

Galliford Try Partnerships awarded first multi-million-pound phase of construction works of regeneration scheme at Old Oak Common

Genesis Housing Association and Championship football club Queens Park Rangers (QPR) have appointed regeneration specialist Galliford Try Partnerships to deliver the first phase of construction works at Oaklands - the first development being brought forward at the Old Oak Common regeneration site in north-west London.

The £155m contract will be undertaken over a 164-week construction programme, and will be the catalyst project of the UK's largest regeneration scheme since work began to transform East London following the 2012 London Olympics.

Works comprise the demolition of derelict buildings to make way for a new west London neighbourhood consisting of 605 new homes, including a high proportion (40%) of social and affordable homes and the provision of 3,500 m² of commercial space.

Genesis and QPR's new residential-led development will make a major contribution to delivering the Old Oak and Park Royal Development Corporation's (OPDC) overarching vision for this area of London, generating an exceptional new neighbourhood for people to live and work.

Jeremy Stibbe, Executive Director, Assets and Investment at Genesis Housing Association, said: "We're pleased to be bringing Galliford Try Partnerships on board to get works underway for this exciting new neighbourhood."

Mark Donnelly, Chief Operating Officer at QPR said: "This is a significant moment for west London with the delivery of new homes, including significant numbers of affordable homes and jobs which will be a real boost to the area. We are delighted to be working with Galliford Try Partnerships to deliver the Oaklands development and look forward to accelerating the delivery of more houses on other sites which will all help to deliver our long-term aim of a new stadium."

Galliford Try Partnerships Chief Executive, Stephen Teagle, commented: "We are delighted to be appointed as the contractor for this prestigious regeneration scheme at Old Oak Common, and to be working with our partners to deliver a vibrant new community and high-quality affordable homes which are so desperately needed across the capital."

“This contract adds to our growing order book across all regions and underlines our accelerated delivery programme for the provision of affordable homes across London, - bringing the total value of contracts awarded to our south-east business unit during the last quarter to over *£430m.”

Ends

Notes to Editors

*Other recent significant contracts awarded to Galliford Try Partnerships between August and October 2017, have included:

- **Great Eastern Quays Phase 2** (468 mixed tenure homes and 2,200 sqm commercial space) for Notting Hill Housing Group - £128.5M
- **Edgware Road** (76 mixed tenure homes, car show room and retail) for Almacantar - £35M
- **Ferry Lane** (479 PRS homes and 2,000 sqm commercial/ retail space) for Legal & General - £115M

About the Oaklands scheme

The Oaklands site is located on the western part of the Old Oak and Park Royal regeneration area, south of the Grand Union Canal. It is currently a vacant site that has been unoccupied for 10 years. It was previously used as offices and a hostel. The plans will transform this unknown and disused area, generating a pleasant new neighbourhood for people to live, work and play. It will provide:

- 605 **new homes**, 242 (40%) of which will be affordable. This will be a combination of social and affordable rent and shared ownership.
- The remaining homes will be 1,2 & 3-bedroom apartments for rent to suit different needs and budgets, and priced at market value. All the homes will remain in the ownership of Genesis and QPR – none will be sold.
- The start of an important **new link road** from Old Oak Common Lane into the site. As neighbouring sites are developed, this road can be extended into the heart of the new Old Oak Common regeneration area.
- 3,500 m2 of **office and commercial space** to accommodate mainly small and local businesses.
- Extensive **landscaped public areas** will provide an attract environment and setting for the development along with communal space for the new residents.
- High standards of **energy efficiency** using low carbon technology will be incorporated throughout the scheme.

About the Old Oak and Park Royal opportunity area:

The scheme will be within the wider Old Oak and Park Royal regeneration area, which is identified as London’s largest Opportunity Area and a major regeneration opportunity that will create 25,500 new homes and 65,000 new jobs over the next 30-40 years.

PRESS RELEASE

Galliford Try Partnerships - Contract Award



As a Mayoral Development Corporation, Old Oak and Park Royal Development Corporation (OPDC) has been established to work with the local boroughs and other stakeholders to co-ordinate the planning, development and regeneration and ensure that transport and community infrastructure is delivered alongside new homes and jobs.

Millions of pounds will be spent on improving public transport with a new station for HS2 and Crossrail, and new London overground stations as well as increasing the capacity of existing stations at Willesden Junction and North Acton.

OPDC is working up a draft Local Plan and 'masterplan' for the entire area which will set out how they would like to see development brought forward.

About Genesis:

Genesis Housing Association provides homes to over 100,000 tenants in 84 local authorities in London and the East of England. It owns or manages around 33,000 homes across a range of tenures including social and private rent, shared ownership and leasehold, and care and support. As one of the most diverse housing associations in the UK, Genesis' main aim is to provide great services, great homes, great places and great opportunities for its customers. For more information visit

www.genesisha.org.uk

About Galliford Try Partnerships: Galliford Try Partnerships is part of Galliford Try Group, a UK top-10 housebuilding, regeneration and construction company, and constituent member of the FTSE 250. Partnerships is Galliford Try's specialist regeneration business, working with Registered Providers and Local Authorities to play its part to increase the supply of housing. Galliford Try Partnerships is a major contractor partner for some of the largest developing housing associations; we also act as a developer, bringing together private and public organisations to create award-winning schemes that help build sustainable communities. For the financial year to June 2017, Galliford Try Partnerships was responsible for providing over 2,600 homes across all tenures.

For more information contact

Alex Reid, Newgate Communications

T: 020 3757 6741

M: 07884 664 138

E: alex.reid@newgatecomms.com

Zoe Ensor, Newgate Communications

T: 0161 237 3705

M: 07469 140479

E: zoe.ensor@newgatecomms.com