

Islington PFI Phases 1 and 2 Regeneration Projects



Client:	London Borough of Islington (monitored by Homes for Islington)
Contract Duration:	Phase 1 capital works March 2003 – September 2009, Management and maintenance contract until May 2033, Phase 2 capital works September 2006 – March 2012, Management and maintenance contract until September 2024
Contract Value:	PFI credits £750m (Phase 1 £325m, Phase 2 £425m) Construction value: £210m (Phase 1 £50m, Phase 2 £160m)
Contract Form:	Housing PFI Pathfinder Projects
Contract location:	Islington, north London

Description

Under-investment had allowed much of the borough's social housing stock to decline. Islington initially gained housing PFI Pathfinder status for the refurbishment and 30-year management and maintenance of 2,400 properties (Phase 1). Shortly thereafter Islington succeeded in its application for a second housing PFI project (Phase 2) to refurbish and manage a further 4,178 street properties, with a 16-year management and maintenance contract.

Phase 1 was a true pathfinder as the first social housing PFI contract in the country to start on site. The 6,578 street properties are mainly Victorian and scattered throughout the borough. Many had been converted from large family homes into multiple occupancy dwellings. Approximately 20% of the buildings are Grade II listed and some 50% are located in conservation areas.

Challenges

PFI (Partners For Improvement in Islington, a consortium comprising United House, Lloyds Banking Group and Hyde Housing Association) won both concessions in two separate negotiations and is currently undertaking all refurbishment and management works. Phase 1 completed in September 2009 and United House will maintain its equity stake for the remainder of the contract and provide initial refurbishment works and lifecycle maintenance. The extensive major works comprise the installation of new heating, kitchens, bathrooms and electricals, together with refurbishment of the fabric of the properties internally and externally. This includes damp proofing, major structural repairs, roof works, plaster/render repairs, decorations, brickworks repairs, asbestos removal, security measures, etc.

How we made a difference

Resident Liaison Officers (RLO's) played a key role in working with residents throughout the refurbishment period. To maintain the highest levels of customer satisfaction, United House partnered with Hackney College to design an NVQ Level 2 in Housing for its RLO's – the first such qualification in the country. 14 United House RLO's have since gained this qualification. United House has been successful in grant applications to introduce extra carbon saving improvements to the Islington PFI contract. Up to 200 homes will benefit from additional works that will vastly improve the environmental performance of the buildings' fabric.

www.unitedhouse.net

For more information, call 01322 665522 or email info@unitedhouse.net.

CONTRACT FEATURES:

Packages ✓ Community Benefits ✓ Local Labour ✓ Training ✓ External Works ✓ Partnering ✓

