

PROJECT

Telford Nuplace

CONTRACT DATES

2015 - ongoing

LOCATION

Multiple sites across Telford

PARTNER

Nuplace, Telford & Wrekin
Council

VALUE

£50 million



lovell.co.uk

LOVELL

A MORGAN SINDALL GROUP COMPANY

AT A GLANCE

- Nuplace - a limited company wholly owned by Telford & Wrekin Council
- Over 400 new homes to be built across a number of council-owned brownfield sites
- Finalist, Best Partnering Scheme, Housing Excellence Awards 2016
- Lovell Legacy - family makeover featured on "DIY SOS: The Big Build, in June 2017





"We've been very pleased with our partnership work with Lovell on this project and this has enabled us to deliver the project on time. The tenants who have already moved in have been very happy with their new homes."

- Cllr Shaun Davies, cabinet member for Business, Neighbourhood & Customer Services



Telford & Wrekin Council established Nuplace in 2015 as a limited company to help them meet three key strategic aims: creating revenue to reinvest into frontline services, supporting social and economic regeneration and addressing the shortfall of quality homes for rent in the area.

They were looking for a partner to help them build more than 400 homes for rental to private tenants on a number of council-owned brownfield sites across Telford, to provide them with an ongoing revenue stream. Lovell were successfully appointed to the project in 2015.



“It’s great to see the first tenants move into our latest development and we’re looking forward to welcoming more this summer. Nuplace is playing a valuable role in the community, as well as generating commercial revenue for the council.”

- Jonathan Rowe, director, Nuplace

By summer 2016 we had completed the first phase of the programme, delivering 101 two, three and four-bedroom homes at Woodland Walk in Madeley and 31 two and three-bedroom homes at Pool View in Randlay. Both developments proved popular with tenants and are now fully let.

As part of the Nuplace partnership, we are also delivering 53 two and three-bedroom homes to rent at Miners Walk in Madeley. We began work on site in December 2016 and the first homes

are expected to be ready from winter 2017.

In April 2017 we started work on two more Nuplace schemes: 25 homes for rent at Blossom Walk in Hadley and 33 at Springfields in Newport, which should welcome their first tenants in spring 2018.

We launched The Oaklands on Matlock Avenue in Dawley in April 2017, one of the first new-build developments in the area for some time. This phase of 91 two and three-bedroom

homes includes 47 for rent through Nuplace and 44 for open market sale, with the same house types used for both so there is no visual difference between them.

A community consultation event was held in August 2017 to showcase proposals for the next phase of the programme, a range of 39 two, three and four-bedroom homes for rent at a new site off Snedshill Way in St Georges.

With Telford & Wrekin Council, we have formed an open and trusting relationship which is allowing us to deliver this programme of high-quality new homes at

speed – the first tenants were able to move into their new homes at The Oaklands two months ahead of schedule.

The successful partnership was also a finalist in the Best Partnership Scheme category in the prestigious Housing Excellence Awards 2016.





At The Oaklands, we are regenerating the site of the former Malinslee primary school, which closed in 2007 and remained empty for the next decade.

The new development will not only provide much-needed housing for the area but also breathe new life into what had become a local eyesore, with large areas of hard-standing.

As part of the scheme, we are incorporating new open spaces and landscaping, with footpath links connecting the development to surrounding green spaces to encourage active lifestyles for residents. An area of landscaped open space will

also be created along the eastern side of the site.

We aim to leave a positive lasting legacy in the communities where we work, so when we heard that a local family needed a life-changing transformation of their home, we were happy to step in.

The Coopers needed a downstairs extension to create an accessible ground floor area for their 10-year-old son Matthew, who is paralysed as a result of a brain tumour.

The extension meant he could be at home with his family instead of having to stay in hospital.

Seventeen of our team gave up their time to get involved in this project and we provided the flooring, plastering and roofing for the downstairs extension as well as £10,000-worth of building supplies.

Matthew's story, and how we got involved in the transformation of his family's home, was featured on the BBC One series 'DIY SOS: The Big Build' in June 2017.

In June 2017 we ran a poster competition for GCSE pupils at Southall School to highlight the importance of health and safety in the construction industry. We invited them to The Oaklands for a tour and asked them to identify where there could be risks, which they turned into posters for the site's hoardings. One student enjoyed the visit so much that they are now considering a career in construction.





LOVELL

Welcome to The Oakland's!
Stunning show homes now open

LOVELL

lovell.co.uk

A MORGAN SINDALL GROUP COMPANY