



ST BRECAN'S PARK DERRY/ LONDONDERRY

St. Brecan's Park consists of 78 housing units; apartments, bungalows & 2 and 3 bed homes. The team at EHA worked very closely with Apex Housing Association and Hamilton Architects to ensure we handed over an exceptional scheme, designed to accommodate individual tenant requirements.

The contract was to provide one handover however, Apex requested that we complete in phases. Any changes of work such as this, even when days before handover, were dealt with swiftly to client satisfaction.

Initially the site had issues with demolition rubble, buried by the demolition contractor. Also, an existing trunk water-main crossed the site which we had to remove prior to works. This required detailed project management, accelerating the programme to meet new handover dates.

A new lay-by and parking space, with pedestrian access was created at the start of the project. This ensured safe access to The Community Hub and Jack & Jill Nursery nearby. We conducted regular litter picks of the area and made visits to the Nursery and Hub. Furthermore, we conducted a fire risk assessment on behalf of The Hub, installing signage and devising evacuation routes for users.

The site team liaised frequently with the local community. Our close collaboration with neighbours resulted in the site team fitting additional, close boarded fencing to a neighbour's property after they objected to paladin fencing being removed and railings being installed. The site team were happy to discuss this and come to this resolution for the occupier.

We were inspected twice by independent assessors for EHA's ISO 9001:2015 Quality Management System, ISO 14001:2015 Environmental Management System and ISO 18001:2007 Health & Safety Management System during the scheme. EHA Group maintains these standards on all sites.

There were no RIDDOR reportable accidents on this scheme. Working within our Health and Safety Management System, we ensured "Safe Home" ethics were implemented on site. Furthermore, the Northern Ireland HSE made a surprise visit during the major construction works and gave the site a clean bill of health.

The project also managed to recycle 21,144 tonnes of waste in just 19 months. This created a best-practice, being published by the Considerate Constructors Scheme 'Best Practice Hub.'

Timber used throughout the project was FSC certified. Houses were also constructed with high levels of insulation, with all properties having Photovoltaic panels fitted. Additionally, Apex requested that all concrete blocks were Pyrite free. EHA commissioned an independent test on the blocks to ensure suitability.

During Phase 5 of the project, 3 families became homeless. Apex requested if we could accelerate handovers for these families. These users required special need properties so we worked very closely and diligently with an Occupational Therapist to prepare the homes, which were handed-over more than a month ahead of schedule.

Four weeks prior to handover, all tenants were given the opportunity to see their property, to take measurements and make plans.

Siobhan Porter, Apex Architect commented;

"Apex can confirm that EHA have delivered a great scheme. They have also worked extremely well with the existing community group to ensure that the local community felt fully involved with the delivery of new homes in an area of great need."

SOCIAL HOUSING AWARD

