



## £30 million grant supports the delivery of new homes

Logic Homes continues to make progress and has started on site with nine new projects in 2009/10. We currently have 550 homes on site: this includes general needs and intermediate rent, low cost home ownership as well as homes for private sale. A leading brand of best in business architects, RSLs, contractors, developers and grant experts, Logic Homes is an Approved Investment Partner with the Homes and Communities Agency and received £30m of grant from the HCA in 2009/10.

Here is an up-to-date picture of some of our current developments.

## Starts on Site

### STEVENAGE GARAGE SITES

HILL PARTNERSHIPS WORKING IN ASSOCIATION WITH GUINNESS HOUSING TRUST AND STEVENAGE BOROUGH COUNCIL

#### Oakfields Close



Logic Homes is developing a former garage site in south Stevenage to provide 21 affordable homes. The homes will range from 1 bedroom flats to 3 bedroom family homes. Located to the south of Stevenage town centre Oakfields Close is well placed for those commuting into Stevenage, it is also in easy reach of the M1 for travel to London and East Midlands. The development is in a residential area and close to schools, shops, health services and local parks.

Architect: GHM Group  
Value: £2.512m

#### Haycroft Rd, Stevenage



Work began on this former garage site on Haycroft Road, Stevenage in January 2010 and will be complete in March 2011. There will be a total of 8 homes on this scheme, 7 two bedroom houses for families and 1 one bedroom bungalow. In addition there will be 8 new garages constructed for the Council's use and parking facilities for the adjacent allotments.

Architect: GHM Group  
Value: £1.042m

HILL PARTNERSHIPS WORKING IN ASSOCIATION WITH HASTOE HA

#### Barrington Gate, Holbach

The scheme is located in the small village of Holbeach, near Spalding in Lincolnshire. Barrington Gate will provide 42 affordable homes in this rural setting. The homes will range from 1 bedroom flats to 4 bedroom large family homes. Over half the homes with 3 bedrooms or more. The homes will be completed by March 2011.

Architect: Hill Partnerships  
Value: £5.181m



## HACKNEY LIBRARY SITES

GENESIS HOUSING GROUP WORKING IN ASSOCIATION WITH ALLENBUILD LTD

### Brownswood Rd Hackney



In December 2009 work began on the former site of Brownswood Library in Hackney, East London. The 100% affordable rent scheme will deliver 17 homes and will complete in March 2011.

There will be a mix of homes, from 1 bedroom flats to 4 bedroom family homes and two wheelchair accessible homes, all of which are desperately needed in the area. Located close to Finsbury Park and Arsenal Football Club. With the Piccadilly and Victoria Lines, plus national rail services all within half a mile these homes are well connected to the rest of London.

Architect: bptw Partnership  
Value: £3.450m

### Redruth Rd, Hackney



Logic Homes began work on the former Redruth Library site just before Christmas 2009. This 5 storey block will contain 19 affordable homes for rent.

The scheme will contain 1, 2, 3 and 4 bedroom homes. Two of the homes will be wheelchair accessible. Redruth Road is located beside Victoria Park in Hackney, East London and is well connected with local buses and National Rail stations. Further investment in the area is expected as Hackney is one of the Olympic Boroughs and this scheme is only 2 miles from the Olympic Park in Stratford.

Architect: bptw Partnership  
Value: £4.260m

GENESIS HOUSING GROUP WORKING IN ASSOCIATION WITH ALLENBUILD LTD

### Fore St, Enfield



Work started in February 2010 on the Fore Street scheme in Enfield, North London.

When complete in March 2011 this mixed tenure development will deliver 25 new affordable homes over a range of tenures; 8 General Needs Rent homes, 15 Intermediate Rent homes and 2 NewBuild HomeBuy homes.

Architect: GHM Group  
Value: £5.047m

### Streatham Pl, Lambeth



A former petrol station is being given a fresh lease of life thanks to Logic Homes. This mixed tenure development in South London will provide 21 new homes with 1 to 4 bedroom flats and 2 bedroom maisonettes. The scheme is located to the East of Clapham and Balham and to the North of Streatham Hill. There are great public transport links to Central London and the South

Architect: Living Architects  
Value: £5.377m

## EAST OF ENGLAND AREA

GENESIS HOUSING GROUP WORKING IN ASSOCIATION WITH ALLENBUILD LTD

### Station Lane, Pitsea



In March 2010 work started on a major regeneration scheme in Pitsea, Essex. Basildon Council designated this scheme a priority to kickstart the regeneration of Pitsea town centre. Logic Homes is providing 120 affordable homes, some of which will be designated for over 55s. The development will also include commercial units and a café on the ground floor. This scheme will complete in March 2012.

**Architect:** bptw Partnership  
Value: £18.100m

### Sewardstone Rd, Epping

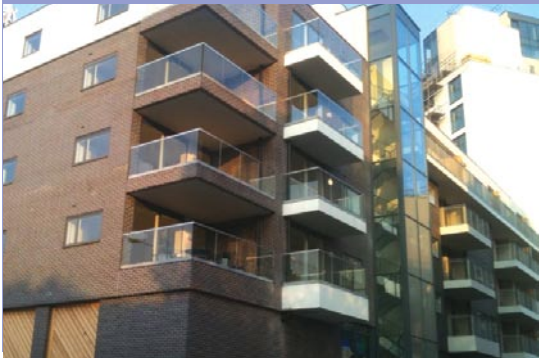


This development will deliver 95 affordable homes and a further 24 private sale homes. All the homes in the development will be family houses with 64 two bedroom houses, 21 three bedroom houses and 10 four bedroom houses. The residents of the new homes will benefit from the rural setting, on the outskirts of Sewardstone village, adjacent to the King George V Reservoir to the east and Waltham Forest to the west.

**Architect:** The Design Partnership  
Value: £18.055m

## Completions

### Thomas Rd, Tower Hamlets



The construction of 182 homes on the site of a former warehouse beside the Limehouse Cut has transformed the area. Half the homes in the development are affordable with 71 homes for General Needs Rent and another 20 for Intermediate Rent.

The scheme was designed by Child Graddon Lewis Architects and constructed by Durkan Limited. The 182 homes contain a mix of 1 bedroom properties through to large 5 bedroom family maisonettes. Also contained within the scheme is underground parking, a children's playground and commercial space. The development has an on-site concierge service.

**Architect:** Child Graddon Lewis  
Value: £29.040m

### Grosvenor Printworks Stimpson Av, Northampton



Logic Homes has breathed new life into a former Printworks in Northampton. The impressive 19th Century building has been refurbished to include 21 flats. An additional 19 homes have been created in a new build extension to the Printworks. DLA Associates designed the scheme; and had worked on the building for the past 20 years, while it was still in operation and so knew the Printworks well.

Hill Partnerships constructed the building which was finished in two phases; the refurbished homes were completed in March 2009, while the new build homes were completed in September 2009.

**Architect:** DLA Associates  
Value: £3.550m

# Working with us

Logic Homes has worked with more than 30 local authorities delivering 2,500 homes of all types and tenures, on time and to budget – attracting £45 million in grants.

From sourcing funds and planning, to the handover of homes, Logic Homes does it all – cutting out red tape, costs and time delays.

Working with us you can access our experts in construction, development, architecture and grant through one point of contact.

Logic Homes offers a flexible and collaborative approach to delivering new homes, allowing you to retain your independence whilst benefiting from our expertise



**Talk to us and find out how Logic Homes can open up new development opportunities for you.**

## Contact Logic Homes

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