

inside **out**

the journal of the Higgins Group

issue 7



Latymer Upper School

what a year...

As this year's CIH Housing conference begins - we look at the spectrum of achievements since last year's conference

There has been plenty of talk about the changes businesses will need to make if they are to see growth in 2010 and beyond. With a new ministerial team now in place and speculation about the emergence of new budgets and policies, Higgins Group have been looking at how to adapt, be focused, dynamic and forward thinking to embrace the new business environment and challenges to benefit both the organisation and our clients.

Many will already have experienced the professional service and delivery that is embedded throughout the organisation. But how many know the range of services that are continually delivered, achieving positive impacts and benefits for clients across a variety of projects?

Care Homes... delivered 1 project in the year

By creating and developing partnerships we work together to give care homes a sense of community. Being involved at the very beginning allows our expertise and experience to influence the project to become more than just somewhere to live and truly focuses on community life for residents.

Private Sales New Build delivered 9 new sites

Designing and constructing a wide range of residential properties, embracing both new build and sensitive conversion across the entire residential spectrum, from starter apartments or houses to large, luxury detached properties. Whatever the development everything is built as a unique project. Architectural design and finishing, the development's density and configuration, the properties' interior specification - all are designed specifically for their location.

Community... delivered 1 project in the year

Community buildings and healthcare centres provide the most vital support in our communities and our principles of honesty and integrity guide our work to deliver projects that are designed for use today but with tomorrow in mind.

Residential Refurbishment... delivered 6 projects in the year

For over five decades, Higgins has developed a reputation for delivering excellence in residential refurbishment and continues to innovate in this important area. We are extremely aware that the work we carry out affects the lifestyle of many individuals and are keen to get as much input, information and feedback from those who will continue to live in the homes. We facilitate planning and consultation days so that residents and the community can regularly communicate with those undertaking the changes.

Office Refurbishment... delivered 1 project in the year

Whatever challenge time and economic influences may bring, we work closely with you to manage the delivery of the programme.

We provide flexible solutions for the commercial office environment covering, health and safety dangers, disruption issues and the need to remain a fully functional office. With our tried and tested methodology we can safely work around people and create employee communications so that staff know exactly what's happening and when.

Social Housing New Build... delivered 17 projects in the year

Developing new build housing solutions of all levels of density and tenure has been central to our success.

We work collaboratively with our partners and local residents to ensure that we deliver homes that really suit the needs of those who will be living in them and that they will be proud of. We believe there is no reason why affordable housing cannot match the style and quality of the best private development properties.

New sites acquired 6 new sites

We are injecting new life into sites to develop exceptional new homes. Over the past year £17million has been invested in 6 exciting new sites which shows our confidence in the current market and commitment to retain our reputation as a leading homebuilder.



Community redevelopment



Social new build



Residential refurbishment



Care homes

Education... delivered 2 projects in the year

Our collaborative approach to construction can be seen in our school and education projects where health and safety remains a top priority.

We understand that budgets are key and we work closely with our clients to ensure that best value is maximised. By working and listening to our clients, the students and local communities from start to finish we deliver proactive, efficient solutions for exceptional projects.

Where **history** and **style** become one...

Fusing together history and modernity in a seamless effort



The Old Hospital sees Maidstone's former Ophthalmic and Aural Hospital reborn as a stunning new collection of apartments. This exclusive development fuses together history and modernity in a seamless effort.

Higgins Homes have once again used their much-reputed skills to deliver these exceptionally stylish, high quality new residences. The commitment to continually improve on each development ensures that unique showcased homes are fresh and inspiring for the ever demanding market.

With the charismatic studio and apartments carved from the former hospital's Grade II listed buildings - perfect for those wanting to live in a 'piece of history' but with the luxury of a modern twist! And the 57 new apartments, that are being built in the grounds to complement the surroundings, re-enforcing our commitment to the environment,

by being designed for luxury living.

The Old Hospital has been restored along very sustainable guidelines and it is highly environmentally sensitive. All the new apartments have been built to conform to level 3 of The Code For Sustainable Homes and features such as energy consumption, carbon dioxide emissions, recycling schemes, environmental impacts and ecological management have all been examined.

Situated under an hour from London Victoria this could be the perfect solution for those wanting to be part of a community in a historic country town and say goodbye to the increasing amount of congestion on the roads and tubes.

Every apartment at The Old Hospital is fitted to Higgins Homes' award-winning signature contemporary style interior specification, which in turn will be complemented by the retention or restoration of original features, making them works of art.

Serious about sustainability

Sustainability is key throughout the Group and Higgins Homes is reconfirming this commitment with the introduction of the 'Streetcar' scheme at The Old Hospital. A car will be permanently based on site for residents and others to use, as and when they need it, at a fraction of the price that it would cost to retain a personal vehicle.

Figures recently released indicate that in one year, it is possible for a single car to release up to 120 tons of carbon dioxide into the atmosphere so the introduction of this scheme will have a positive impact on the environment.

"A key facet of our business is ensuring sustainability in all our developments. The introduction of the Streetcar is another step towards achieving this and ensuring that we actively contribute towards the protection of the environment. These types of schemes will become increasingly prevalent as they are affordable, promote sustainability and reduce congestion. The Streetcar has been very well received by purchasers at The Old Hospital and there is now the potential for it to be used in many of our other urban developments."

Jeremy Marcus, Marketing Director at Higgins Homes

FACT FILE:

Many of the buildings' spectacular original ceilings, decorative cornices and wooden wall panelling will be sympathetically restored and retained. Avery Wing's grand entrance hall is of particular note, and will feature the striking original panelled staircase.

Education business partnerships

As part of our Corporate Social Responsibility strategy and our commitment to the communities in which we work, Higgins Construction is working with Education Providers to help give young people valuable skills for life.

We are participating in programmes with the Islington 14-19 Partnership and the Epping 14-19 Consortium to help shape their new Construction and Engineering Diplomas.

Alongside the Diplomas, we are developing a broad range of interaction opportunities to help the development of young people and encourage an interest in careers within the Construction Industry.

Initiatives we currently use in these Business Education Partnership arenas, or are in the process of developing with these partnerships, include:

- Careers information
- Teacher placements
- Mock interviews
- Employability (presenting yourself days)
- Work simulations or role plays (sometimes known as 'industry days')
- Curriculum-linked workplace visits
- Work experience
- Workshops
- Work shadowing
- Resource development
- Face to face mentoring
- E-mentoring

How we can benefit you...



We have proven track record in facilitating the delivery of both large-scale developments in strategic locations and smaller unique projects for a niche audience. We continually research new technology and innovation to improve our quality of delivery, making sure that we are at the forefront of our field.

Our strengths are widely acknowledged, and they continue to form the basis of our relationships with our key partners.

Higgins Construction has the experience and skills to deliver a diverse range of services to exceptionally high standards.

Continually thinking about and developing competitive advantages must be an ongoing business priority and we are committed to providing support and guidance to our clients on a range of projects.

- Working with you to make your existing homes more sustainable, especially those in towns and cities
- Expertise in conversion projects
- A proven history of Local Authority new build initiatives
- Excellence in PFI delivery
- Cost effective planned maintenance
- Developing communities in care home (PCT) schemes
- Bespoke solutions for student accommodation
- Delivering MOD opportunities
- Developing strengths working with blue chip clients

What makes Higgins solutions so viable, especially in today's economic situation, is that our innovative approach ensures we deliver a competitive cost-effective service of the highest quality.

Contact Samantha James on 020 8508 5555 if you have a project planned where quality and delivery matters.

Groundbreaking art project

Higgins Construction working in partnership with Southern Housing Group, the project consultant team and the arts regeneration practice Tall Tales, saw the former Market Estate in Islington turn into a unique art project.

Over 300 artists applied to take part, with the chance to use the soon to be demolished flats, stairwells and communal spaces as blank canvases for their artwork. Residents of the estate were involved in selecting the 63 finalists all of which created new work in individual flats for a grand one day exhibition before the bulldozers moved in.

This project marks the transformation of the Market Estate, a 1960s-build estate that is being demolished to make way for a regenerated community of high quality homes and local businesses.

Higgins Construction are very proud to have been a sponsor and supported this unique opportunity.



The Market Estate Tenants and Residents Association (METRA) always said that the regeneration was more than bricks and mortar; it was people's future homes and the community together.

said resident David Kelly

Developing quality homes



Ice, Stevenage



Surrex Grange, Coggeshall

If house buyers are looking at new flats, penthouse apartments or houses - one thing they can be sure of is that Higgins Homes can help them find their ideal, high quality new home in one of many exciting new developments.

Higgins Homes has maintained a positive focus throughout the year and when many housebuilders are suffering great losses or worse, Higgins Homes are pleased to announce that they achieved a

fantastic £65 million of sales over the past year.

The future looks good as we continue to buy land, are looking at developing further joint ventures with Higgins Construction and our Housing Association partners, and are currently building on five sites: Stevenage, Battersea, Maidstone, Hither Green, and Coggeshall

As always, we are dedicated to excelling in every aspect of projects we undertake.

Have you got us in your sights and on your framework?

With our flexibility to adapt to demanding situations, it is not surprising that Higgins Construction are already signed to 33 Housing Association Framework Agreements - bringing a fresh approach to each project.

If you have a Framework Agreement, we would welcome the opportunity to show you the benefits we could potentially bring to your organisation.



Contact Robert Charnock on 020 8508 5555 to arrange an initial meeting at your convenience.

What an achievement...

Vale Street, Lambeth has been named the winner of 'Best Sustainable Development' at the What House? Awards. This shows a clear demonstration of our ongoing commitment to sustainable housing.

"A clearly thought-out and integrated sustainability strategy, which goes further than the Code for Sustainable Homes. Any developer that is working to these standards is ready to meet the sustainability challenges that the next few years will bring".

Judges report What House? Awards



Making an impact

The past decade has seen Higgins as a Group develop and grow, forging key relationships which has enabled us to deliver outstanding eminent projects that we are truly proud of. By working in partnership, we have been able to understand the complex issues required to meet and overcome challenges faced by modern businesses in achieving their goals - which have also been recognised and awarded industry wide.

Accolade of building for life

BUILDING FOR LIFE The new homes at Granville in Brent have been awarded a 'Building for Life Award'. This is a joint initiative between CABE and the Home Builders Federation, which represents the national standard for well-designed homes and neighbourhoods. The judges described it as a scheme with distinctive character and commended the integration of the children's centre into the development.

Double win at Considerate Constructors Awards

Both the 'Quadrant' (Presentation Social Investment Agency) and 'Mill Road' (Swan Housing Group) have been awarded 'Considerate Constructors Awards'. These projects were particularly commended for the high standards reached in all areas and exceptional achievements in environmental and community responsibility.



Conservation and design award



Local residents buried a time capsule to mark this project which has been registered with the British Museum and Time Capsule Society.

Our Charter House, Maldon project has been acknowledge in the Conservation and Design Awards for the 'Top Design Award'.

"We are delighted to be recognised for the design of Charter House. Moat is keen to prove that affordable housing can be well designed and environmentally friendly".

Moat Housing Group - Head of Development Delivery, Jason Amos.

Check us out...

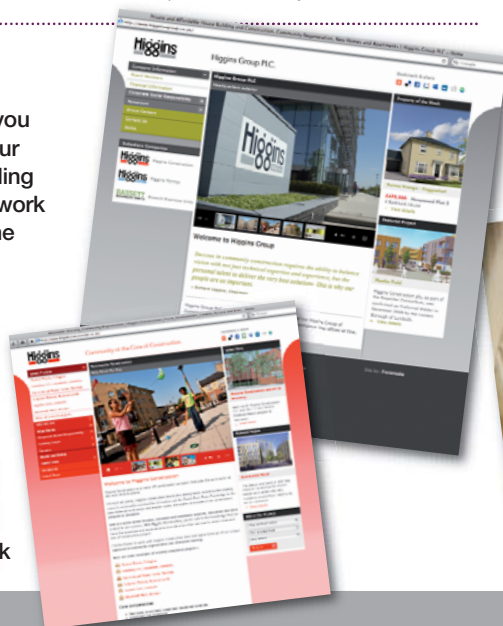
We want to stay in touch with you and keep you updated about our successes, new initiatives, leading technologies and how we can work together to continue to be at the forefront of our industry.

In order to communicate our continued development we have redesigned our websites - take a few minutes to check them out and see how we can benefit your organisation.

www.higgins-group.co.uk

www.higginshomes.co.uk

www.higginsconstruction.co.uk



On the cover

The Old Hospital, Kent
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