

EBURY BRIDGE ESTATE REGENERATION

Location

Ebury Bridge Estate, Westminster

Client Type

Westminster City Council

Key Collaborators

Westminster City Council (City Highways); Westminster Builds (Developer); Telecommunication Providers

Workstage

RIBA 3-4 Planning & Design Development

Summary

This flagship project – currently the largest and most significant regeneration project in Westminster – will fully redevelop the estate and create 781 high-quality, sustainable homes, including 376 affordable, of which 239 council owned.

The Challenge

Programme delays were causing concern for the project as utility diversion was required prior to the major milestone of piling arriving on site. Communication had stalled and frustrations between the utility and project team needed to be overcome by management of actions and commitment to meetings for updates.



<https://eburybridge.org/vision/>

Infrastructure Coordination
Development Service

EBURY BRIDGE ESTATE REGENERATION

Our Approach

Our focus was on the early-stage planning, setting the foundations for a strong project. Information gathering and analysis formed an understanding of status and delays from the signature stage to payment of services. This informed the discussion with the contractor's team, whilst maintaining a fair and balanced view towards the contractor's commitments and resources.

The programme was revised based on this work and the collaborative link between the project team and contractor improved, with workstreams to support both teams identified. The Coordinator supported the project teams with tasks assignment, follow ups in between project meetings and overall encouraged better and more productive collaboration.

Key Outcomes

Communication lines were significantly improved between parties, unblocking construction delays and enabling teams to progress with works. Good relationships were formed and the programme for delivery was devised to allow for planning of the next stage of works. This has led to retention of the Infrastructure Coordination Service for further works on the project, including on areas like power, water, highways and meeting attendance. Going forward, embedding 'system thinking' will help achieve the aims of the organisations as well as the overall project milestones.

Testimonial

"...I have found [the] role of Infrastructure Co-ordinator to be integral to the success of phase 1 and would implore that the role be more widely used on projects. Notably [the Co-ordinator] has helped with the swift resolution of complex and drawn out third party and statutory authority matters..."

The project came to a roadblock in the form of an under performing statutory authority who were tracking 2-3 months behind schedule. This was the largest risk to the project for a period of time. [The Service] helped to escalate the matter, co-ordinate a combined WCC response and dig into the detail of the issue to expedite a resolution including the acceleration of internal WCC parties such as permitting to enable a successful outcome.

...This was of great benefit to the project and enabled the contractor to concentrate resource on other more complex areas of the project..."

Andy Steptoe, Project Manager,
Gardiner & Theobald LLP



Data
Resources



Strategic
Approach



Local
Collaboration



Reduced
Disruption



Stakeholder
Collaboration

MAYOR OF LONDON