered a total of 448 new homes
- Mix of 80 larger family houses and 368 one, two and three bed apartments
- The phase is 50% AH in order to progress estate decant (159 are social rented, 70 intermediate rent)
- Whole phase completed 2013



### PHASE 2A

- Phase 2A consists of 115 homes
- The phase is 100% affordable to aid the return of off-site decant
- 71 affordable rent, 44 intermediate
- Mix of 52 apartments and 63 family houses
- Whole phase completed in March 2012



Phase 1 Completed Homes



Phase 2a Houses



## PHASE 2

- Construction started in Summer 2011
- Total phase is 597 new homes, 190 of which are affordable
- To date 519 homes have been completed in Phase 2 including;
  - 22 Berkeley Urban Houses have been completed
  - A further 15 Urban Houses on Weigall Road are due for completion 2017.
- Phase due for completion 2021



## PHASE 2 (EXTRA CARE / SENIOR LIVING)

- 170 new homes within Phase 2 specifically designed for elderly residents are located at the heart of the scheme to enable older residents to live closer to the amenities
- Viridian are the Contracted Registered Provider
- Phase completed in May 2013



Phase 2 Completed Houses



Phase 2 Extra Care



## PHASE 4

- Construction started December 2012
- Delivering 375 new homes including 133 affordable Homes
- Phase completed April 2016



Phase 4 Completed Homes



Phase 4 Podium

# 4.3 UNDER CONSTRUCTION



## PHASE 3 KIDBROOKE VILLAGE CENTRE







Phase 3, Kidbrooke Village Centre will form the central heart of the development with the delivery of:

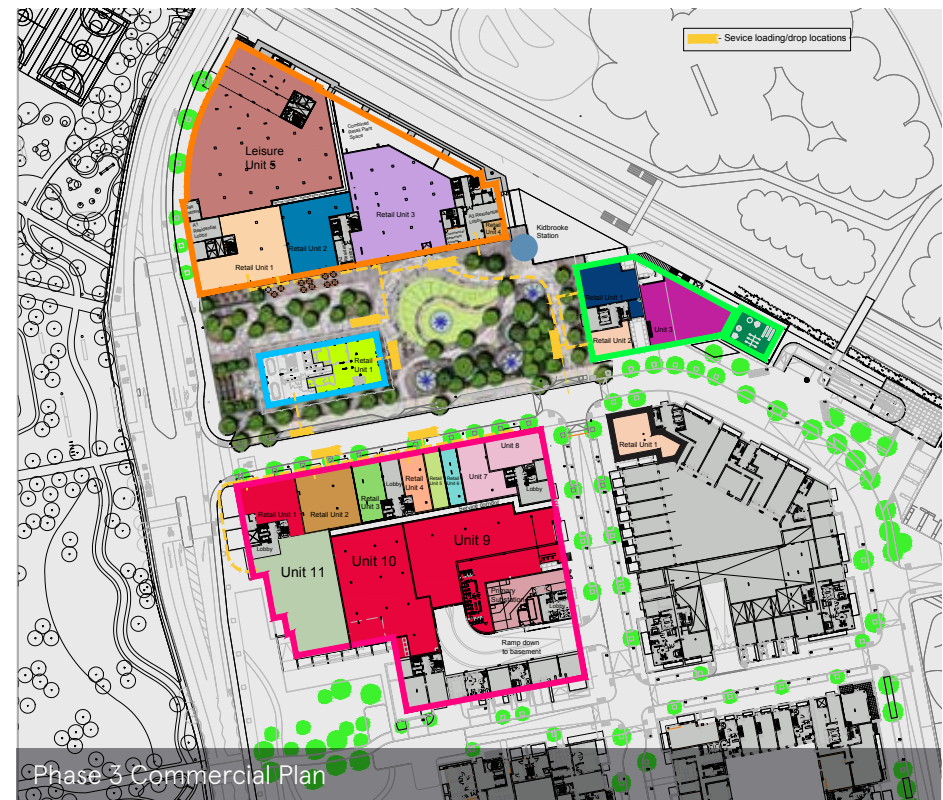
- A new, modern train station and facilities
- 11,921 sq.m of commercial and community space including a permanent food store and a mix of cafés, bars, and restaurants around a central village square
- 483 affordable homes will be delivered throughout the phase
- Together with 755 private homes
- Construction started on site July 2015
- Sainsbury's store & Young's pub to open in the Village Centre in 2018

## PROGRAMME

- Start on Site: July 2015
- Block A Completion: 2018
- New Station Opening: 2018
- Phase Completion: 2028

PRIVATE HOMES	AFFORDABLE HOMES	TOTAL (-) IN CONSTRUCTION
775 (209)	483 (14)	1,238 (223)

 <b>1,238 NEW HOMES</b>	 <b>483 AFFORDABLE HOMES</b>	 <b>130,000 SQFT COMMERCIAL HUB</b>
 <b>NEW COMMUNITY FACILITIES</b>	 <b>NEW TRAIN STATION</b>	 <b>COMMITMENT TO BUS ACCESS ROUTES</b>



CGI OF KIDBROOKE VILLAGE CENTRE



Computer Generated Image of Phase 3



## PHASE 5 EVOLVING DESIGNS IN MERIDIAN GATE

Proposals for Phase 5 have been designed by CZWG, building on the established Phase 4 principles:

- Planning Permission was received for 1,144 homes in March 2015
- 234 affordable homes
- 910 private homes
- Phase 5 comprises a mix of apartment buildings and houses with some facing the new landscaped areas of Cator Park



1,144 NEW HOMES



234 AFFORDABLE HOMES



86 AFFORDABLE HOMES 5 YEARS AHEAD OF SCHEDULE

### BLOCK D - IN CONSTRUCTION

- A revised planning application consented for Phase 5 Block D for 107 new homes in January 2016
- This included 86 shared ownership and 21 private homes
- This will allow for the delivery of 86 affordable homes five years ahead of schedule
- Construction commenced in March 2016

PRIVATE HOMES	AFFORDABLE HOMES	TOTAL
910 (21)	234 (86)	1,144 (107)





## 4.4 CONSENTED



### PHASE 6

- Planning Permission was received for 846 homes in March 2015
- Comprising 166 affordable homes (including senior living homes)
- Together with 680 private homes
- A new Wingfield School – will be delivered by Royal Borough of Greenwich 7 years earlier than previously planned
- New pocket parks and landscaped square
- A second phase of senior living accommodation
- 2,971 sq.m of commercial / community floor space



Computer generated images of Phase 6







5.

OUR VISION

## 5.1 OUR VISION: A COMMITMENT TO THE FUTURE

OVER THE YEARS THE BERKELEY GROUP HAS WON MANY PRESTIGIOUS AWARDS FOR THE QUALITY, DESIGN AND SUSTAINABILITY OF ITS DEVELOPMENTS. THIS INCLUDES THE UK'S HIGHEST ACCOLADE FOR BUSINESS SUCCESS - THE QUEEN'S AWARD FOR ENTERPRISE FOR SUSTAINABLE DEVELOPMENT

### 1. Customers

- Deliver world-class customer service as evidenced by a top quartile Net Promoter Score compared to UK Customer Satisfaction Index results.
- Run a programme of engagement and research to further enhance our product and processes based on the needs of our customers.

### 2. Homes

- Design our homes to consider future climate change to ensure continued thermal comfort.
- Understand the evolution of smart technology and connectivity in homes and on developments.

### 3. Places

- Implement community plans on our developments to facilitate thriving communities.
- Develop and apply an approach to ensure that all new developments create a net biodiversity gain.

### 4. Operations

- Reduce our operational carbon emissions intensity by 10% and introduce a programme to become carbon positive.
- Ensure at least 1,500 people across our direct and indirect workforce undertake an apprenticeship or vocational training.

### 5. Our People

- Launch and implement a new programme to promote the wellbeing of our staff and create healthy workplaces.
- Invest in training and development through our talent management programmes to realise the potential of our people across all areas of the business.



## OUR VISION

TO BE A WORLD-CLASS BUSINESS GENERATING LONG-TERM VALUE BY CREATING SUCCESSFUL, SUSTAINABLE PLACES WHERE PEOPLE ASPIRE TO LIVE

### FIVE FOCUS AREAS

CUSTOMERS	HOMES	PLACES	OPERATIONS
Provide exceptional service to all of our customers and put them at the heart of our decisions.	Develop individually designed, high quality homes with low environmental impact.	Create great places where residents enjoy a good quality of life, now and in the future.	Make the right long-term decisions whilst running the business efficiently and working with our supply chain.
OUR PEOPLE			
Develop a highly skilled workforce who run autonomous businesses, operate in a safe and supportive working environment, and contribute to wider society.			

### OUR CULTURE AND VALUES

Have integrity	Be passionate	Respect people	Think creatively	Excellence through detail
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## 5.2 SOCIAL SUSTAINABILITY

IN JANUARY 2013, BERKELEY COMMISSIONED A SOCIAL SUSTAINABILITY ASSESSMENT OF KIDBROOKE VILLAGE TO UNDERSTAND WHAT LIFE IS LIKE FOR THE FIRST RESIDENTS AND HOW TO SUPPORT THE COMMUNITY AS IT STARTS TO FORM

The findings show that a strong sense of community is already beginning to emerge

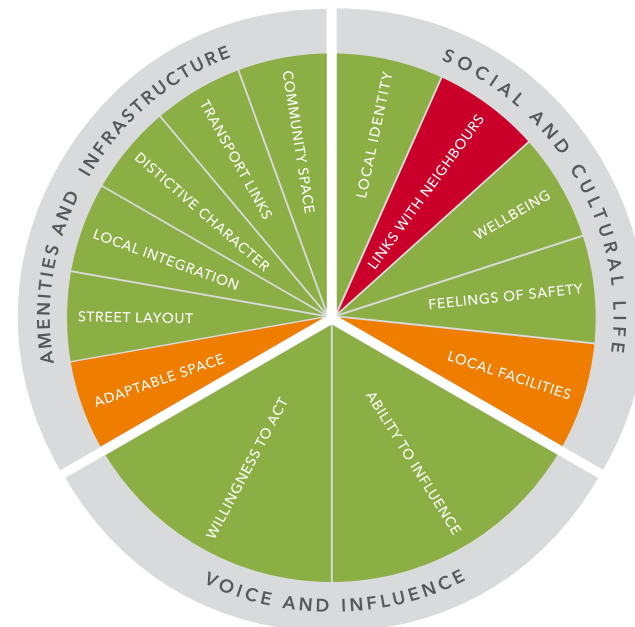
- 91% of people said they feel like they belong, compared to an average of 62% across London; and
- 93% say they intend to remain in the neighbourhood, compared to 68% across the UK

Berkeley's methodology for social sustainability assessments is now publicly available and should be applied to any regeneration programme in the UK The Social Sustainability rating

Kidbrooke Village performed well against the 13 criteria

- 10 of the indicators received a positive rating (in line with the data for comparable places)
- 2 of the criteria were rated as satisfactory (in line with the data for comparable places)
- Only one was red

All of the feedback is being used to inform our future work programme and we intend to commission a follow up assessment in 2 to 3 years to monitor the progress of Kidbrooke



Source: Social Life, 2013

### QUALITY OF LIFE: HOW KIDBROOKE VILLAGE COMPARES

	People living in Kidbrooke Village	People living in London	People across the UK	People living in comparable places
I feel like I belong to the neighbourhood	91%	62%	67%	66%
I feel safe after dark	84%	65%	74%	74%
I feel able to influence decisions	72%	48%	40%	43%
I plan to remain in the neighbourhood	93%	63%	68%	65%
Satisfied with your life overall	77%	not available*	60%	51%

This table compares responses from the Kidbrooke Village resident survey to responses from people living in London, across the UK, and in comparable areas (based on Output Area Classifications) drawn from the following national government surveys: questions 1, 2 and 5 – Understanding Society Survey 2008 – 2009 Waves 1 and 2, question 3 – Crime Survey for England and Wales 2010 – 2011, question 4 – Citizenship Survey 2009 – 2010. \*No directly comparable data set exists for life satisfaction in London.



THE KIDBROOKE DEVELOPMENT WILL DELIVER:



4,763 NEW HOMES  
FOR EVERYONE

INCLUDING 1,700  
AFFORDABLE HOMES

1,457 NEW HOMES  
DELIVERED TO DATE



COMMUNITY SPACE

COMMERCIAL HUB

NEW SHOPS

35 HA OF PARKLAND

A NEW VILLAGE FOR LONDON



NEW TRAIN STATION

COMMITMENT TO BUS  
TRANSPORT LINKS

CYCLE ROUTES

PEDESTRIAN ROUTES



26,678 JOBS

COMMITMENT TO 14%  
APPRENTICESHIPS

ONSITE SKILLS & TRAINING  
CENTRE

For Further information please contact:

**Kidbrooke Information Centre,**

2 Elford Close, Kidbrooke

[www.kidbrookeregeneration.info](http://www.kidbrookeregeneration.info)

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