**LAUREL HILL PHASE 2**

**Summary (600)**

The exemplar Laurel Hill Phase 2 development which is located in the Heights area of Coleraine comprises of 30 new high quality social homes to include 14 apartments and 16 houses. The scheme was brought to fruition in partnership with BW Homes through a competitive design and build process and represents an investment of over £3million by Radius Housing in an area of high housing need. The phase 2 scheme builds upon the successful delivery of the initial Laurel Hill phase 1 scheme which consisted of 28 units.

 The contemporary design of Laurel Hill phase 2 has been informed by the elevated and visually prominent site character which overlooks the River Bann and Coleraine town centre. A sensitive approach to design has ensured that the former brownfield site has been transformed into a development which seamlessly integrates into its surroundings. The sites mature vegetation has been retained to provide a suitable landscape buffer. The schemes design meets Lifetime Homes and Secure by Design standards and also has adopted a fabric first approach focused on maximising energy efficiencies whilst limiting its carbon footprint. Throughout the schemes development process significant emphasis was placed on meaningful engagement with the local community. Feedback from community consultations held in the local youth centre during the early stages of the planning process provided an arena for collaboration where local and organisational concerns were mitigated and design amendments made accordingly.

Vincent Bradley, Director at BW, commented: “We are proud that we have been able to successfully deliver these quality new homes at Laurel Hill Gardens. As well as creating an attractive new neighbourhood which considers both design and resident safety, this development offers a fantastic range of homes that meet a variety of needs. This has been a great project to work on for Radius and the team involved has really worked hard to deliver a winning result.”

Laurel Hill phase 2 has been designated as a TBUC Housing For All scheme. This status has focused efforts to ensure that the scheme provides new homes that are welcoming of everyone, regardless of their religious and cultural backgrounds. Radius in collaboration with other local partner organisations have undertaken a number of tenant engagement and good relations projects to develop and sustain meaningful inter community relationships within the Laurel Hill development, but also in an effort to integrate the new neighbourhood into the established Heights residential community.

Elected representative for the Coleraine central DEA Stephanie Quigley quoted: “I am delighted with the extremely high standard of housing provided by Radius in Laurelhill Gardens.  There is a high demand for social housing especially in this area west of the Bann and it was a pleasure to be involved with several families who are now very happy and settled in their beautiful brand new homes on this new development”.

Thanks to careful management of the project, BW and Radius were able to successfully deliver the new homes four months ahead of schedule. The early completion was possible thanks to the well organised and professional team running the build project with plenty of forward planning to eliminate delays. BW and Radius also ensured a smooth handover and provided full home user guides for the tenants to ensure they can fully enjoy their new homes.

**Outcomes**

* Allocation of 30 no. high quality homes in the Heights area of Coleraine, representing a local investment of approximately£3 million ;
* Designation of the Laurel Hill Phase 2 development as a TBUC Housing For All scheme and subsequent ongoing delivery of an extensive programme of good relations related activity in line with the overarching objectives of the TBUC strategy;
* Effective management of Health & Safety related activity on the Laurel Hill project from commencement to final handover , ensured the site achieved an overall average of 91% in terms of compliance.
* All documentation and practices associated with the development were compliant with both Environmental Legislation and ISO 14001.
* Sustainability targets were incorporated within (SMART) environmental aims and objectives in addition to developing and implementing the sites waste management plan.
* The contractor aimed to ensure a high degree of conservation and sustainability on Laurel Hill phase 2 by protecting existing mature trees on site and reusing crushed rock. Design also focused on a “fabric first approach” in order to keep the fuel bills of future tenants to a minimum;
* Laurel Hill completed and handed over 4 months in advance of the scheduled date of September 2018.