



LOVELL

Introduction to
Lovell London

A MORGAN SINDALL GROUP COMPANY

Our Leadership Team



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Regional Managing Director



Dave Allen
Commercial Director



Justine Fancy
Programme Director
Chalkdene



Chris Wallace
Construction Director



Lorraine Casey
Pre-Construction Director



Simon Ginsburg
Head of Sales



Paul Ellidson
Finance Director

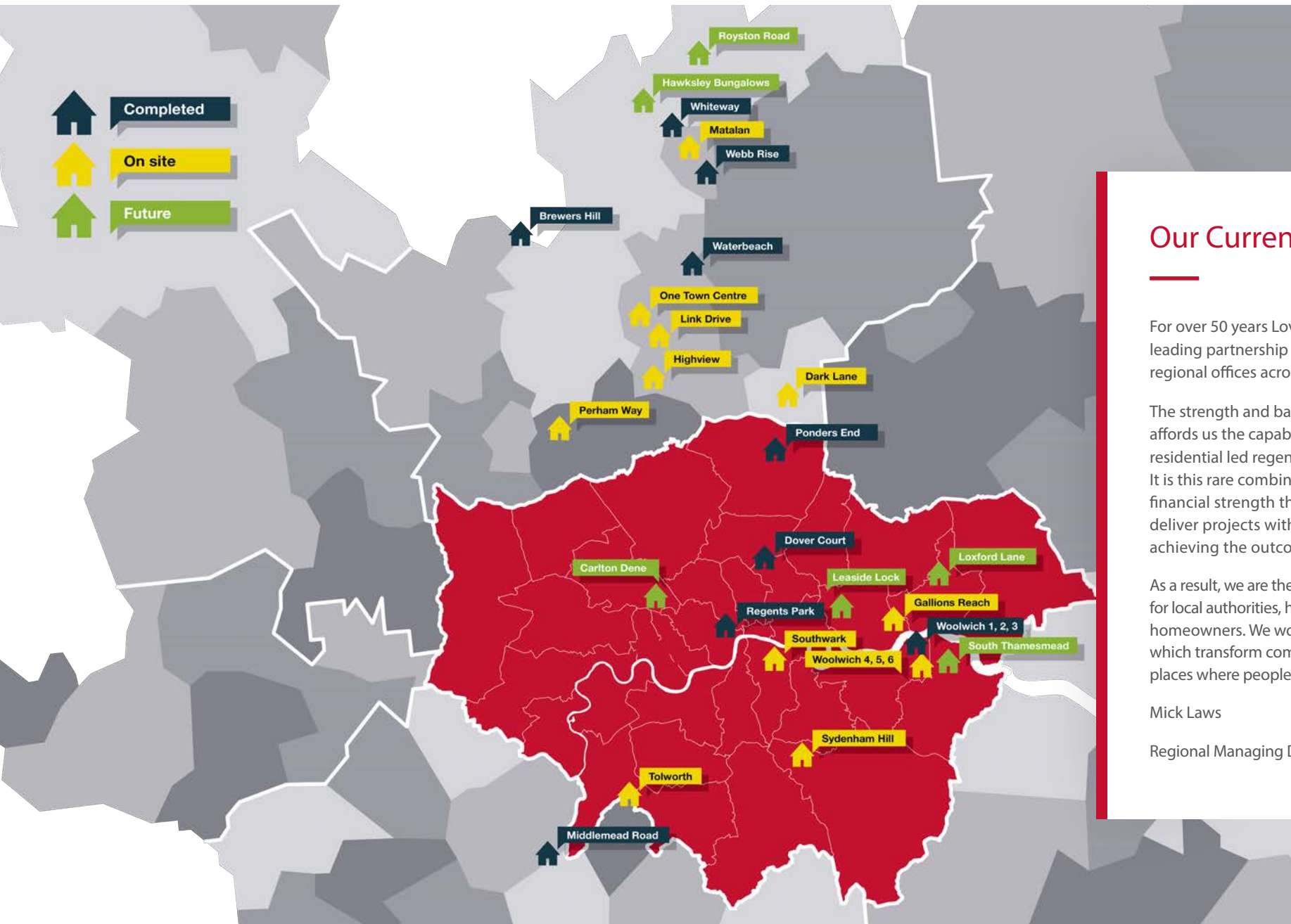


Gayle Manning
Head of Customer Care



Neil Brooks
Head of New Business & Partnerships





Our Current Sites

For over 50 years Lovell has been one of the UK's leading partnership housing businesses with regional offices across the UK.

The strength and backing of Morgan Sindall affords us the capability to deliver complex residential led regeneration developments. It is this rare combination of local focus and financial strength that enables Lovell London to deliver projects with a high degree of certainty, achieving the outcomes desired by our partners.

As a result, we are the trusted partner of choice for local authorities, housing associations and homeowners. We work in long-term partnerships which transform communities and create amazing places where people want to live.

Mick Laws

Regional Managing Director



Partner of Choice

Lovell has been delivering homes and working in partnership for over 50 years.

We have an established and enviable track record providing much needed homes in London, working with both local authorities and housing associations in a range of delivery models.

Lovell has the flexibility, in-depth knowledge and skill set to provide bespoke construction, development and regeneration solutions.

As a partner on a number of local authority and housing association lead frameworks, as well as a member of the GLA lead London Development Panel, Lovell is able to provide various routes to market enabling efficient and timely delivery of projects.

Some of our major partners include:



Our Values

As part of Morgan Sindall Group we adhere to a set of 'Total Commitments'. The five Total Commitments provide an action plan for developing sustainable practices as well as providing a framework for measuring, communicating and reporting progress both internally and externally.



We're a national regeneration business that is progressive and ambitious; always looking forward



Project: Signal Park, Tolworth



COMPLETION DATE
July 2023

LOCATION
Tolworth

PARTNER
The Guinness Partnership

VALUE
£53.7m (contract sum)

Signal Park is a regeneration scheme featuring a collection of 1, 2 and 3 bedroom apartments in Tolworth in South West London.

The 11-acre site adjacent to Tolworth railway station has been vacant for almost 20 years. This new development will address the housing need in the local area – with the first phase of the development providing 211 residential homes and later phases providing another 739 homes.

Phase one of the development is set to be completed by July 2023 and all 211 homes will be made available for shared ownership.

The design also includes landscaped green roofs and sensitive landscaping with wildlife friendly planting to maximise biodiversity.



Project: 345 Park Place, Southwark



COMPLETION DATE
December 2022

LOCATION
Southwark

PARTNER
Southwark Council

VALUE
£16.4m

345 Park Place is a new residential led mixed-use development in partnership Southwark Council.

Located close to the 'Biscuit Factory' on a constrained site on Southwark Park Road, the new scheme has seen the replacement of a disused 1960s single storey brick building with a new development that delivers community and commercial space at ground level and 46 new high-quality homes.

The new apartments comprise of 22 homes for social rent and 24 private

homes.

The development has been designed to be truly tenure blind to ensure social integration and create a strong sense of community and place.



We change lives and create opportunities



Project: Woolwich 3 Estates



PROJECT
One Woolwich mixed tenure estate regeneration

CONTRACT DATES
July 2013 - March 2028

LOCATION
Woolwich

PARTNERS
RB Greenwich and PA Housing

VALUE
£557m

In July 2013, Lovell was appointed by the Royal Borough of Greenwich as development partner for the £557million redevelopment programme to transform three council estates in Woolwich.

The major regeneration project involves the demolition of 1,064 homes on the 12-hectare Connaught, Morris Walk and Maryon Road / Grove estates. These will eventually be replaced by 1,615 new mixed tenure homes, built over multiple phases over a 10-year period to accommodate the decant programme for existing residents.

The project is transforming this largely mono-tenure area into a vibrant mixed tenure community which will promote social mobility, economic growth and social well being.

At Trinity Walk, Phases 1, 2 and 3 of the overall regeneration has been delivered with a value of £269m, over a third of this development is affordable housing through PA Housing, with the remainder for open market sale by Lovell.

We are currently on site delivering phases 4, 5 and 6 comprising of 766 homes at Trinity Rise and another 165 homes at Trinity Park.

“ With One Woolwich we are continuing to deliver on our promise to regenerate the local area whilst also meeting the urgent demand for affordable housing in our borough.

“Over 350 of the homes at Trinity Park and Trinity Rise will be available at truly affordable rents to those on our housing waiting lists, with a further 76 homes for shared ownership.”

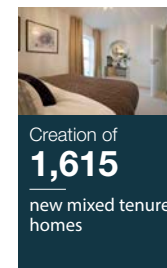
Councillor Anthony Okereke, Leader, Royal Borough of Greenwich



Major urban regeneration scheme in Woolwich



£150,000 community fund created



Jobs for local workforce in a deprived area

Homes initially marketed only to SE18 postcode



90 apprenticeships and 177 years of training for local people

Donating £50 per home sold on Trinity Walk Phase 1 to Help for Heroes

45% of labour from within SE postcodes

We regenerate physical space in partnership to create great homes for everyone.

We create sustainable communities, that are built to last, from grass roots level up.

Project: Matalan



COMPLETION DATE
January 2025

LOCATION
Stevenage

PARTNER
Guinness Partnerships

VALUE
£39m

The Guinness Partnership has appointed Lovell to construct the first phase of the re-development at the former Matalan site in Danesgate, Stevenage.

Phase 1 will provide 143 one and two-bedroomed apartments and all new homes will be offered as affordable tenures, providing a new and very valuable source of low cost homes located in the heart of Stevenage. It will also include one of the internal landscaped gardens serving the development.

Cllr Richard Henry, Leader of the Council at Stevenage

Borough Council, said: "It will be great to see work underway on this site, which forms an important part of the overall vision we have for Stevenage town centre. We are transforming the town by introducing new facilities, town centre living, transport infrastructure and activities for all, and our successful partnership working with The Guinness Partnership is helping this to be realised".

Project: Gallions Reach



COMPLETION DATE
April 2025

LOCATION
Royal Albert Wharf

PARTNERS
Notting Hill Genesis

VALUE
£69m

Lovell has been appointed by Notting Hill Genesis to build Gallions Reach. The riverside neighbourhood is the sixth and final phase of development within the residential Royal Albert Wharf area of East London and was one of the first London Plan projects commissioned by the GLA.

This last phase will consist of 238 homes over two blocks of apartments and three town houses and thanks to additional funding from the GLA, will deliver 76% affordable housing, including

London Affordable Rent, London Living Rent and shared ownership. Notting Hill Genesis are also working with the GLA to open up a new area of community open space on the site.





Changing Lives
Building Opportunities

Joint Venture: Chalkdene Developments



START DATE
JV established in 2018

LOCATION
Across Hertfordshire

PARTNERS
Hertfordshire County Council, Settle, Hightown

VALUE
£2bn across multiple sites

Chalkdene Developments is a 50/50 joint venture between Herts Living Ltd and Morgan Sindall Investments Ltd, with Lovell delivering full development services under the Development Management Agreement (DMA) as well as acting as Principal Contractor to deliver the pipeline of 500 new homes.

The purpose of the partnership is to provide new homes and jobs across the county through a series of housing-led developments on Hertfordshire County Council's surplus land, addressing acute housing need as well as providing the Council with a commercial return to support its wider obligations.

We have successfully delivered

developments in Welwyn Garden City, Letchworth and Stevenage, in partnership with Settle. We are currently on site delivering new homes at London Colney and Cheshunt.

Upcoming projects include our 42 home scheme at Ariston, St Albans and our 45 home scheme at Royston Road, Baldock.



Project: South Thamesmead



START DATE
September 2023

LOCATION
Abbey Wood

PARTNERS
Peabody

VALUE
£205m

Lovell have been appointed as Joint Venture partners by Peabody to deliver phases 2 and 3 of the South Thamesmead project.

Phase 2 of South Thamesmead (on the site of the former Binsey Walk development) will be located on the lakefront next to Phase 1 at Southmere.

The site is part of the Abbey Wood and South Thamesmead Housing Zone and will see the construction of 329 new homes, 42 per cent of which will be affordable.

Practical completion of Phase 2 is due in approx. April 2026.

Phase 3 will see the delivery of 420 mixed tenure homes with 8 commercial units.

Phase 3 is due to start on site in approx. July 2025.





Changing Lives Building Opportunities

Project: Carlton Dene



START DATE
TBC

LOCATION
Kilburn

PARTNERS
Westminster City Council

VALUE
£38m

Westminster City Council has appointed Lovell to develop the Carlton Dene site located at the junction of Kilburn Park Road and Carlton Vale

The works include the construction of 87 homes comprising 65 Extra Care and 22 Social Housing.

The 65 Extra-Care Social Rent Affordable Homes are dementia friendly and designed to HAPPI standards and include associated communal space, including a café, residents lounge and activity spaces providing new homes for WCC residents with access to 24/7 care and service onsite.

The 22 General Needs Affordable Homes, will consist of 22 energy efficient Social

Rent homes.

Extra care residents will have their own private balconies, in addition to a shared green space

Local older people will be able to apply first for the extra care housing if they wish



Project: Link Drive



COMPLETION DATE
July 2024

LOCATION
Hatfield

PARTNERS
Welwyn & Hatfield BC

VALUE
£48m

Lovell have been appointed by Welwyn and Hatfield Borough Council to deliver the Link Drive project in the centre of Hatfield.

Link Drive will see the development of 80 mixed tenure homes, consisting of 60 private and 20 affordable homes, built in a single 6-storey block.

The development, a key part of the council's ongoing regeneration of Hatfield town centre. The development has been carefully designed to integrate with its surroundings. Both the skate park and the existing mature

trees around the boundaries of the site will be retained.

Duncan Bell, Executive Member for Resources, said:

"These high-quality homes in the heart of Hatfield will bring new life to the town centre and its businesses.

This development is part of the council's ongoing plans to help strengthen the local economy in the longer term by ensuring Hatfield town centre is a pleasant space to live and socialise as well as shop."



Changing Lives Building Opportunities

Project: Sydenham Hill



START DATE
August 2023

LOCATION
Sydenham

PARTNERS
City of London

VALUE
£39m

The City of London has appointed Lovell as principle contractor for the redevelopment of new homes on the Mais House site and Otto Close garages on the Sydenham Hill Estate.

The scheme will provide 110 truly affordable homes for people who are currently on Lewisham Council's and the City of London's waiting lists.

A mix of 1, 2, 3 and 4-bed homes will be delivered to reflect the local need and make a positive contribution towards answering the borough's housing shortage.

Alongside much-needed new homes, the scheme will provide a community room, estate office, amenity and play space as well as a wide range

of landscaping and ecological enhancements for the benefit of all residents; together with alterations to the existing ball court; associated works to vehicular and pedestrian access from Sydenham Hill, Lammas Green and Kirkdale; provision of car and cycle parking, refuse storage and landscaping including amenity space and play area.

Project: Loxford Lane



START DATE
August 2023

LOCATION
Ilford

PARTNERS
The London Borough of Redbridge

VALUE
£50m

Lovell have been appointed by the London Borough of Redbridge to deliver the re-development of the former Loxford Lane School site in Ilford.

The development will comprise a total of 159 residential dwellings comprising 17 houses and 142 apartments, with a mix of Affordable Rent, Private sale, and Community Land Trust tenures. The site will be complete with access road, parking areas and other associated site works.

The homes will be a mixture of 1, 2 and 3-bedroom flats as well as 3 and 4-bedroom

houses. The site will also see improvements to green and play areas as well as refuse and recycling stations.

Demolition and enabling works started in March 2023. The construction of the homes is expected to start in August 2023 and planned to be completed by summer 2025.



Project: Leaside Lock



START DATE
TBC 2023

LOCATION
Bromley by Bow

PARTNERS
Guinness Partnership

VALUE
£55m

The development sits within the larger Bromley-by-Bow masterplan. Leaside Lock Phase 3 development site is located in the London Borough of Tower Hamlets. The proposed works are for the design and construction of 321 homes comprising 3 blocks.

Block 1 (135 homes), Block 2 (86 homes), Block 3 (94 homes) all a mix of private and shared ownership and 6 houses (all private), 3 between each block along with external works.

This will also include 306m2 of commercial space for retail/ café use, located at the base of Block 1 and 3.

Block 1 - 14 storeys, Block 2 – 9 storeys, Block 3 – 11 Storeys,

Block 4A (3 Houses) – 3 storey and Block 4B (3 houses) – 3Storeys.

Blocks are to be connected with two large cycle stores with pitched roofing.

Project: Dark Lane



START DATE
November 2022

LOCATION
Cheshunt

PARTNERS
Chalkdene Developments

VALUE
£13.7m

Chalkdene Developments has received planning permission to build a new residential development on the former St Mary's School playing fields on Dark Lane, Cheshunt.

Chalkdene Developments, a joint venture partnership between Morgan Sindall Group and HLL, is behind the exciting new scheme, which will deliver 50 new homes.

The development will include a mix of two, three and four bedroom houses including 20 affordable homes.

All the homes will be fitted with active or passive EV charging points and the development achieved biodiversity net gain. The building works will include opening up an existing

culverted watercourse through the site and will have views of a scheduled ancient monument known as Half Moat Manor House, where a 13th Century sword was discovered which is now on display in the Tower of London.

Bob Deering, Executive Member for Resources at Hertfordshire County Council, commented:

“We are delighted to receive full planning consent for this site which will bring a variety of high-quality homes to Cheshunt. This project will continue to support the County Council’s Good Growth agenda.”



Project: Royston Road

Chalkdene Developments have submitted planning for a 42 home scheme in Royston Road, Baldock.

Planning was submitted in June 2021 and has an anticipated start on site date TBC in 2024.

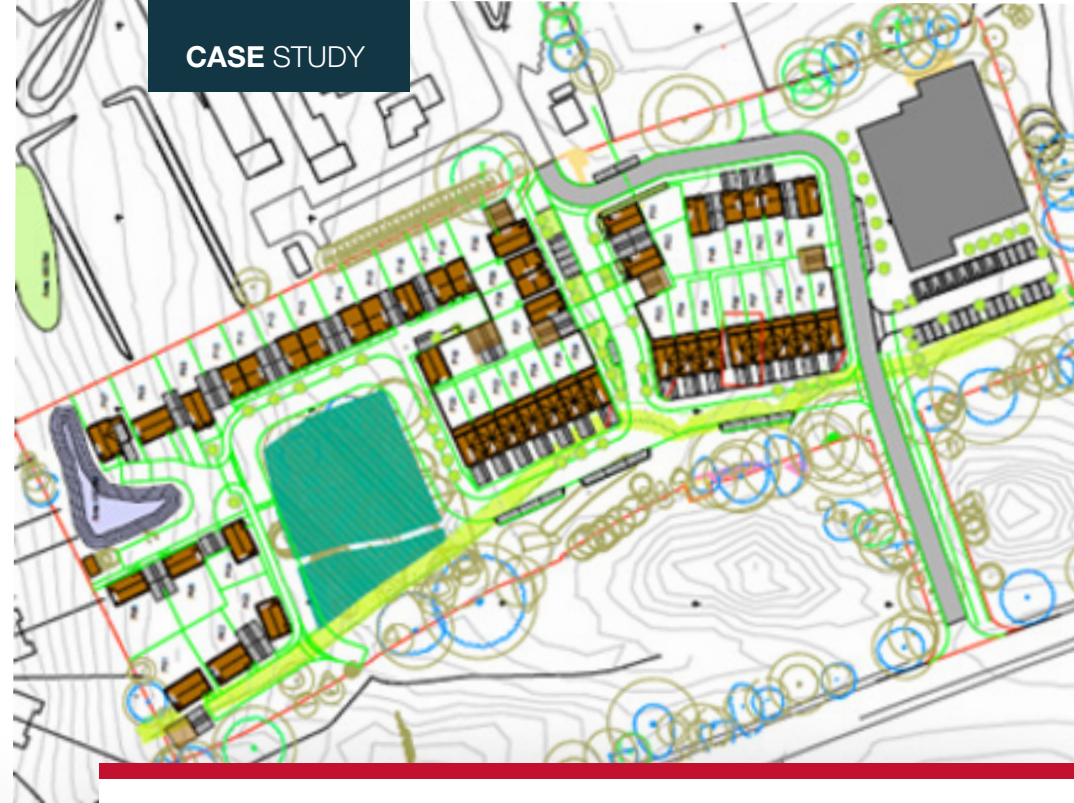
CHALKDENE
— DEVELOPMENTS —

START DATE
TBC 2024

LOCATION
Baldock

PARTNERS
Chalkdene Developments

VALUE
£11.8m



Project: Ariston

Chalkdene Developments are currently at Stage 3 Design of the planning process for the proposed Ariston site in St Albans.

The scheme will consist of 45 homes and is anticipated to start on site during 2026.

CHALKDENE
— DEVELOPMENTS —

START DATE
TBC 2026

LOCATION
St Albans

PARTNERS
Chalkdene Developments

VALUE
£18.4m

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We are a leading and
innovative regeneration
business that changes the
lives of people we build
homes for and those who
work with us.



LOVELL

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