

Case Study

Church End Estate



Delivered for Catalyst Housing Group

Facilities: 10 year programme to create 510 new homes on Neasden | April 2008
Value: £48 million



Church End Estate



Introduction Transforming the hopes and aspirations of 1500 Brent families on this Neasden estate with a regeneration scheme to create 510 new homes and thriving community centre. The redevelopment was split into five phases, with residents being decanted from one phase to the next.

- Key Facts**
- 10 year regeneration
 - Willmott Dixon involved in all phases
 - Community transformed with new open spaces



Details The initial phase was won in the late 1990s by Willmott Dixon through a competitive tender. Each subsequent phase was placed by Catalyst Housing Group with Willmott Dixon under a long-term partnering agreement.

Over eight years, 1960s era housing with narrow alleyways and areas prone to anti-social behavior was replaced with new housing and open spaces to provide a community that residents are proud to live in.

The project involved a phased decant of residents from existing housing, much of which was constructed using the "Resiform" building system construction.

Successes All work was completed on time and budget, with considerable social and economic improvements to the area.

Working in partnership with Catalyst Housing Group and residents, Willmott Dixon has transformed this rundown estate, with the improvements giving residents an increased sense of pride and ownership.

Work also included the £1.5m Church End and Roundwood Community Centre, which is often described as 'the beating heart of the Harlesden community'.



Sustainable achievements All aluminum, copper and wood from the demolished housing was recycled. On site, metal, wood, cardboard and timber was segregated into separate bins for recycling. Gypsum was recycled under the British Gypsum waste management scheme.

Relationship Willmott Dixon maintained excellent relationships with all parties throughout the project, including the client, subcontractors, statutory authorities and tenants.

Testimonial **Julia Moulder, Group Director of Development | Catalyst Housing Group**

"The construction site was kept clean and tidy throughout and it was obvious that by doing this that Willmott Dixon could see exactly what was happening at any time and that they had due regard to the health and safety of contractors and visitors."

"Willmott Dixon was exemplary in the execution of this project. Their high standards will stand us in good stead and are currently working with us on another large regeneration project."

Joe Chambers, Managing Director | Fortunegate Community Housing:

"You look at what our residents had before the regeneration, and what they have now, and you can see why this is such a success. We look forward to celebrating the end of this regeneration – the end of an era – with a special party for residents in the summer. In the meantime, our job will be to keep this estate in top order, and carry out the wider regeneration of this community."

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