

KIDBROOKE  
VILLAGE

ROYAL BOROUGH OF GREENWICH  
SE3

Berkeley  
Designed for life

BUILDING ON THE SUCCESS

# KIDBROOKE VILLAGE

Development Update

May 2016






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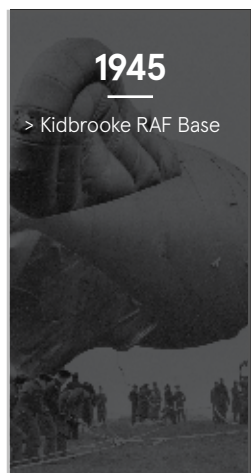
“OUR VISION FOR KIDBROOKE IS TO CREATE AN EXEMPLARY SUSTAINABLE SUBURB. WE WILL REPLACE THE BRUTAL FERRIER ESTATE WITH A PLACE WHERE PEOPLE LOVE TO LIVE. THIS WILL BE A NEW VILLAGE FOR LONDON. NOT JUST HOUSING BUT A COMMUNITY WITH SHOPS AND SCHOOLS, SQUARES AND PARKS, WOVEN AMONG HOMES FOR A WHOLE RANGE 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**

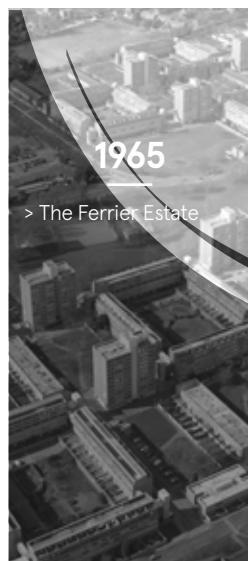


# 1.1 THE KIDBROOKE VISION



**1945**

> Kidbrooke RAF Base



**1965**

> The Ferrier Estate



**1990s**

> The Ferrier Estate fell into disrepair in the 1990's



**2007**

> Development Agreement signed by development partners



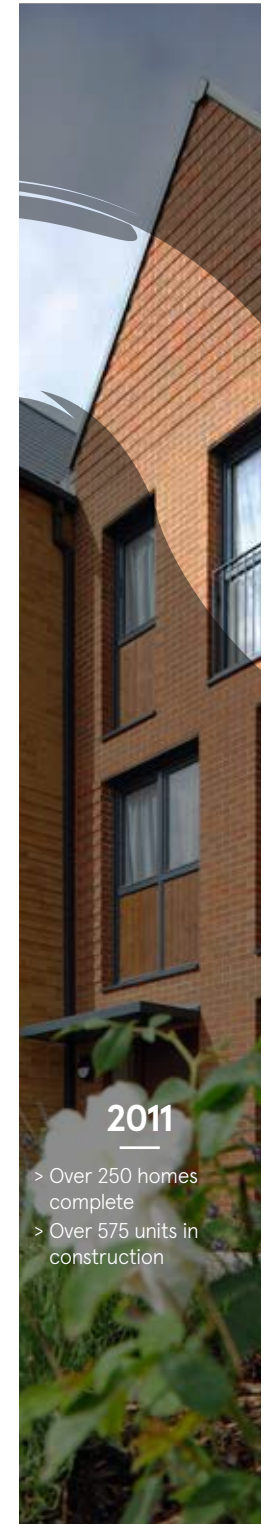
**2009**

> Masterplan consent achieved  
> Phase 1 construction start on site



**2010**

> First homes complete  
> Phase 2 & 2A consented & HCA funded



**2011**

> Over 250 homes complete  
> Over 575 units in construction



# '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



**2018**

- > Village centre retail and new station square delivered
- > New Wingfield School opens



**2022**

- > Phase 6 - Start on site



**2030**

- > Completion of scheme




























2.

**WHAT MAKES KIDBROOKE  
VILLAGE DIFFERENT?**



# 2.1 KIDBROOKE DEVELOPMENT KEY PRINCIPLES

| <br><b>NEW HOMES</b> | <br><b>COMMUNITY</b> | <br><b>CONNECTIVITY</b> | <br><b>EDUCATION</b> | <br><b>SENIOR LIVING</b> |
|---|---|--|---|---|
|                     |                     | <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>1,303 houses delivered to date</p>   |                    |                        |                    |                        |



# 'AN EXAMPLAR 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 7,500 jobs in the UK



Over 170,000 sqft of commercial floorspace



Over 35 ha of green space



Over 1,550 affordable homes

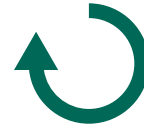


## 2.2 WE HAVE DELIVERED



### HOUSING

- 1,303 Homes Delivered
- 647 Private Homes
- 656 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

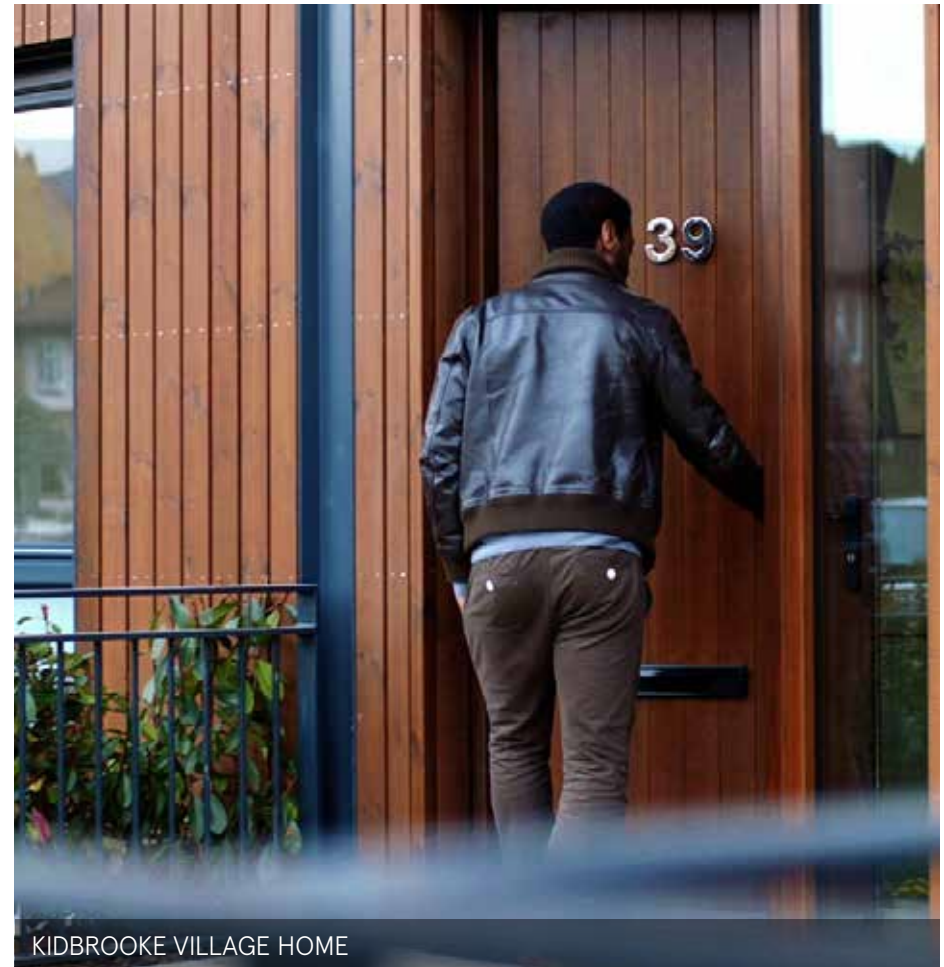


### REGENERATION

- 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



FAMILY IN PHASE 4 HAVING DINNER



KIDBROOKE VILLAGE HOME





## EMPLOYMENT

- Over 7,500 jobs\* created in the UK
- Including 133 apprenticeships
- 201 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



CHARLIE MARTIN ASSISTANT SITE MANAGER



KIDBROOKE VILLAGE SUMMER FEST 2015



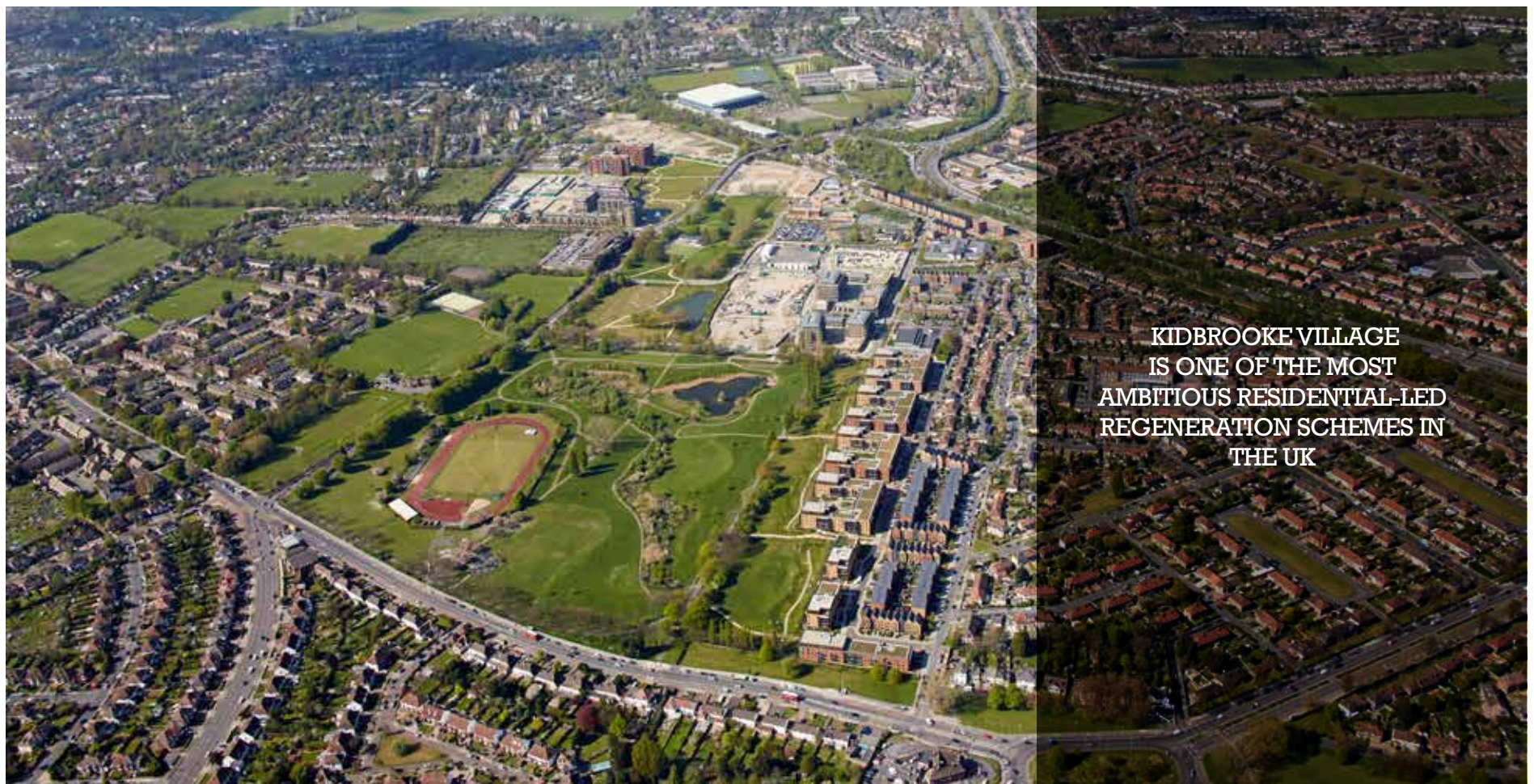
## 2.3 WHAT MAKES KIDBROOKE VILLAGE DIFFERENT?



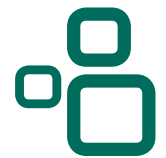
### SCALE

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\*
- 133 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







## 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 BERKELEY URBAN HOUSE



The Urban Family House is Berkeley's response to the needs of 21st century living in an urban environment. It answers the critical need for high quality housing in constrained locations that creates sustainable communities.

It's a new ground breaking design that reinterprets the traditional terraced house as a three-bedroom, two-reception family home. By re-designing the layout, it answers the need for low maintenance, secure family homes in our growing cities. It suits the traditional street settings many people desire, and at the same time provides householders with plenty of private outdoor space.

The Urban Family House will play an important role in Berkeley's aspirations to create thriving and sustainable new communities at Kidbrooke Village.

The Urban House is a revolutionary design which has taken ten years to develop and refine. We're now ready to introduce it at Kidbrooke Village to Key stakeholders.







## 3.2 ONE COMMUNITY



### KIDBROOKE COMMUNITY ACTION PLAN

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AT KIDBROOKE WE TAKE PRIDE IN THE COMMUNITY WE ARE CREATING AND UNDERSTAND THE IMPORTANCE OF CREATING OPPORTUNITIES FOR THE COMMUNITY TO GROW AND FLOURISH.

In partnership with Independent means and LunnDunn we have sought to develop a Kidbrooke Village Community Action Plan.

A key recommendation from the research was to improve communication with the community. we have implemented this through social media which is managed independently from Berkeley.

Community Notice Boards have been installed throughout the scheme and we have employed an Events Manager who will also co-ordinate community events.



### KIDBROOKE VILLAGE CHINESE NEW YEAR

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ON SATURDAY 6TH FEBRUARY BERKELEY HOMES CELEBRATED THE CHINESE NEW YEAR AT KIDBROOKE VILLAGE WITH A SPECTACULAR FIREWORK DISPLAY AT BLACKHEATH QUARTER, WHICH WAS ATTENDED BY RESIDENTS FROM ACROSS THE DEVELOPMENT.





### 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. The school building has consent and is due to start on site shortly. The school is due to open in September 2017.



### ONE SPACE COMMUNITY HUB

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





## 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



## APPRENTICESHIP SCHEME

THE OFFICIAL LAUNCH OF THE 'BERKELEY APPRENTICESHIP SCHEME' TOOK PLACE LAST YEAR AT WOOLWICH TOWN HALL

Working in partnership with Greenwich Community College and the Royal Borough of Greenwich, Berkeley Homes East Thames has developed the 'Berkeley Apprenticeship Scheme' to offer career opportunities to local young people and help increase the level of skilled workers within the Royal Borough of Greenwich

40 apprentices on site have come through the construction skills centre

The most recent round of Apprentices see a further 30 start their initial training at the construction skills centre





## RECENT AWARDS

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THE DEVELOPMENT HAS RECEIVED A NUMBER OF AWARDS, MOST NOTABLY:

### 2015

- 2015 Premier Guarantee Excellence Awards - Multi Storey Development of the year for Kidbrooke Village
- 2015 Considerate Constructor Award Gold Award Phase 4

### 2014

- 2014 Premier Guarantee Awards: Best Large Development – Winner
- 2014 What House Awards Showhouse: Best Interior Design – Bronze
- 2014 Blue Ribbon Awards (Ideal Home Show): Housing Development of the Year – Winner
- 2014 Inside Housing (Extra Care) Top 50 Affordable Developments – Winner
- London Evening Standard, Winner: Best First Time Buy Highly Commended: Best Regeneration Project
- Regeneration and Renewal Winner Best use of Housing in Regeneration
- 9th in Regeneration and Renewal Top 100

> [Kidbrooke Village](#)

> [Development Update](#)











4.

HOMES FOR ALL



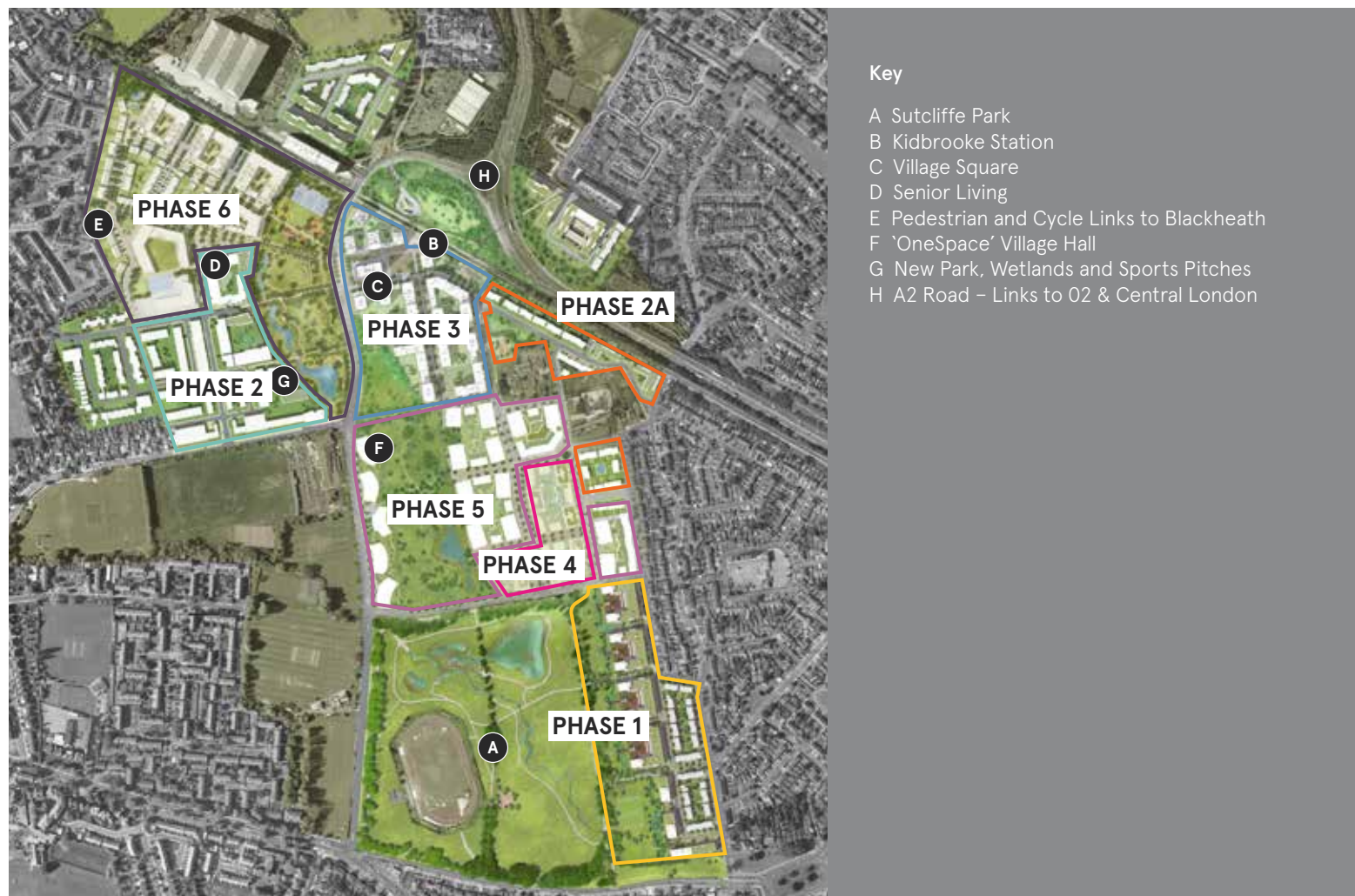




# 4.1 UPDATE ON BUILD PROGRAMME

| Phase        | Private Housing |                    | Affordable Housing |                  | TOTAL        | Programme   |
|--------------|-----------------|--------------------|--------------------|------------------|--------------|-------------|
|              | Delivered       | Undelivered        | Delivered          | Undelivered      |              |             |
| ● 1          | 219             | 0                  | 229                | 0                | <b>448</b>   | 2009 – 2013 |
| ● 2A         | 0               | 0                  | 115                | 0                | <b>115</b>   | 2010 – 2012 |
| ● 2          | 186             | 221 (143)          | 179                | 11 (11)          | <b>597</b>   | 2011 – 2021 |
| ● 3          | 0               | 755 (209)          | 0                  | 483 (14)         | <b>1,238</b> | 2015 – 2028 |
| ● 4          | 242             | 69 (69)            | 133                | 0                | <b>375</b>   | 2013 – 2016 |
| ● 5          | 0               | 910 (21)           | 0                  | 234 (86)         | <b>1,144</b> | 2016 – 2029 |
| ● 6          | 0               | 680                | 0                  | 166              | <b>846</b>   | 2020 – 2028 |
| <b>TOTAL</b> | <b>647</b>      | <b>2,566 (373)</b> | <b>656</b>         | <b>894 (111)</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 2

- Construction started in Summer 2011
- Total phase is 597 new homes, 190 of which are affordable
- Berkeley Urban Houses and Block B are now in production providing a further 143 homes
- Phase due for completion 2021



## PHASE 2 (EXTRA CARE / SENIOR LIVING)

- Phase completed in May 2013
- 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 2 Completed Houses



Phase 2 Extra Care





## PHASE 4

- Construction started December 2012
- Delivering 375 new 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


### 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)               |



Computer Generated Image of Phase 3



1,238 NEW HOMES



483 AFFORDABLE HOMES



130,000 SQFT COMMERCIAL HUB



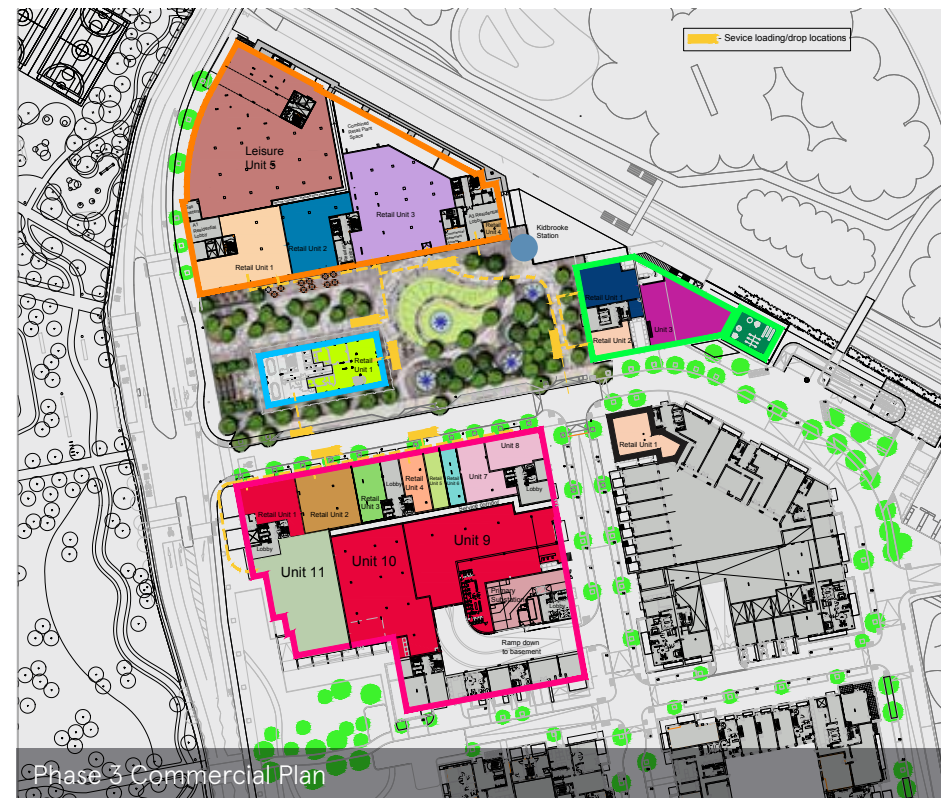
NEW COMMUNITY FACILITIES



NEW TRAIN STATION



COMMITMENT TO BUS ACCESS ROUTES



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


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



Computer Generated Image of Phase 5



1,144 NEW HOMES



234 AFFORDABLE HOMES



86 AFFORDABLE HOMES 5 YEARS AHEAD OF SCHEDULE

## BLOCK D - INCONSTRUCTION

- A revised planning application was concented 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



Phase 4 Tudway Road



Computer Generated Image of Phase 5 - Block D - August 2015



## 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 |
|----------------|---------------|----------------|------------------|---------------------------|



## 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

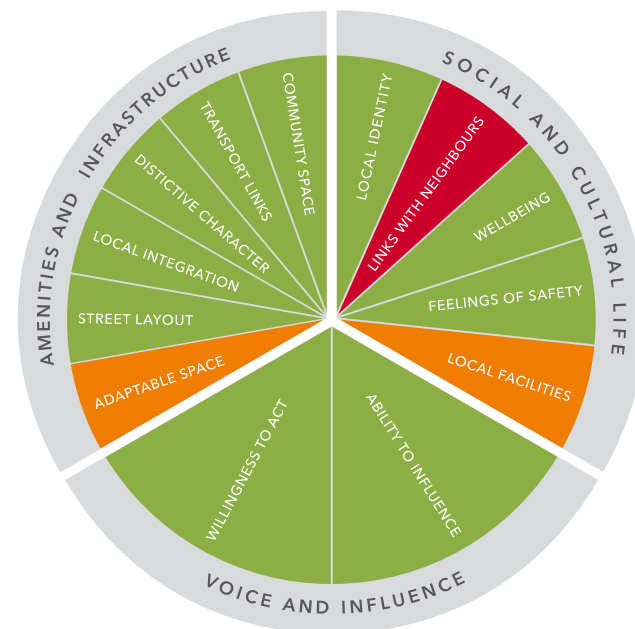
- 91% of people said they feel like they belong, compared to an average of 62% across London; and
- 93% say they intend to remain in the neighbourhood, compared to 68% across the UK

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 KIDBROOK DEVELOPMENT WILL DELIVER:



**4,763 NEW HOMES FOR EVERYONE**

**INCLUDING 1,700 AFFORDABLE HOMES**

**1,303 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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