Deeley Construction

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Orbit Independent Living, Leamington Spa

This scheme is a flagship, affordable-living development for Orbit Homes, designed to create a community-spirited environment

This design and build scheme of 179 one and two bedroom apartments, is designed to offer residents Orbit Homes vision of 'Independent Living'.

Aimed at the over-55s, the development will provide affordable accommodation with fixtures and fittings which enable the tenants to live independently for longer with the security of onsite care.

It features a wide range of facilities including a restaurant, café, hairdressing salon and IT suite – many of which will be available for use by the wider community.

The three and four-storey development is unique in the sense that it has been designed to achieve a Code for Sustainable Homes Level 4 and a BREEAM rating of Very Good. The inclusion of a CHP plant, photovoltaic panels and other energy-saving fitting helped Deeley achieve these challenging targets.

The client has benefited from the collaboration between Deeley Properties and Deeley Construction by having a developer and multidiscipline contractor as one point of contact.

KEY FACTS

Development value: £22 million

Scale & scope: Site: 2.8 acres

Timeframe: January 2013 - March 2015

Contract: JCT D&B Contract 2011

Environmental: CFSH Level 4 and BREEAM 'Very Good'

Professional team:
Client: Orbit Homes (2020) Ltd
Employer's Agent: AECOM
Architect: Robothams Architecture

Lorraine Mansfield, Business Development Manager, Orbit Heart of England said: *"Independent Living with Care is designed to help local people remain independent in their own home providing a place where they can enjoy a real community spirit with like minded people."*