

KIDBROOKE  
VILLAGE

ROYAL BOROUGH OF GREENWICH  
SE3

Berkeley  
Designed for life

BUILDING ON THE SUCCESS

# KIDBROOKE VILLAGE

Development Update

October 2017

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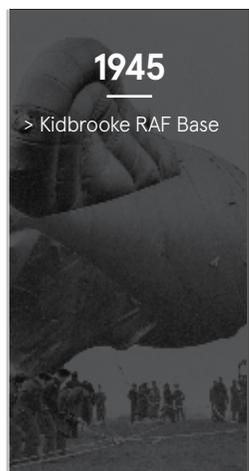


“OUR VISION FOR KIDBROOKE IS TO CREATE AN EXEMPLARY SUSTAINABLE SUBURB. WE WILL REPLACE THE BRUTAL FERRIER ESTATE WITH A PLACE WHERE PEOPLE LOVE TO LIVE. THIS WILL BE A NEW VILLAGE FOR LONDON. NOT JUST HOUSING BUT A COMMUNITY WITH SHOPS AND SCHOOLS, SQUARES AND PARKS, WOVEN AMONG HOMES FOR A WHOLE RANGE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

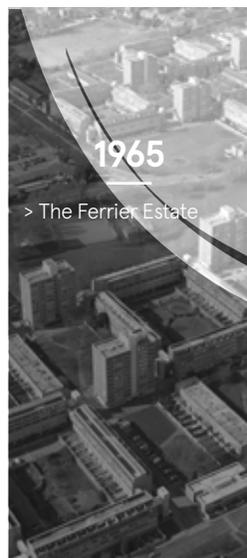
1.  
**KIDBROOKE  
VISION**

# 1.1 THE KIDBROOKE VISION



**1945**

> Kidbrooke RAF Base



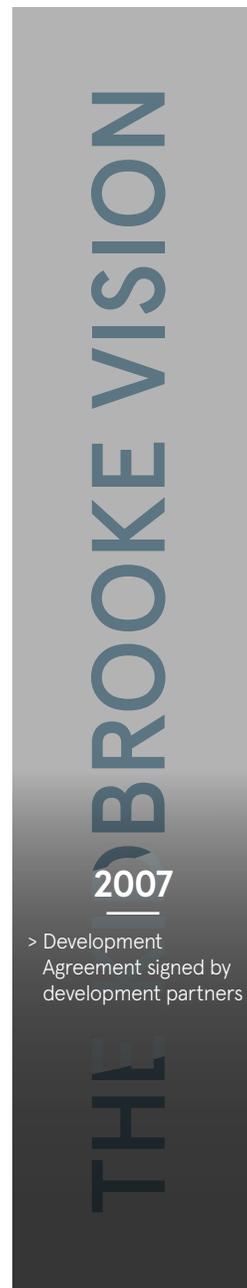
**1965**

> The Ferrier Estate



**1990s**

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



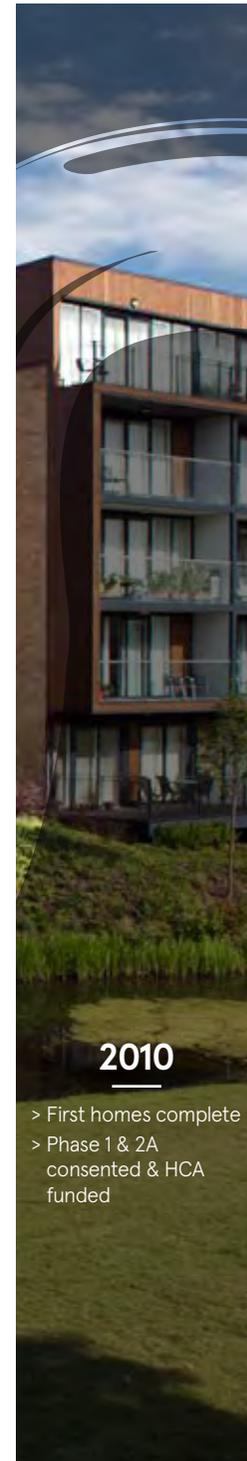
**2007**

> Development Agreement signed by development partners



**2009**

> Master plan consent achieved  
> Phase 1 construction start on site



**2010**

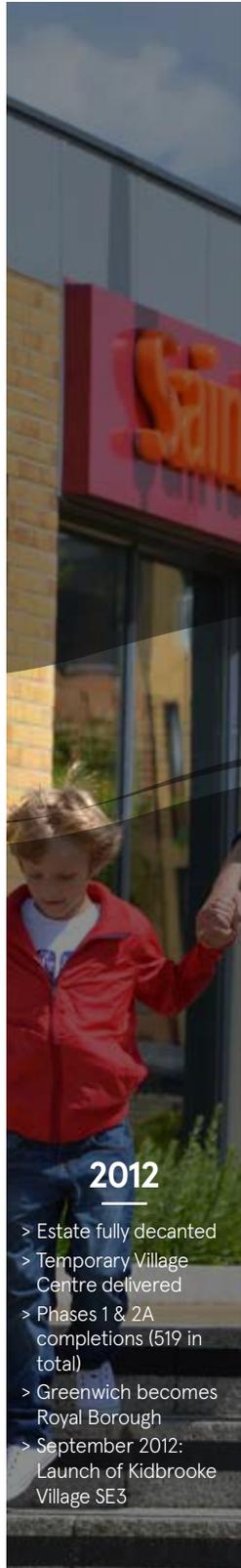
> First homes complete  
> Phase 1 & 2A consented & HCA funded



**2011**

> Over 250 homes complete  
> Over 575 units in construction

'KIDBROOKE VILLAGE A COMMUNITY IN THE MAKING.'



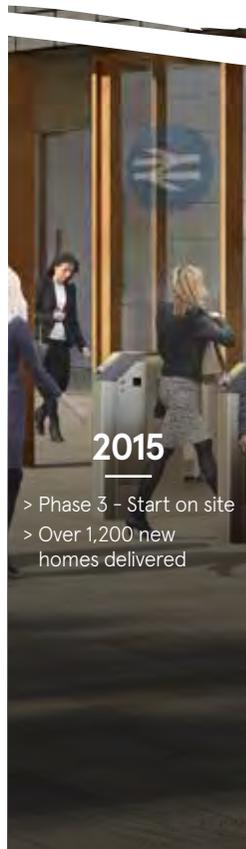
**2012**

- > 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



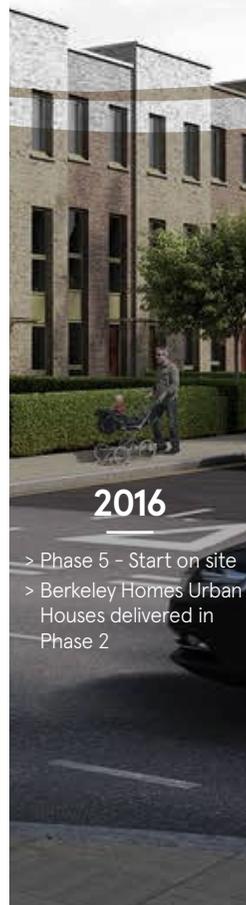
**2014**

- > Over 1,000 new homes delivered
- > 8,000 newly created jobs
- > Including 76 apprenticeships
- > 229 permanent jobs created



**2015**

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



**2016**

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



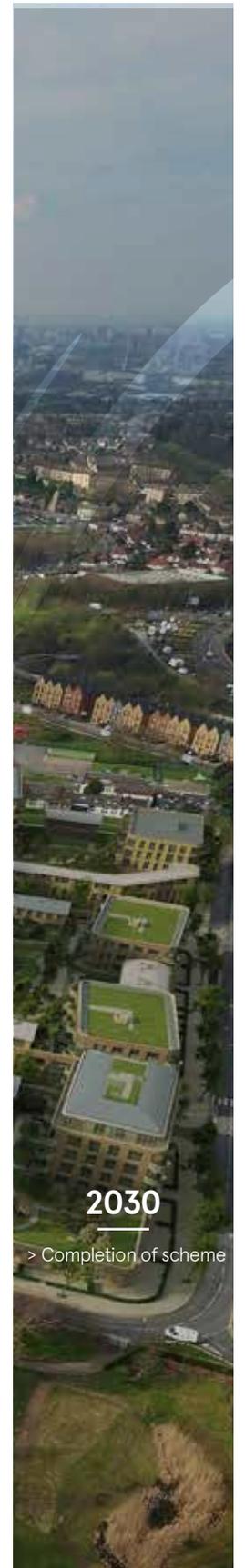
**2017**

- > New Wingfield School opens
- > KV3 Block A & B progress
- > Consent for 4,882 homes
- > First modular Urban House completed



**2018**

- > New train station
- > Village Square delivered
- > KV5 Block D to complete
- > Sainsbury's & Young's Pub 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 2015/16 over 1.5 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 residents feel like they belong to a community</p>		<p>3 schools within a 5 minute walk</p>	
<p>1,457 homes delivered to date</p>				

'AN EXEMPLAR FOR SUSTAINABLE DEVELOPMENT.'



OPEN SPACE



COMMUNITY SPACE



FACILITIES



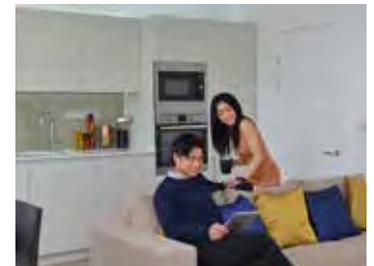
JOBS



MIXED TENURE



Community space at the heart of the village centre



To date Kidbrooke has created 8,160 jobs in the UK



160,000 sqft of commercial/community floorspace



Over 35 ha of green space



Over 1,700 affordable homes being delivered

## 2.2 WE HAVE DELIVERED



### HOUSING

- 1,457 Homes Delivered
- 790 Private Homes
- 667 Affordable Homes including 170 Extra Care Homes
- 2,213 construction starts in just 7 years
- High Quality Sustainable Homes achieving Code Level 4



FAMILY OVERLOOKING BLACKHEATH QUARTER



### REGENERATION

- 14 hectares of brownfield land reclaimed
- 7 hectares of land brought into beneficial use
- 35 hectares of Green Space
- Demolition of the Ferrier Estate
- New train station facilities



CONSTRUCTION WORKS IN PHASE 3, VILLAGE CENTRE



## EMPLOYMENT

- Over 8,160 jobs\* created in the UK
- Including 140 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 £260,000 raised for local children's charity Demelza Hospice over the last 6 years



CONSTRUCTION SITE AT KIDBROOKE



KIDBROOKE VILLAGE SUMMER FETE 2017

## 2.3 WHAT MAKES KIDBROOKE VILLAGE DIFFERENT?



### SCALE

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

- The masterplan will cost £1bn to deliver
- The development area will consist of over 4,800 new homes
- Kidbrooke Village is an exemplar for creating a sustainable suburb





## PLACEMAKING

A well designed 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.
- In August 2017, the latest Phase 3 planning application achieved an uplift in both private and affordable homes, increasing the Kidbrooke masterplan consent to 4,882 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.
- Over 8,000 jobs have been created throughout the construction of the scheme and Berkeley works closely with GLLaB to deliver local jobs.
- A Construction Skills Centre 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

### 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

- New modernised station facilities

### Bus Links

- Berkeley have worked with TfL and RBG to ensure the route of the B16 and 178 serves the development and the wider area



A TOTAL OF £143M  
IS REQUIRED FOR  
INFRASTRUCTURE ACROSS THE  
KIDBROOKE DEVELOPMENT.  
WHILE INITIAL FUNDING  
WAS RECEIVED FOR  
INFRASTRUCTURE BERKELEY'S  
HAVE SIGNIFICANTLY  
INVESTED IN KIDBROOKE TO  
COVER THE 'GAP'

CHARCUTERIE



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KIDBROOKE  
VILLAGE

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ROYAL BOROUGH OF GREENWICH  
SE3

[kidbrookevillage.co.uk](http://kidbrookevillage.co.uk)  
🐦 @\_kidbrooke

**Berkeley**  
Designed for life

3.

LATEST NEWS

## 3.1 A COMMUNITY SPACE AT THE HEART OF KIDBROOKE VILLAGE

THE KIDBROOKE VILLAGE CENTRE WILL FORM THE CENTRAL HEART OF THE KIDBROOKE VILLAGE DEVELOPMENT, DELIVERING 130,000 SQFT OF COMMERCIAL AND COMMUNITY SPACE INCLUDING SAINSBURY'S, YOUNG'S PUB AND A MIX OF RESTAURANTS AND CAFÉS AROUND A VILLAGE SQUARE, AND A MODERN TRAIN STATION WITH NEW FACILITIES.

Block D was given resolution to Grant in August 2017. Berkeley are working in partnership with The Royal Borough of Greenwich to deliver the new community and health centre within Block D. The space has been carefully considered to ensure the flexibility to meet a variety of requirements.

### Programme

- Start on site Autumn 2017
- Completion Summer 2021





'CREATING A SPACE  
FOR THE NEW  
COMMUNITY TO GROW'

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



### CRAFTING A NATURAL SPACE

BERKELEY AND THE LONDON WILDLIFE TRUST HAVE BEEN WORKING TOGETHER TO ENHANCE INTERACTION WITH 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 the launch event in October 2016, The London Wildlife Trust have run a number of events with a variety of themes surrounding the wildlife and benefits of the evolving green spaces at Kidbrooke.

The London Wildlife Trust events include; weekly 'Wild About Kidbrooke' events, wildlife workshops for local schools and monthly meetings with local community groups.



### 3.3 A NEW COMMUNITY IN THE MAKING



RESIDENTS OF KIDBROOKE VILLAGE



THE KIDBROOKE SUMMER FETE

#### COMMUNITY ACTION PLAN

At Kidbrooke Village we take pride in the community we are creating and understand the importance of establishing opportunities for the community to grow and flourish.

The Community Action Plan aims to progress towards the creation of a community management body for the long-term management of the Kidbrooke Village community.

#### KIDBROOKE SUMMER FETE

Following the successes of the previous Summer events, the Kidbrooke Village Country Fete took place on the 15th July in Cator Park.

In addition to the animal attractions, there was a traditional carousel for young children and a small stage featuring live music.



YOUNG'S PUB

#### YOUNGS PUB CONFIRMED FOR PERMENANT VILLAGE CENTRE

A new premium Young's pub is set to open in 2018 to the residents of Kidbrooke Village after becoming the first commercial tenant to sign with Berkeley Homes within the permanent-village centre.

A new Sainsbury's store is also due to open in the Villiage Centre in 2018.



KIDBROOKE FARMERS MARKET

#### KIDBROOKE FARMERS MARKET

On the first Saturday of every month, the Kidbrooke Village Farmer's Market takes place in the Village Centre from 10am till 3pm.

With a range of artisan products on sale, it's a great way to support local businesses and enjoy some delicious fresh foods.



THE NEW WINGFIELD PRIMARY SCHOOL

### A NEW SCHOOL FOR KIDBROOKE VILLAGE

Berkeley is working in partnership with the Education Funding Authority and the Royal Borough of Greenwich to deliver new school facilities at Kidbrooke for Wingfield School.



'HAVE A GO' CONSTRUCTION DAY

### 'HAVE A GO' CONSTRUCTION DAY

Working with London South East Colleges (LSEC), Berkeley Homes deliver a number of interactive 'Have A Go' days at the Construction Skills Centre located at Kidbrooke Village.



TRAINING IN CONSTRUCTION SKILLS

### 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.



ONE SPACE AT KIDBROOKE VILLAGE

### ONE SPACE COMMUNITY HUB

Berkeley is working with The Royal Borough of Greenwich to retain a temporary community facility at Kidbrooke, until the permanent community provision is delivered in the Village Centre.





4.

**HOMES FOR ALL**



## 4.1 UPDATE ON BUILD PROGRAMME

Phase	Private Housing		Affordable Housing		Total Delivered	TOTAL	Programme
	Delivered	Undelivered	Delivered	Undelivered			
1	219	0	229	0	448	448	2009 – 2013
2A	0	0	115	0	115	115	2010 – 2012
2	329	81 (15)	190	0	519	600	2011 – 2021
3	0	830 (610)	0	524 (39)	0	1,354	2015 – 2028
4	242	0	133	0	375	375	2013 – 2016
5	0	910 (21)	0	234 (86)	0	1,144	2016 – 2029
6	0	680	0	166	0	846	2018 – 2028
<b>TOTAL</b>	<b>790</b>	<b>2,501 (646)</b>	<b>667</b>	<b>924 (125)</b>	<b>1,457</b>	<b>4,882</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 forward deliver 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



Kidbrooke Phase 1



Phase 1 Completed Homes



Phase 2a Houses



## PHASE 2

- Construction started in Summer 2011
- Total phase is 600 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
- Optivo are the Contracted Registered Provider
- Phase completed in May 2013



Phase 2 Completed Houses



Weigall Road Urban House



## 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
- 130,000 sqft of commercial and community space including a permanent food store and a mix of cafés, bars, and restaurants around a central village square
- 524 affordable homes will be delivered throughout the phase
- Together with 830 private homes
- Construction started on site July 2015
- Sainsbury's store & Young's pub to open in the Village Centre in 2018

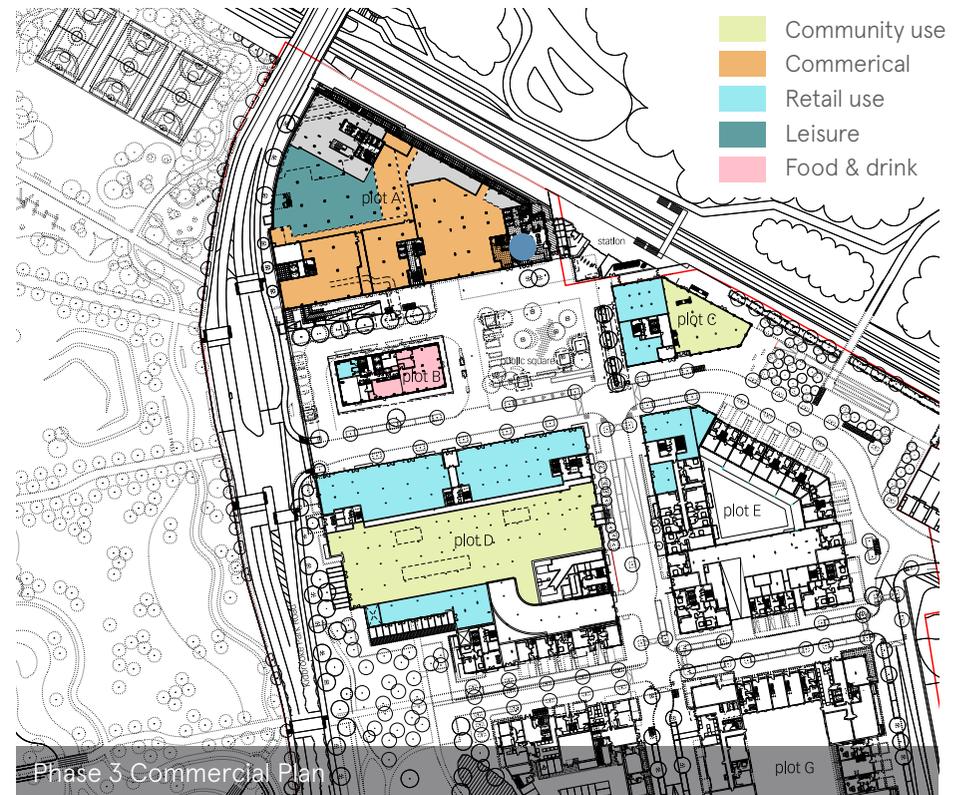
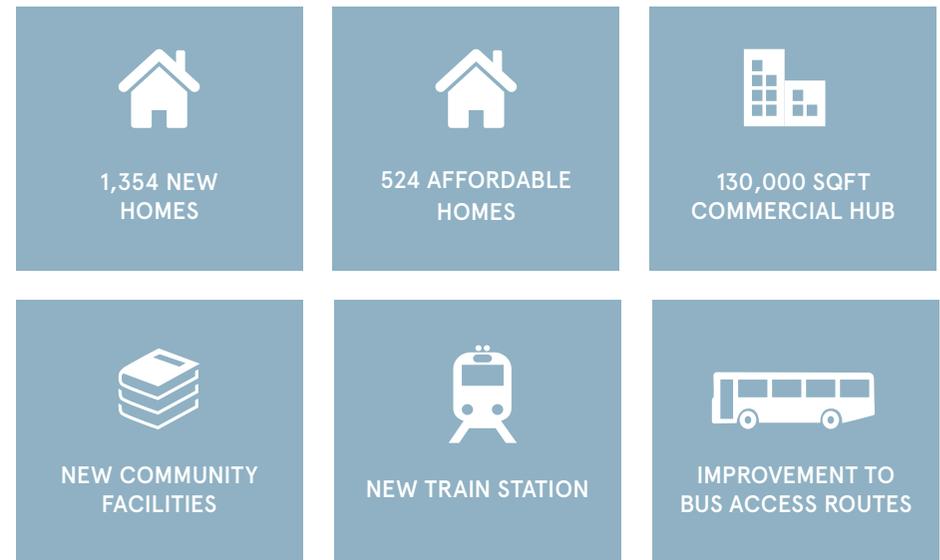
### PROGRAMME

- Start on Site: July 2015
- Block D Commence: 2017
- Block A Completion: 2018
- New Station Opening: 2018
- Block B Completion: 2019

PRIVATE HOMES	AFFORDABLE HOMES	TOTAL (-) IN CONSTRUCTION
830 (610)	524 (39)	1,354 (649)



Computer Generated Image of Block D Podium



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 TO BE DELIVERED 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
- Completion of Block expected early 2018



Phase 4 Tudway Road



Computer Generated Image of Phase 5 - Block D

## 4.4 CONSENTED

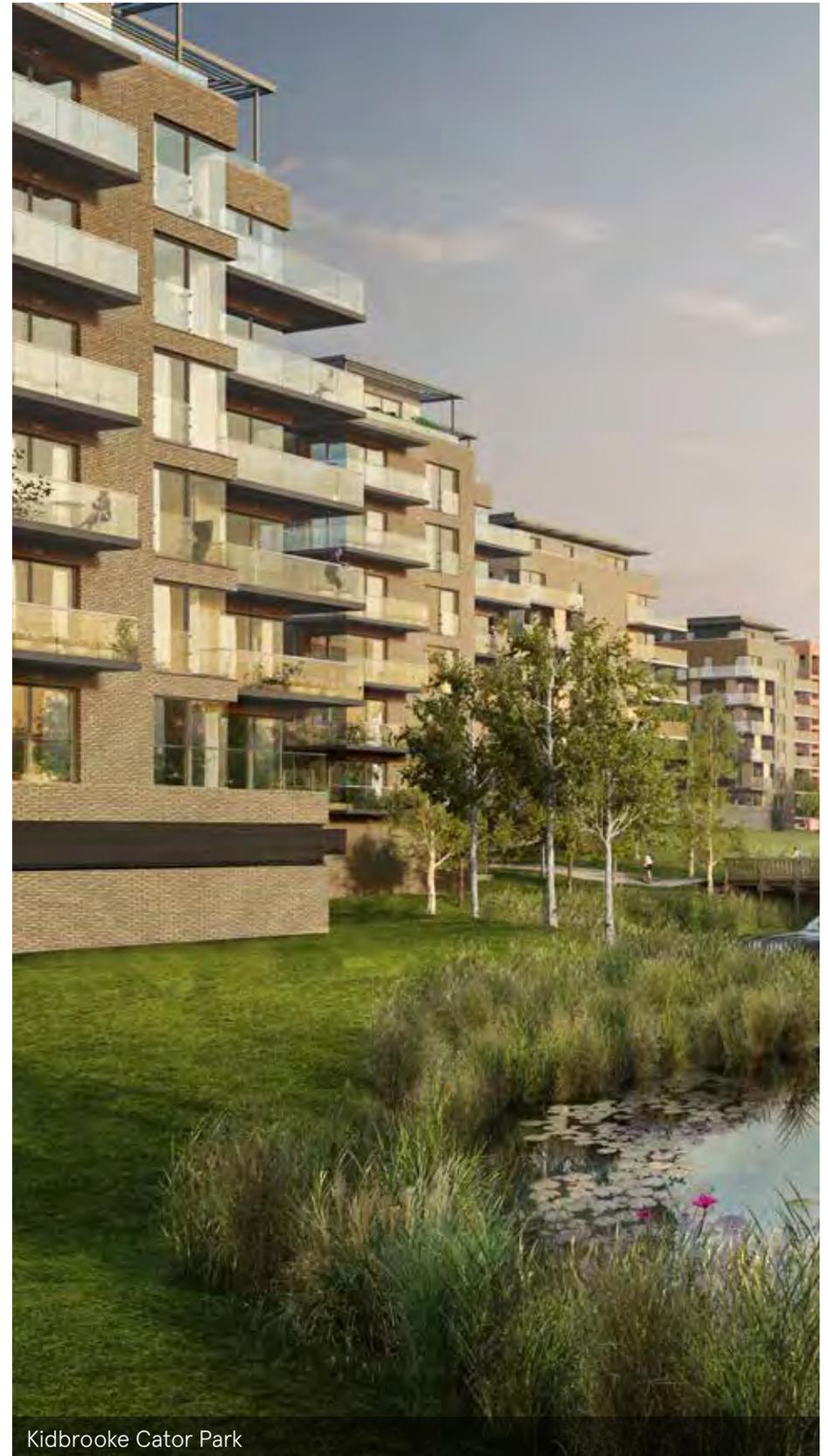


### PHASE 6

- Planning Permission was achieved 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
- 34,000sqft of commercial / community floor space



Computer Generated Images of Phase 6



Kidbrooke Cator Park





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

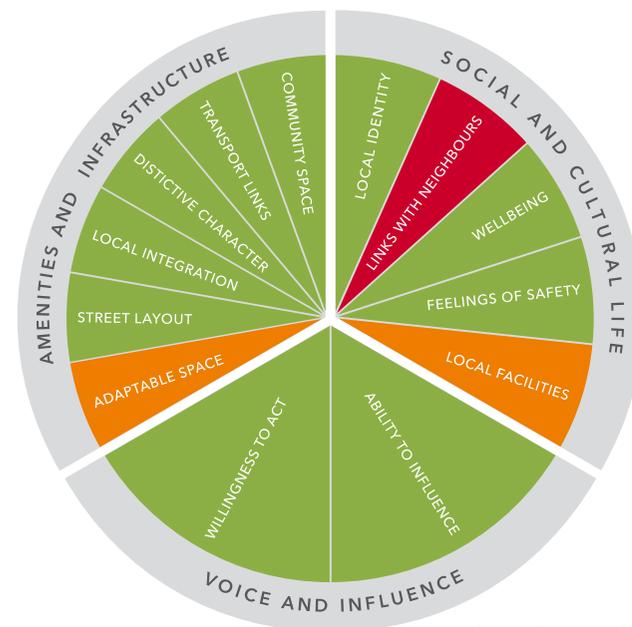
- 91% of people said they feel like they belong, compared to an average of 62% across London; and
- 93% say they intend to remain in the neighbourhood, compared to 68% across the UK

Berkeley's methodology for social sustainability assessments is now publicly available and could be applied to any regeneration programme in the UK 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:



4,882 NEW HOMES  
FOR EVERYONE

INCLUDING 1,741  
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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