



**CIH HOUSING
BRIGHTON
PEOPLE & PLACE**

Welcome to Housing Brighton: People & Place 2026

Caroline Lester, lead, CIH South East and partnerships

director, 4i Solutions Group



Chartered
Institute of
Housing



South East
Consortium



Welcome to Housing Brighton: People & Place 2026

Jas Rai, chief executive, SEC



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Institute of
Housing



South East
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State of the Nation

Gavin Smart, chief executive, Chartered Institute of Housing



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The Social and Affordable Homes Programme: Will It Deliver

Ian McDermott, chief executive officer, Peabody

Gavin Smart, chief executive, Chartered Institute of Housing

Shahi Islam, director of affordable housing, Homes England

Rachael Williamson, director of policy, communications and external affairs,
Chartered Institute of Housing



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Balancing Regulation, Retrofit and Development

Neb Augusatinov, partner - retrofit, Ridge and Partners LLP

Caroline Lester, partnerships director, 4i Solutions

Julie Dunn, partnerships director, Aston Group

Mark Crane, director of housing assets, London Borough of Waltham Forest

Matt Hayden, sustainability project engineer, Aston Group

RIDGE



BUILT
ENVIRONMENT
CONSULTANCY

BALANCING REGULATION, RETROFIT AND DEVELOPMENT

Neb Augustinov (Partner) – Ridge and Partners

STONEWATER WH:SHF WAVE 3 PROGRAMME

- One of the largest retrofit schemes in the country
- Strategic Partner funding from DESNZ, with a view to improving the energy efficiency of circa 1600+ homes alongside self funded works to other homes.
- EPC Assessments to supplement Retrofit Assessments and validate the energy efficiency of existing C rated homes, to understand if improvements are required.

The scale

- 25,028 surveys in total
- 8000+ Retrofit Assessments
- Nationwide project, split into four regions with 50+ team members from all sides.

Ridge's appointment

- Retrofit Assessor, Coordinator, Designer, Evaluator
- CDM PD & BRPD
- EPC Assessor



NAVIGATING REGULATORY REQUIREMENTS AND COMPLIANCE

A CONSULTANT'S PERSPECTIVE

PAS2035 is a risk management framework, not a compliance exercise.

Clear roles and responsibilities and a coordinated approach aligned from the beginning.

Focus on whole dwelling outcomes.

Early-stage data quality is crucial to negating risk and streamlining delivery

Alignment of PAS2035, Building Regs, BSA, Awaab's Law, TrustMark and funding requirements

Funding deadlines & spend requirements impact projects



Compliance isn't always the barrier.



STRATEGIES FOR BALANCING COMPETING PRIORITIES ACROSS PROGRAMMES

1

Flexible resourcing to manage peaks and troughs of the project

Delivery has seen focus shift from surveys, to modelling and design works, to now install works and Y2 survey delivery again

2

Run parallel workstreams to maintain momentum

Our project with Stonewater contains circa 15,000 properties in contention for either a survey or some level of delivery

3

Other programmes from Stonewater which could 'clash' with this

Damp and mould, disrepair, void homes, SCS – and more – these all need to be considered alongside retrofit.

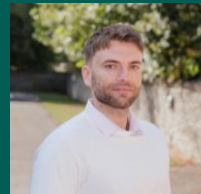


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THANK YOU FOR YOUR TIME
[RIDGE.CO.UK](https://www.ridge.co.uk) / [STONEWATER.ORG](https://www.stonewater.org)



Neb Augustinov (Partner) –
Ridge and Partners



Matt Hayden

m.hayden@astongroup.co.uk
Sustainability Project Engineer
Aston Group



Julie Dunn

j.dunn@astongroup.co.uk
Partnerships Director
Aston Group

Southfield Court



Steel Structure



Testimonials

**“It’s just beautiful.
You stand from afar, you’re
happy to come home, that’s
where I live!”**

Janet, Resident

**They’re changing lives for a
lot of families out there, you
know, it really means a lot
to all of us.”**

Jacqueline, Resident

**“We can definitely feel the difference in the warmth now
that they have done the double glazing and the heating.
Even without the heating on they have been warm!”**

Julie Anthony, Senior Services Hostel Manager



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Building Safety Act: Implications for Development, Remediation and Future Schemes

Ben Cordier, associate partner, Bailey Garner

Petronila Osodo, head of remediation - building safety, Notting Hill Genesis

Megan Hinch, policy manager, Chartered Institute of Housing



Building Safety Act: Implications for Development, Remediation and Future Schemes

Petronila Osodo

Head of Remediation – Building Safety


Notting Hill Genesis




 Ministry of Housing,
 Communities &
 Local Government

Advice for Building Owners of Multi-storey, Multi-occupied Residential Buildings


Withdrawn


Contact Us

Our Expertise ▾ Industries ▾ Products & Services ▾ Insights & Media ▾ About Us ▾

Insights

Case Studies Whitepapers Blogs Brochures



Standard Document
PAS Standard

Fire Risk Appraisal of External Walls and Cladding of Flats - PAS 9980

PAS 9980:2022 provides a systematic methodology for fire risk appraisal in multi-storey buildings, aiding risk mitigation and comprehensive safety.

REMEDICATION BILL

TBA


**Building Safety Act
2022**
 CHAPTER 30



Building Safety Act 2022

Gateway 1

(Planning & Design
Stage)

- Local Authority Planning Permission
- Fire Safety Focus
- Fire Statement
- BSR involvement HRBs



Gateway 2

(Before & During
Construction)

- BSR Application for HRBs
- Principal Designer
- G2 Application Pack
- Full Design & Construction details

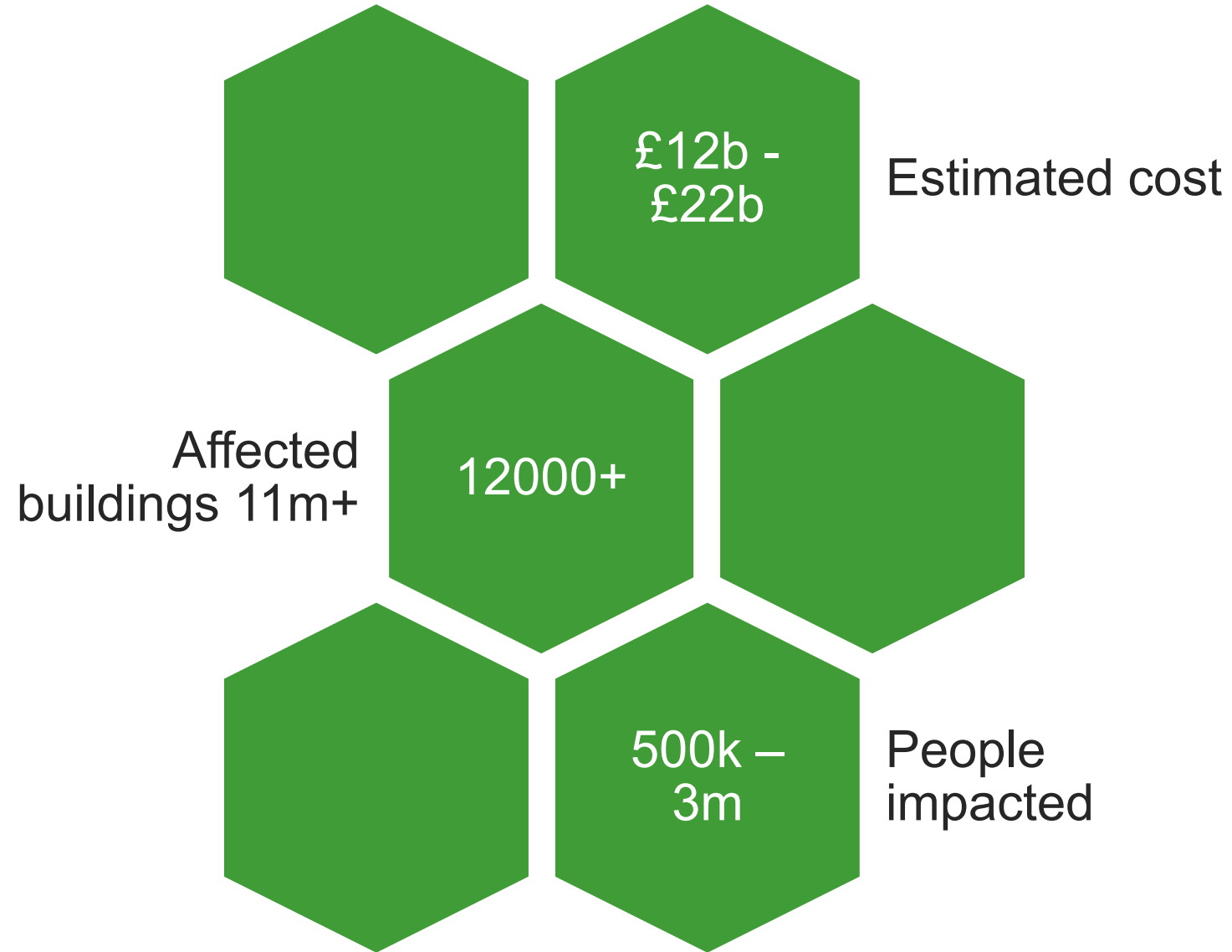


Gateway 3

(Occupation)

- BSR Application for HRBs
- Accountable Person
- G3 Application Pack
- As Built details

Remediation Scale



Governance & Risk Management



- **Culture change**
 - From development to disposal
 - Understanding obligations
 - Embedding obligations into ways of working
 - Prescriptive requirements to supply chain
 - BSR gateways
- **Project controls**
 - Standardised processes & procedures
 - Standardised appointments
 - Team competencies
- **High rise vs high risk**
 - PAS9980 production of FRAEWs
 - Holistic review of buildings
 - Standardising delivery
- **Navigating ownership structures**
 - Holistic review of regulations
 - Competencies & funding
 - Case by case
- **Funding**
 - Grant funding
 - Original contractor
 - NHBC
- **Market capacity**
 - Frameworks
 - Competency assessments
 - Early contractor engagement
 - Batch tenders

Resident engagement



- From “parent to child” to “peer to peer” resident communication
- Understand the needs of the project
- Transparent, empathetic & timely
- Communicate milestones & where possible timelines
- Communicate risks & mitigation
- Communicate the technical in layman's



We have always done this and now we are being asked to prove it....



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Partnership Working: The Key to Unlocking Quality Development

Tom Casey, director, Counties and Capital

Debansu Das, business development director, Zedpods

Ludmila Garrett, property project officer, Tonbridge and Malling Council

Matt Baird, founder, chair and consultant, The Social Housing Roundtable

Unlocking Quality Homes

Tom Casey MRICS

Contact: Tom Casey Director
tom@countiesandcapital.com

Who are Counties & Capital Group?

Experts in Land and Real Estate

- **Development & regeneration delivery**
- **Complex project solutions & advice**
- **Senior leadership & client-side roles**

Case Study: Cockleshell Walk, Sittingbourne

- Surplus town centre car park site
- Site earmarked for development 15 years ago
- Negative cost to value – unviable to market



What unlocked delivery

- **Comprehensive Design review** – simplified form and efficient layouts
- **Targeted grant funding** – Homes England & One public Estate
- **SME contractor procurement** via DPS

Cockleshell Walk Outcome

- Secured Register Provider & Investment Partner status
- 51 homes for social rent
- Town-centre regeneration site unlocked
- Scheme now on site



Case Study: Tapestry at Blackfriars, Battle



Case Study: Tapestry at Blackfriars, Battle



- **Strategic site – long standing market failure**
- **Council-owned site discussed for over a generation**
- **Complex & high cost (40m level change)**
- **Significant planning and infrastructure burden**
- **Inviably delivery model**

Blackfriars, Partnership Working

- **Redesigned the scheme** – simpler, more efficient layouts – cheaper to build, higher GDV
- **Reset procurement strategy**
- **Viability reworked** – enabled grant funding to support affordable homes

Blackfriars, Partnership Working

From Unviable to Delivering Homes. Unlocking.....

- 130 affordable homes. 70 market sale
- Council housing company established as master developer
- Homes England funding secured for critical infrastructure and affordable housing
- Handovers underway and sales launched

TAPESTRY

BLACKFRIARS



Key Takeaways: Partnership That Delivers

1. Partnership is not optional
2. Delivery follows clarity
3. Choose the right delivery model
4. Risk is present – but manageable
5. Homes don't get built by waiting



COUNTIES
& CAPITAL
GROUP

Thank You

For more information on
Counties & Capital click the QR



Contact: Tom Casey Director
tom@countiesandcapital.com



HOUSING BRIGHTON



Chartered
Institute of
Housing

PARTNERSHIP WORKING TO UNLOCK QUALITY DEVELOPMENT

📅 Wednesday 6th May 2026

🕒 14:05 – 14:50

📍 Doubletree by Hilton
Brighton Metropole
Kings Road,
Brighton BN1 2FU



Ludmila Garrett

Property Project Officer
Tonbridge and Malling Borough Council



Debansu Das

Business Development Director
ZED PODS Limited

ZED PODS: About us



Feasibility to Fruition

One stop shop from design to hand-over



Unlock Brownfield Land

Car parks, Garages, Infills, Flood Zones & Rooftops



Full Turnkey Delivery

From concept to completion (incl Principal Contractor Role)



Flexible & Bespoke Design

High levels of standardisation with flexibility to meet planning & local needs



Offsite MMC (Cat 1)

Reducing time, waste, carbon and on-site disruption.



BIM (ISO 19650 certified)

Digital Design & Quality Control - "Golden Thread"



Proven Performance

Measurable CO₂ and water savings, Surpassing Future Home Standard



Driving Social Value

Largest employer over the lifetime of "Prisoners Building Homes Program"

ZED PODS is an award-winning modular company **tackling housing inequality and climate change** through integrated design, planning, and construction of **zero-carbon modular homes** on both constrained and traditional sites.



Completed Zero-Carbon, Affordable Housing Projects

Unlocked 13 sites to build 139 affordable homes (274 people). Pipeline of 1200 units for 28 public sector clients.

Captain Sir Thomas Moore House

10 low-carbon keyworkers accommodation



CP: Spring 2020

Hope Rise, Bristol

11 zero-operational-carbon new homes above car park



CP: Winter 2020

Kevin Fenton Mews, Bromley

25 zero-operational-carbon new homes above car park



CP: Autumn 2021

Eastlands, Hemyock

5 zero operational carbon 2-storey homes



CP: Spring 2026

Hill Street House, Newport

12 zero-operational-carbon new homes



CP: Autumn 2022

St Andrews House, Cullompton

6 zero-operational-carbon social housing scheme



CP: Spring 2024

Shapland Place, Tiverton

8 zero-operational-carbon social housing scheme



CP: Autumn 2024

Fortis House, Ashford

23 zero-operational-carbon social housing scheme



CP: Autumn 2024

Crofts House, Sanford

5 zero-operational-carbon new homes



CP: Summer 2025

Supported Housing Scheme

6 zero-operational-carbon new homes



CP: Autumn 2025

Marshall Walk, Bristol

12 zero-operational-carbon new homes



CP: Autumn 2025

MMC (Category 1 – Volumetric) Eco-system

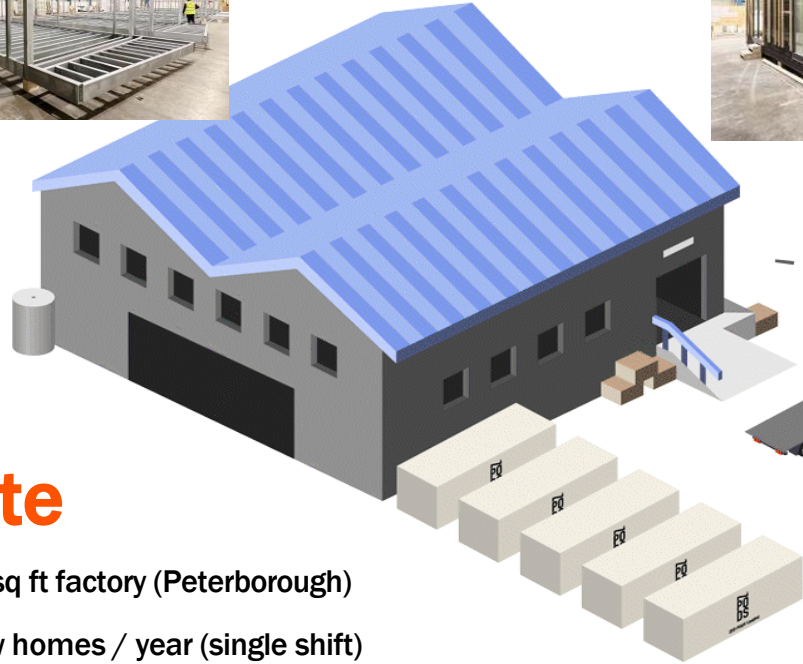


Designers & Technologists

- Design, Planning, CM, PMO & PC roles
- Full Turnkey: from concept to completion
- Bespoke design using BIM (ISO 19650)



Onsite



Offsite

- 50,000 sq ft factory (Peterborough)
- 400 new homes / year (single shift)
- Largest Employer of the PBH Program

Modular construction achieve up to **90%** completion in our factory



The Homelessness Alliance



Unlocking Brownfield Land Together

Car Park / Movement Restriction



Flood Zone



Garages / Highly Constrained Site



Brownfield Plot / Stalled project



Hope Rise, Bristol
11 units



Fortis House, Ashford
23 units



St Andrews House
6 units



Marshall Walk, Bristol
12 units



Meanwhile Use: Demountable Housing Solution

- **13** weeks from design freeze to installation for Phase 1 (10 X 1-bed units) during COVID-19
- **10** units to be demounted and redeployed to a new location under Phase 2
- **42** additional units to create a **52**-unit (1-b, 2-b) staff accommodation with new build warranty
- Low-carbon specs maintained on both phases



Delivered in 13 weeks



Development condition
3 years post-completion,
photo captured in Dec 2023



To be relocated in 2026



Site work (Phase 1) 2020

**10 self-contained, 1 bed units
Delivered in 2020**

**19 x 1 bed, 33 x 2 bed units
Under construction**

Aggregate Sites. Build Partnerships

160+ affordable homes across 14 sites (both urban & rural housing)



Eastlands (2026)

5 homes, 22 bed spaces

Site Area (m ²)	853.6
No. of dwellings	5
2B4P 2-storey	3
3B5P 2-storey	2
Total GIFA (m ²)	433
No. of PV	64
No. of heat pump	5



Croft House (2025)

5 homes, 10 bed spaces

Site Area (m ²)	412
No. of dwellings	5
1B2P 1-storey	4
1B2P 2-storey	1
Total GIFA (m ²)	267.2
No. of PV	36
No. of heat pump	5



Shapland Place (2024)

8 homes, 20 bed spaces

Site Area (m ²)	1,193
No. of dwellings	8
1B1P 1-storey	4
2B4P 1-storey	3
3B4P 1-storey	1
Total GIFA (m ²)	438.5
No. of PV	144
No. of heat pump	8



St Andrews House (2024)

6 homes, 12 bed spaces

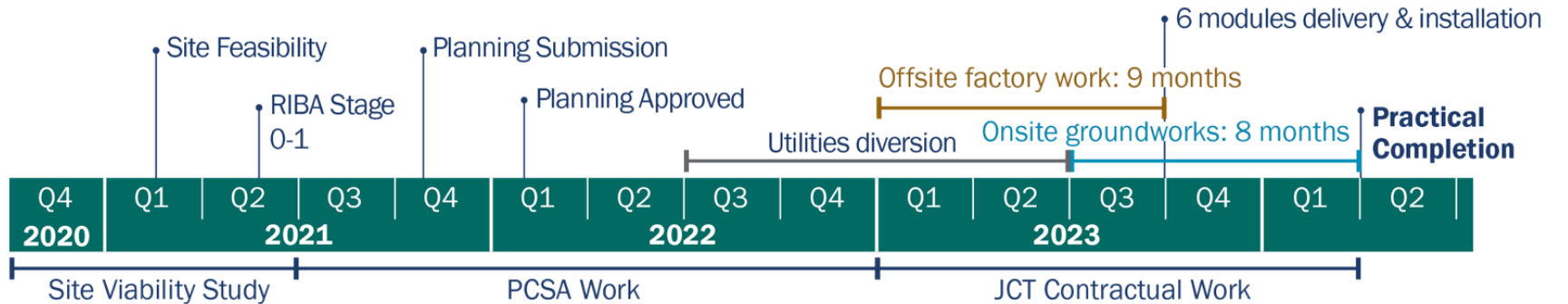
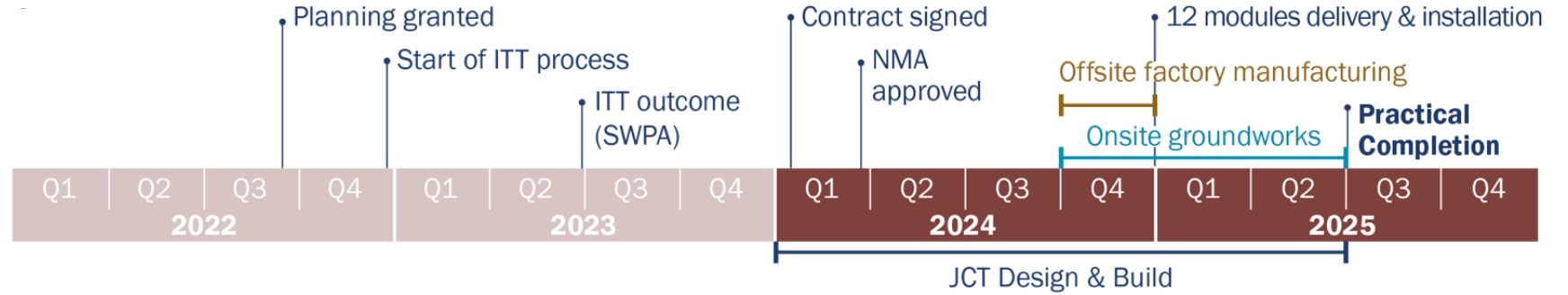
Site Area (m ²)	577.2
No. of dwellings	6
1B1P 1-storey	3
2B3P 1-storey	3
Total GIFA (m ²)	298.6
No. of PV	96
No. of heat pump	6

Flexible Engagement Across All RIBA Stages



Blue Bell Hill Car Park

The scheme transforms a former commuter car park into a sustainable residential development of 12 high-quality homes.



Collaborative Workflow

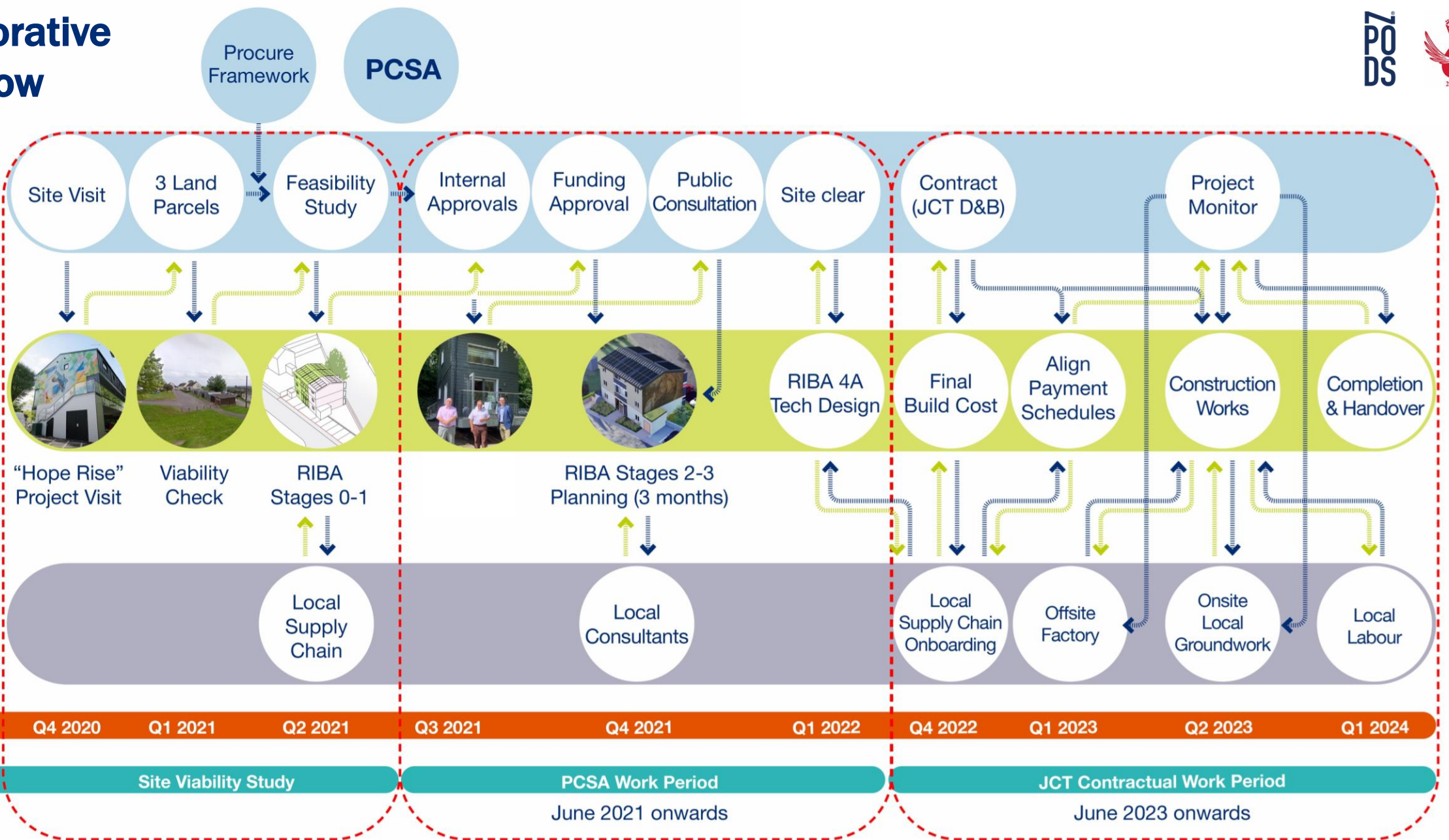


Full Turnkey Contract

Sub Contractors

Time Frame

Contractual



Offsite works: Jan 2023 – Sep 2023; (9 months in total)

Onsite works: Oct 22 (stopped for 7 months due to utility related issues), restarted July 23 till March 24 (8 months in total)

Affordable Homes - Zero-Carbon in Operation

High-efficiency homes designed to maximise residents' wellbeing and minimise running costs.

- 1** **Reduced Heat Losses**
- Thick Insulation Build-Ups
 - Reduced Thermal Bridging
 - Airtightness Membranes & Taping
 - Mechanical Ventilation



- 2** **Reduced Energy Consumption**
- Natural Daylighting
 - Water Efficacy Measures
 - A-rated highly Energy Efficient Appliances



- 3** **Renewable Production**
- Roof Mounted Photovoltaic Panels
 - Solar Assisted Hot Water Units
 - Mechanical Ventilation & Heat Recovery



- 4** **Closing the Performance Gap**
- Factory Built Quality Control
 - Designed vs Built Performance
 - Performance Built In



Energy Performance Certificate

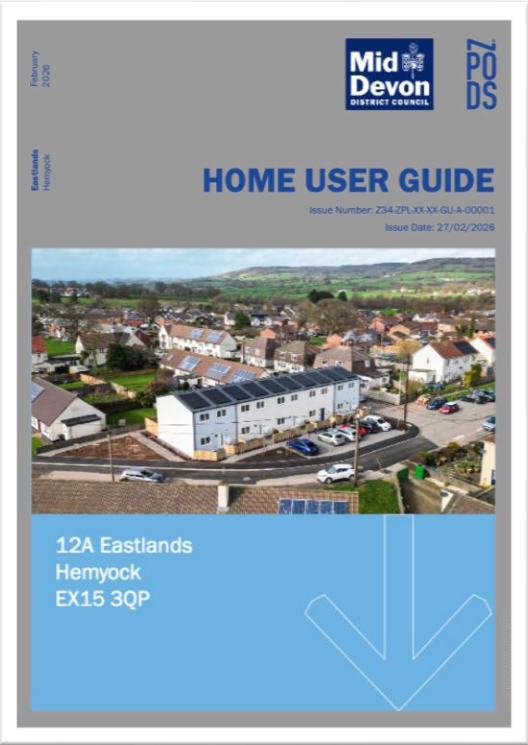
Calculation Type: New Build (As Built)

Score	Energy rating	Current	Potential
92+	A	109 A	112 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

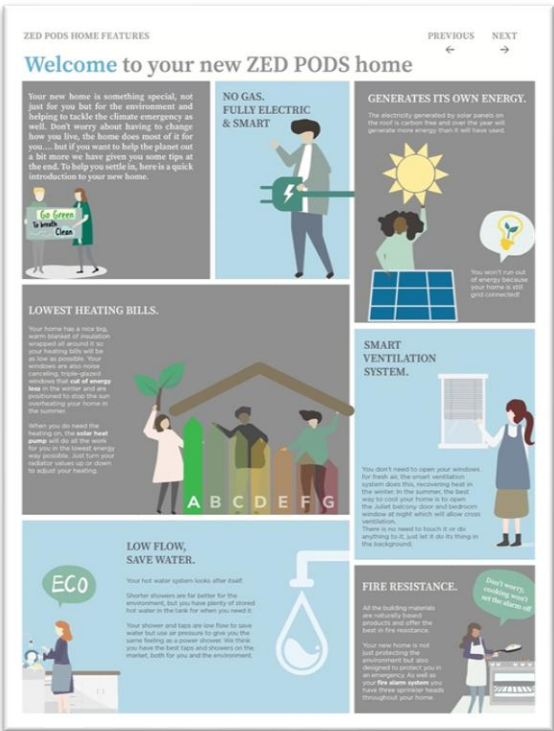
Soft landing: Handover, Monitoring & Low-carbon Living

Remote Sensors
with IoT
Technology

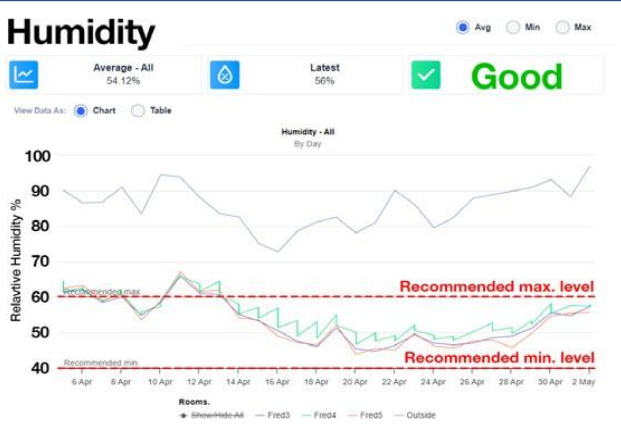
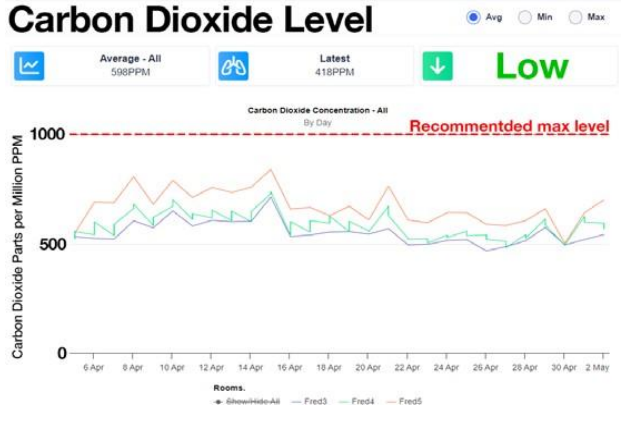
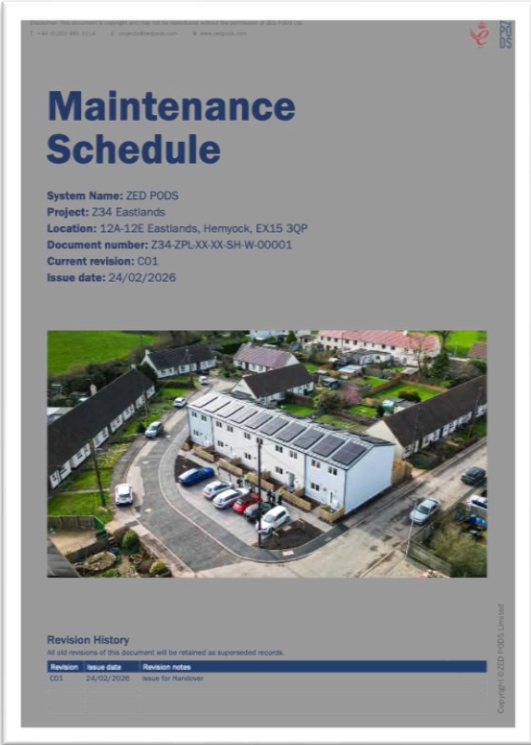
Home User Guide



Home Welcome Leaflet



Maintenance Schedule: Training on renewable technologies upkeep



Post-Occupancy Data Analysis		2 Bed Flat St Andrews House — Annual Energy Consumption vs. Traditional Build				
	Gas	Electricity (Kwh/Annum)	PV produced Energy (kWh / Annum)	Total Energy Consumption (kWh)	% Energy Reduction over traditional	Grid Energy Offset (KWh)
Traditional Flat (Energy Consumption*)	9500	2700	0	12200	0	0
2 Bed St Andrews(**)(***)	0	3200	3254	3200	74%	102%
	*OFGEM Data January 2025	**Monitored data via environmental sensors of 8 months extrapolated for full 12 months			***PVGIS data	

Winning “hearts and minds”

“ **I love it here, the flat is lovely. I moved in and feel settled.** I was welcomed by a local couple after about two weeks after moving in and they brought me a welcome pack with a voucher to use in the local shop. **The best thing about living here is the peace and quiet.** I am making it mine and it is so nice to have the space (the high ceilings). I have not lost space and I have gained outside space. **Moving here has improved my life.** Even my spider plants are thriving. They must like the environment, as they have grown lots.”

Miss Barden
Croft House Resident (Flat 1)

“ Everybody needs somewhere to live, especially those from Sandford. This project (Crofts House) is a very good thing. I enjoyed watching it being built”

Marleen Stapleton
A local neighbour in Sandford



“ We are extremely grateful and feel very lucky to have got a property at St Andrews House. It is a huge relief that we will not be in temporary housing anymore and we will welcome our baby in our lovely permanent home. **We love the flat, it’s so bright and airy and we never want to leave.**”

Ellie
St Andrews House Resident



“ **This new accommodation ranks up there because it is a miracle!** A warm house to get back to, warm water to shower and bath. Clean and brand new bedroom carpeted with great style. Own keys and balcony to enjoy within ones enclosure. Come ‘on spring days ~ Plenty of storage in the kitchen and spacious enough for a sit-down meal. A view with trees and birds nesting in the distance, wow!! Feels so good with lifting my spirit in terms of mental health.”

Nsude
Fortis House Resident



Hill Street House Tenant Sam Lewis with BBC Matt Allwright

“ **There is a real community spirit here, it’s nice.** When I walked in for the first time in September it was completely overwhelming, to go from what I was living in to this. I’m so happy here. Private renting was a no-go for me as there is no way I could have afforded it. It was either pay my rent or eat and don’t pay the rent.”

Sam Lewis
Hill Street House Resident



“ **The homes are really warm & don’t take long to heat up.**

I fell in love with ZED PODS at first read. I loved that they are energy-efficient and environmentally friendly. The house designs had come up on my home choice and my heart just leapt. To see such a wonderful house show up on home choice was a shock to me and to be living here now I don’t suppose any words can describe how I feel about my home.

ZED PODS are not only a very practical way of trying to help tackle the housing crisis and giving more to communities. They give pride to the people that live in them. I feel proud that the house I live in not only looks both breath taking on the outside but beautiful on the inside.”

Sam Lindo, Resident of Hope Rise
(Also a “Community Builder” for the scheme)



Key Takeaways

1. Define Value by Outcomes

Quality, net-zero performance, tenant experience, and low/zero bills

2. Integrate Early Through Partnership

Collaborate from the outset and share risk to unlock delivery

3. Scale Through Aggregation + MMC

Aggregate sites + design-led DfMA + manufacturing efficiency = rapid delivery.

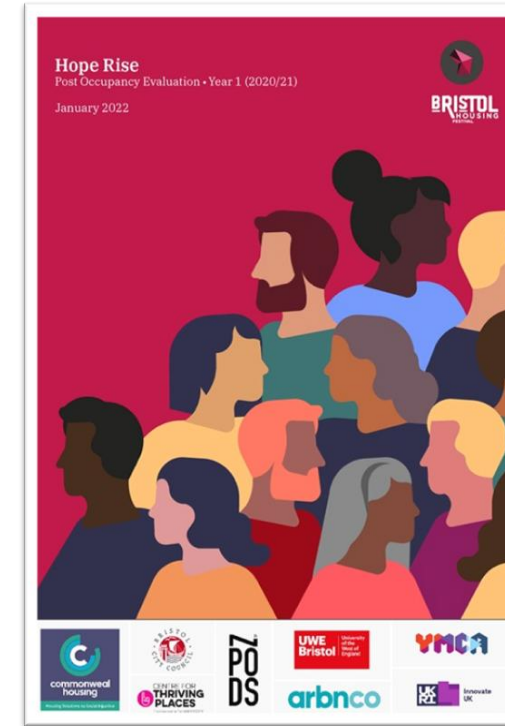
4. Use Data & Technology

BIM, digital workflows, and IoT to drive performance and insight

5. Think Whole-Life Value

Include social, environmental, and economic impact (BCR), not just capital cost

Aligned partnerships + MMC = scalable, deliverable housing



Scan to read more



Hope Rise Post Occupancy Evaluation



Thank you!

Scan QR codes for more information:

Brochure



3D Virtual Tour



Did you know?

Over **22%** of Homes England's supported completions on the AHP 2021-26 were delivered using **MMC**

(Source: Homes England Annual Report 2024-2025)

Contact

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www.zedpods.com

Linkedin: ZED PODS Limited

Partnership-Led Housing Delivery

Unlocking Quality Development at Blue Bell Hill
Tonbridge & Malling Borough Council

Presenter

Ludmila Garrett

(LLB)

Property Project Officer
Tonbridge and Malling
Borough Council



Introduction

- Growing demand for temporary accommodation requires new delivery models
- Council ambition: high-quality homes, delivered quickly, within the borough
- LAHF funding created opportunity — **partnership enabled delivery**
- Early alignment between housing, planning, members and delivery partners was critical



Blue Bell Hill Temporary Housing Project

Why this scheme matters

- Temporary accommodation supports households with a strong local connection
- Quality and management standards are central to long-term outcomes
- On-site management and support shaped the design and operational approach
- Partnership ensured design met operational, not just construction, needs



Blue Bell Hill Temporary Housing Project

Why TMBC Chose an MMC-Led Construction Approach

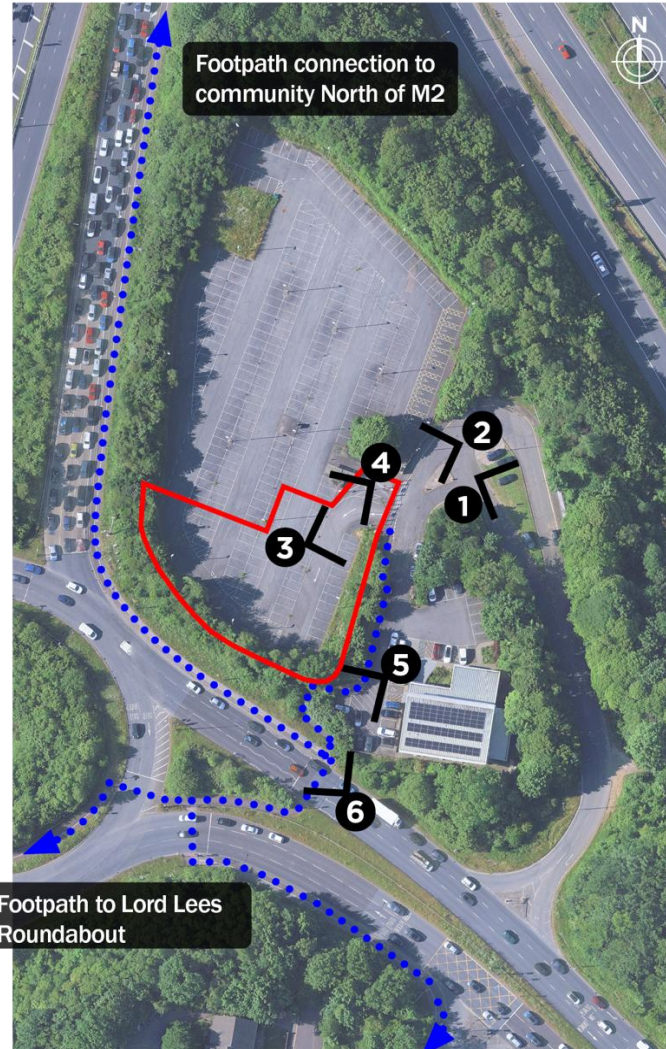
- Underutilised Council owned land used strategically to unlock delivery
- MMC chosen to support speed, quality control and resident outcomes
- Reduced on-site disruption through factory manufacture
- Required closer collaboration between housing, planning and delivery partners
- Partnership approach managed risk across programme, quality and cost



Site Location

Blue Bell Hill Park, Lord Lees Grove, Chatham, ME5 9PE

- Constrained brownfield site with neighbouring business and shared access
- Coordinated approach to planning, highways and design
- Walkable access to local services supported placemaking objectives
- Early clarity on constraints helped partners design proactively



Above: Existing footpath connection

Above: Existing footpath connection

Footpath connection to Bule Bell Hill Village

Blue Bell Hill Temporary Housing Project

- Design developed collaboratively to respond to site constraints
- Accessibility embedded through some M4(3) adaptable units
- Planning discussions focused on site constraints
- Early engagement reduced risk at pre-commencement stage



Zero Carbon Strategy

- Sustainability objectives agreed early across all partners
- MMC enabled higher performance and consistency of build quality
- Net-zero ambitions supported by shared technical understanding
- Energy performance aligned with long-term operational management

Damp & Mould Management

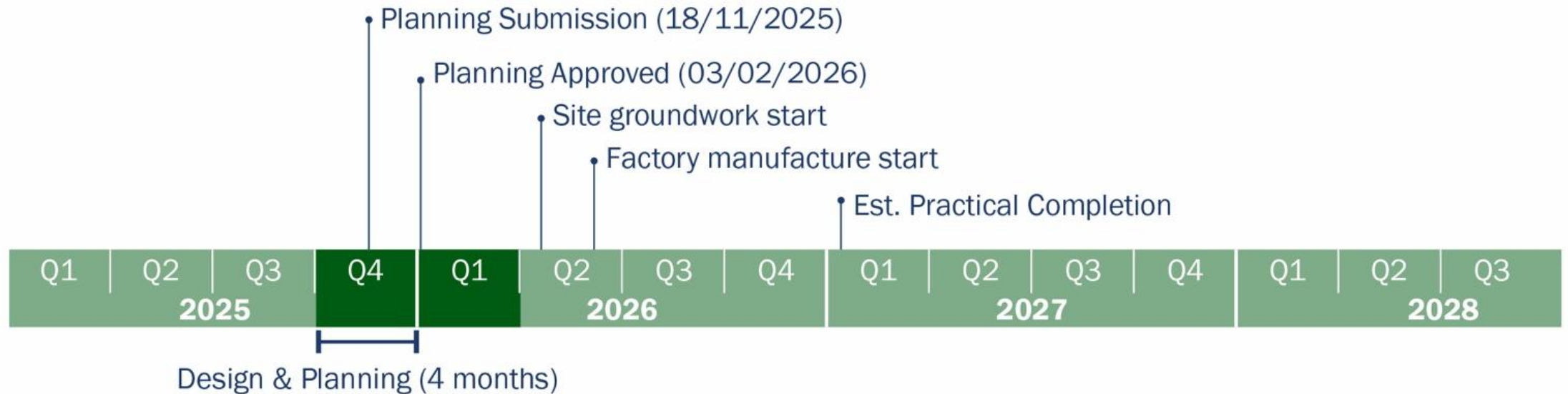
- Technology embedded to support healthy homes and asset management
- Data-led approach agreed between council and delivery partner
- Focus on damp, mould and air quality from the outset
- Partnership extended beyond build into long-term operational performance



Blue Bell Hill Temporary Housing Project

Barriers Overcome

- Limited internal MMC experience required shared learning
- Tight LAHF funding deadlines increased delivery pressure
- Complex site constraints required coordinated technical input
- Procurement and contractual decisions shaped through partner dialogue
- Stakeholder confidence built through transparency and engagement



Blue Bell Hill Temporary Housing Project

Early Perceptions & Common MMC Myths

- “MMC buildings look temporary or low-quality.”
- Durability and Lifespan of the properties
- Quality – “Are they like containers plotted on a former car park?”

How Real Project Experience Challenged These Perceptions

- Factory visit - built confidence in quality and durability
- Early and ongoing member engagement supported decision-making
- Early public engagement meeting
- Learning from other authorities accelerated local understanding
- Early surveys and a Planning Performance Agreement reduced risk
- Open collaboration enabled informed, timely decisions



Other Project Learnings:

- Planning Performance Agreement entered into at an early stage
- Collaboration between internal teams
- Having done the site surveys early
- Early engagement with Statutory Consultees



Key Lessons from Partnership-Led Delivery

- Delivery enabled by aligning planning, land and policy early
- Clear communications and engagement strategy
- Quality improves when partners share risk, learning and objectives
- Early collaboration protects outcomes – especially under pressure



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Governance: Push for Growth, or Invest in Existing Homes

David Levenson, founder and chief executive, Coaching Futures

Tara Gbolade, co-director, Gbolade Design Studio

Harriet Bosnell, chief executive, Cornerstone Housing

Denise Fowler, chief executive, Phoenix Community Housing





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