Alma Estate

Martin Arnold provided Employer's Agent, Clerk of Works and Cost Consultancy services on a regeneration of 1,000 new homes, removing tall tower blocks, for lower denser apartments; 40% are Shared Ownership and Affordable Homes. Martin Arnold acted as as Enfield Council's Employer's Representative for the project regarding all matters on construction and managed the contract with Countryside Properties PLC.

Resident engagement has been central to the successful delivery of this project, and our team collaborated with stakeholders of the estate from the outset to ensure the delivery of modern and high quality homes to Ponders End.

Client
Newlon Housing Group and Enfield Council

Contractor
Countryside Properties PLC

Contract Value
£85,000,000

Duration
11 Years

Address
Ponders End, Enfield, London

Contract Type
Bespoke Trade Contracts

Alma Estate

Collaboration

Martin Arnold have continued to work very closely with the project stakeholders, particularly with Enfield Council, who have included their residents from the local estates from the inception of the project. Residents were consulted regularly by the Council via workshops and exhibitions from 2011 onwards, on matters such as housing, community facilities, play spaces, crime and antisocial behaviour. Key themes emerged from the consultation, such as unit layouts, tenant security and building heights. All residents of the existing area agreed that it was time for a change to the estate.

Since the commencement of works on site, regular resident group meetings are held, and concerns are raised. Working in close collaboration is not only best for the reputation of all parties involved but it also adds to the social value and legacy of the project. Enfield's residents also had a significant role in the design process of their units, collectively demonstrating their preference for units with separate kitchens, rather than more modern kitchen/living/diners, which Countryside progressed to construction.

Countryside have also collaborated with the local schools on multiple occasions, organising construction site walkarounds and visiting the schools with construction plant for educational and informative visits. Countryside's significant presence in the area cannot be overlooked and they are committed to maintaining a fruitful long-term relationship with their neighbours, which is a positive reflection on all stakeholders.

Services Provided

- CDM Advice / Principal Designer
- Clerk of Works & Quality Control Inspectors
- Contract Administration
- Cost Planning & Cost Management
- Development Appraisals
- Employer's Agent
- Partnering Advisors
- Professional Services
- Project Management
- Quantity Surveying
- Regeneration
- Risk Management
- Value Engineering
- Whole-Life Costing