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BBLBNEWS

VISION / COMMITMENT / SKILLS & EXPERTISE / DELIVERY

BIRMINGHAM YMCA
THE ORCHARD

First residents move into landmark residential scheme for the homeless in Birmingham

Also Inside:

BBLB architects llp

Local Enterprise Partnerships (LEPs)

The objective of the newly formed Local Enterprise Partnerships (LEPs) is to bring together councils and business on an equal footing with one voice, replacing the current Regional Development Agencies (RDAs). Business Secretary Vince Cable and Communities Secretary Eric Pickles sent a joint letter to councils and business leaders in June, asking them to consider forming new local enterprise partnerships that can provide strategic leadership in their local areas and create the right environment for business success and economic growth.

LEPs will tackle issues including planning and housing, local transport and infrastructure, employment, enterprise and supporting business start-ups.

Other roles currently carried out by the RDAs will be led nationally, such as inward investment, sector leadership, business support, innovation and access to finance. Following the closing day for submitting LEP proposals the Government confirmed that it has received 56 proposals from across the country.

LEPs will have a key role to play in coordinating bids across areas and communities for a share in the £1.4bn Regional Growth Fund, set up to provide support for projects that offer significant potential for sustainable economic growth and can create new private sector jobs. The two-year fund will particularly help areas that have been traditionally reliant on the public sector make the transition to private sector growth and prosperity. Proposals for funding will be sought from private organisations and public-private partnerships.

In October the first 24 local enterprise partnerships were given the go-ahead by Local Government Secretary Eric Pickles and Business Secretary Vince Cable, to "drive growth and create jobs". They are:

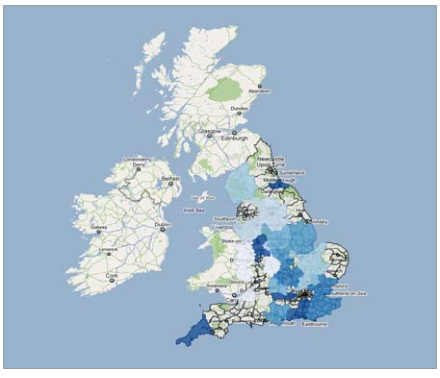
- *Birmingham and Solihull with East Staffordshire, Lichfield and Tamworth*
- *Cheshire and Warrington*
- *Coast to Capital*
- *Cornwall and the Isles of Scilly*
- *Coventry and Warwickshire*
- *Cumbria*
- *Great Cambridge and Great Peterborough*
- *Greater Manchester*
- *Hertfordshire*
- *Kent, Greater Essex and East Sussex*
- *Leeds City Region*
- *Leicester and Leicestershire*
- *Lincolnshire*
- *Liverpool City Region*
- *Nottingham, Nottinghamshire, Derby and Derbyshire*
- *Oxfordshire City Region*
- *Sheffield City Region*
- *Solent*
- *South East Midlands*
- *Stoke-on-Trent and Staffordshire*
- *Tees Valley*
- *Thames Valley Berkshire*
- *The Marches*
- *West of England*

Rejected bids to set up new council and business-led local enterprise partnerships that have been revamped and resubmitted are due to be approved by ministers imminently. The Black Country LEP has already resubmitted their bid and are hopeful of a positive decision in this next round of approvals.

Amidst the positive messages that the government are pushing out through their media channels around the formation of Local Entreprise Partnerships there are concerns as to whether they will just be talking shops.

There are fears that the LEPs lack the ambition to make significant economic impact; will not have credible business representation; that initial negotiations have been dominated by local politics; and there is not a clear focus on economic growth.

With a very limited budget it is vital that the LEPs form strong relationships with their local business community - gaining and maintaining the trust of and commitment from the private sector will be the making or breaking of these Partnerships.



Map of the first LEP areas, *http://bit.ly/grpsxl*

The contribution successful facilitation can make to creating, nurturing and delivering on opportunities should not be undersold, and it is activities such as encouraging creative thinking, knowledge sharing, lobbying, bringing parties to the table, smoothing processes and genuinely assisting with the delivery of projects where the LEPs can show their worth. But without strong leadership and good organisation to "connect, communicate and collaborate", the Working Groups and Boards of these new LEPs could very easily fall in to the trap of all talk and no action.

SUSTAINABILITY

Low carbon business plan for construction a pivotal moment for transformation

A report, launched at the end of November by the Government's Low Carbon Innovation and Growth Team led by Paul Morrell, challenges the construction industry in the UK to become a world leader in low carbon.

The Royal Institute of British Architects (RIBA) strongly endorses the emphasis on the need for a dramatic transformation in the construction industry to address the low carbon agenda. The focus on existing buildings and major infrastructure is right. For the UK to reach the 2050 target of an 80% reduction in carbon emissions there will need to be a transformation of the industry, its partners and the support from Government.

The transition to low carbon is as much a business opportunity as a crucial response to the urgency and importance of climate change and could alter the face of the UK construction industry for the better.

Harry Rich, Chief Executive, said: 'Paul Morrell and his team challenged the construction industry to take a lead in making our existing buildings more energy efficient and we will certainly be calling on our members to do so...'

More information available online at ***http://bit.ly/ewBlmt*** *&* ***http://bit.ly/gv15ef***

WELCOME TO THE WINTER ISSUE OF

BBLB NEWS

We hope that you will enjoy reading this issue of BBLB News.

In addition to pieces about BBLB and our projects we have also included articles about topical subjects which we hope will be of interest to you. If anyone else in your organisation would like to receive a copy please let us know.

If there is anything you would like more details on, or you are interested to find out more about how BBLB could assist you with current or upcoming projects, please call Debbie Ward on telephone: 01384 880550.

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The Orchard, Birmingham YMCA

First residents move into landmark residential scheme for the homeless in Birmingham

The flagship redevelopment of the Birmingham YMCA's existing premises on Reservoir Road, Erdington is being undertaken by Zenith, development subsidiary of Mercian Housing Association, in conjunction with Wates Living Space and will be managed by the Birmingham YMCA. It is delivering both new living accommodation and enhanced community facilities, with the aim of providing a facility to promote social support systems and commercial enterprise projects.

The first phase of 83 self contained flats has recently been handed over to allow residents of the old hostel to move into more suitable, modern accommodation. Phase 2 will be owned and managed by Birmingham YMCA. The new accommodation replaces the 47 single rooms with shared facilities, helping to get more people back on their feet at a time when the city is battling a homelessness crisis.

Alan Fraser, chief executive of Birmingham YMCA said: "This project has been five years in the planning so the completion of phase one is a momentous occasion." Phase 1 of the scheme is being managed by Birmingham YMCA on behalf of Mercian Housing Association.

The Orchard has been included in Birmingham City Council's Places of Change programme, which is a national initiative to create places of change for formerly homeless people and help integrate them back into the community. The fundraising committee has been working alongside the Birmingham YMCA and local businesses to organise a program of fundraising events. The community centre at the heart of the Birmingham YMCA fundraising campaign will provide a nursery, youth centre, multi-use community hall, meeting rooms and resources to support local social enterprises.

The community facilities will be in addition to the 83 self-contained flats, part of which has already being completed. The site is being developed in two phases which has enabled the Birmingham YMCA to retain hostel accommodation on site throughout the building works. The scheme comprises innovative

'Second Tier' or 'Move-on' supported residential accommodation set around the Orangery. The 'Orangery Meeting Place' is a covered communal courtyard for residents surrounded by residential units, with balconies overlooking the space. This area has been designed as a central meeting place available for a variety of activities. The Orangery links the residential units to associated communal and staff management facilities in addition to a variety of external amenity areas including external gardens, allotments and the orchard where residents are encouraged to grow and tend to fruit and vegetables, providing a sense of responsibility, achievement and promoting the Birmingham YMCA's Healthy Living Agenda.

Michael Bolger, Development Manager at Zenith said, "the residential aspect of the scheme is Code for Sustainable Homes Level 4 with passive design measures, which offer the most efficient sustainability features, being inherent".

The striking, dynamic form of the building is complemented by a simple palette of high quality materials and will be instantly recognizable, thereby providing a strong identity for Birmingham YMCA as an inspirational presence in the city, delivering high quality services to residents and the wider community.

Renewable Technologies

Overview of Feed in Tariffs

The EU Renewable Energy Directive 2008 sets an ambitious target that 20% of energy used in the EU in 2020 should come from renewable sources. This target applies to all energy uses including electricity, heat and transport. In the UK, while the majority of this increase will be from large-scale technologies such as onshore and offshore wind delivered through the Renewables Obligation Certificate scheme, it is expected that a contribution from smaller-scale technologies will be required if the overall target is to be met.

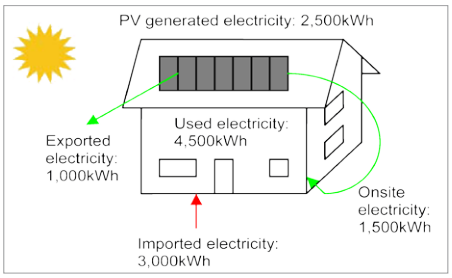
The Energy Act 2008 gives the Government powers to introduce Feed-in Tariffs (FITs) for small-scale generators with capacities under 5MWe. After a consultation period, FITs formally started on 1 April 2010 and apply to a wide range of green electricity generation technologies; from domestic-scale PV arrays through to megawatt scale wind turbines and anaerobic digestion electricity plants.

Feed-in Tariffs are widely used to promote renewable electricity in continental Europe, and have led to widespread deployment of higher cost technologies such as photovoltaics that have not been delivered in large numbers under the UK's Renewable Obligation Certificate scheme (ROCs). The FITs structure is aimed to provide the right level of simplicity and certainty to encourage non-energy professionals to invest in small-scale generation. It is also aims to provide the incentive to encourage those generators to become more energy efficient.

FIT Payment Structure

Although the name 'feed-in tariff' suggests payment for electricity fed into the national grid for use in the broader energy market, FITs payments will in fact be made to all electricity generated and not just that which is exported (this means that remote generators, not connected to a national grid will still be eligible).

The generation tariff will be a fixed price per kilowatt hour and will remain at the fixed priced (although will rise with inflation) throughout the entire support period (25 years for PV, 10 years for micro CHP and 20 years for the other eligible technologies). Whilst the fixed price remains the same for most of the eligible technologies, no matter what year the installation takes place,



PV arrays and small scale wind turbines will have reduced fixed price tariffs for new projects over the years. The government also reserves the right to change the tariff level if there is a sudden change in technology costs, but an installation which has already started to receive a tariff at a certain level, will continue to receive the same generation tariff level throughout the entire support period. FITs awards for domestic installations are also exempt from income tax. FITs follow this basic structure:

- *A fixed payment from the electricity supplier for every kilowatt hour generated i.e. FIT.*
- *Another payment additional to the generation tariff for every kWh exported to the wider energy market. Generators will be guaranteed a market for their exports at a long-term guaranteed price (the minimum price has been guaranteed at 3 pence per kWh). The generator may choose whether to sell exported electricity to the supplier at this guaranteed export tariff, or negotiate a price for exported electricity in the open market.*
- *In addition, generators will benefit because they will have the opportunity to use that electricity on-site to offset some or all of the electricity they would otherwise have had to buy.*

In the above diagram, the roof mounted PV panels generate 2,500 kilowatt hours (kWh) per year. The occupants use 1,500kWh of the electricity generated but 1,000kWh is exported to the grid, because it is generated at times when the household does not use it. The household uses a total of 4,500kWh per annum. Therefore, they need to import 3,000kWh from their electricity supplier.

For an existing house with a PV array installed after April 2012 and before April 2013, the FIT for a small PV array is 37.8pence per kWh. This means that the household would receive a total FITs payment of £945 per year (2500kWh x 37.8p) for the electricity generated. They will also receive a payment for the electricity they export; assuming the minimum guaranteed price of 3p/kWh this would be £30 (1000kWh x 3p). They also derive a benefit from the 1,500kWh they generate and use on-site as that will offset 1,500kWh they would otherwise have had to buy from their electricity supplier. Assuming an import price of 12p per KWh this would be a saving of £180 (1500kWh x 12p). This means that:

- *A house without the PV array would have an annual electricity bill of £540 (4,500kwh x 12p).*
- *A house with the PV array would have an annual electricity bill of -£615. Yes, the household would make an annual profit of £615.*

FITs & Payback Periods

In the example above, the PV array would yield an annual profit for the household of £615. FITs therefore significantly impact and reduce the likely payback period of a renewable installation. As a minimum, any payback calculation should include the following:

- *Capital cost of installation*
- *Annual maintenance cost*
- *Annual FIT payment*
- *Annual export energy payment*
- *Annual offset energy cost*

Out of all of the renewable energy technologies, PV installations have often been chastised for having a very long payback period (in excess of 100 years). Working through the example above, the following payback period can be calculated:

Capital cost	£18,000
Maintenance cost	£200/yr
FIT payment	£945/yr
Export payment	£30/yr
Import offset saving	£180/yr
Payback period	**19 years**

Of course, this calculation assumes that electricity prises will remain constant - perhaps a very optimistic view in today's energy market. This means that the likely payback period of a typical PV installation would be less than 19 years and nearer 14 years (a similar calculation suggests a payback period of around 8years for a well sited small 6kW wind turbine). However, payback periods are not the only consideration; there is also a capital cost increase in the value of the house as well as the added marketability and sellability.

The article above has been kindly provided by Halcrow Yolles. For more information visit ***www.halcrow.com*** or call Antony Bursey on 01793 815603.

Halcrow Yolles

COMMERCIAL & INDUSTRIAL

Greenfields Business Park, Hinckley

BBLB was part of the Miller Construction team that Hinckley & Bosworth Borough Council commissioned for the design and construction of a number of Hybrid Units at Greenfields Business Park in Hinckley, Leicestershire. The park offers businesses a range of environmentally responsible units for light industrial usage with excellent road network links and fantastic facilities.

The scheme is now complete and comprises ground floor warehouse space and first floor office space and 16 industrial units - total GIFA approximately 40,000 square feet.

The scheme has achieved BREEAM ratings of "excellent" for the Hybrid Units and "very good" for the Industrial Units. The industrial units within the scheme make use of the following sustainable technologies:

- *Timber cladding - providing a lower 'carbon footprint' by utilising re-usable and sustainable materials*
- *Living 'green' roofs planted with sedum - providing a high level of insulation, reducing energy costs and cutting rainfall run-off by up to 90%*
- *Wind turbines on some of the buildings – providing a sustainable source of energy*
- *Permeable paving - reducing rainwater run-off and passive ventilation.*

A five-year ecological management plan has also been drawn-up to benefit the ecology of the site. Contact details for further information about the Business Park are:

Contact: Shaun Curtis
Tel: 01455 247070
Email: shaun.curtis@hinckley-bosworth.gov.uk
Website: www.greenfields.org.uk

COMMERCIAL & INDUSTRIAL

Worcester, Bosch Group

BBLB has a well established ongoing working relationship with Worcester, Bosch Group and we have worked closely with Bosch on several key projects, including those listed below, over the past number of years.

Energy House 6, Worcester:
Conversion of an existing 1930's house utilising Worcester, Bosch Group products to achieve a zero carbon producing house.

Zero Carbon Home (pictured):
Design and develop conceptual solutions for a zero carbon home utilising Worcester, Bosch Group products fully integrated into the design. These designs were realised in the form of detailed models used for future development towards a home which could achieve a Code for Sustainable Homes level 6.

Phase 4 Office Redevelopment:
Redesign and extensions to the existing office facilities to provide new canteen, office and staff facilities to accommodate the company's growth.

R&D Building:
To design and manage requirements for additional floorspace to the existing R&D building. A mezzanine floor with flue shafts was created to provide additional working space with the ability to retain double height spaces for the testing of flues.

Site Redevelopment:
Assisting in the planning for future site growth we prepared conceptual models and desktop studies giving clear guidance on the sites required for future growth of the company, with a 5, 15 and 25 year expansion plan.

Child Development Centre

Old Park Primary School

Local Care Regeneration

The Old Park Centre sits at the heart of the community in Malinslee, Telford. A major objective in regenerating the Centre was to act as a catalyst to lift a deprived area of Telford and provide enhanced community facilities, this has already in part been achieved with the successful completion of the school and development centre. The main construction elements of the Centre regeneration comprise:

- *450 Pupil Primary School (complete)*
- *Child Development Centre (complete)*
- *Primary Care Doctors Surgery and Health Centre (underway)*
- *Community Retail Units (underway)*

Old Park Primary School accommodates 450 pupils and has a circular central hall and dining facilities and four wings. Three of the wings accommodate teaching spaces and administration and the final wing has a nursery and community facilities which includes a small sports hall. External space provision was a very important part of the brief, part of the external space is protected by a membrane canopy for all year round use.

The new Child Development Centre for the local PCT provides a variety of specialist facilities for the assessment, diagnosis and management of local children that experience difficulties with their development. With it's single aim to serve the local community, the facility is over two floors and is located between the Old Park Primary School and the proposed relocated Malinslee Primary Care Centre. BBLB worked closely with Telford & Wrekin Council to deliver the Development Centre and School which were designed by their inhouse team, BTW.

The Malinslee Primary Care Facility comprises a six Doctor surgery, a two Partner dental practice and a community pharmacy ensuring the continued and improved provision of healthcare. The existing practice wished to increase the level of healthcare provision, with the new facility being tailored to the specific needs of the community including a dedicated nurse treatment facility, minor surgery suite and physiotherapy room.

Updated access provision – both for vehicular and pedestrian traffic – will ensure improved access for all whilst the increased, spacious public areas will benefit patients and staff, ensuring light and modern surroundings.

Malinslee Doctors Surgery

Forming a key part within the overall master-plan for the Malinslee area, the proposed Community Retail Development is the final construction phase of the upgrading of services within the local community of Telford. Comprising of three independent units (5000 sqft in total), the proposed development sits on a prominent site off Brunel Road. Acting as a gateway building into the development the scheme is sympathetic to it's surrounding residential area whilst ensuring it reflects the forward thinking and progressing nature of the community as a whole.

COMMUNITY

Burntwood Cemetery

This is a new build reception facility for a proposed burial ground on the outskirts of Lichfield. The location is currently green belt and the design has had to be developed to minimise the visual impact of the scheme whilst still presenting a visually inviting building that would respond to the religious, ethnic, secular and cultural needs of the community.

The design approach has been to divide the space into smaller components, which also enables the process of bereavement to be managed more sensitively with public and private spaces clearly defined and separated. The building is partially submerged into the site and the integration of key views across the burial ground from within the building, form an important relationship between the building and the landscape that helps to generate the level of solace and respect that would be expected during the proceedings.

BBLB INHOUSE

Sustainability Workshop

Sustainability as a concept has been around a while, in the 1970's it was Energy scarcity fears, in the 1980's the issue was Global Warming and Ozone, come the 1990's the focus was Rainforest and Biodiversity and in more recent times sustainability has become more holistic to incorporate social and economic as well as environmental concerns.

Whether the Property & Construction industry embraces all things 'sustainable' for moral or business reasons - or in most cases perhaps both - it is in everyone's best interest to share knowledge and best practice as to what approaches, processes and technologies are working and which are failing.

With this in mind BBLB teamed up with Kier, Cyril Orchard and Code Green to deliver a discussion workshop to a local council. It was part of a two stage process where we imparted expertise and knowledge as well as collated feedback from the attendees, and it will be followed up by more detailed presentation sessions.

The event was interesting and thought-provoking and one we hope to repeat with other clients and public bodies.

Steve Johnson, Dudley College; Philip Beale, fbe; Peter Suddock, Dudley Zoo and Bill Kirk New Heritage Regeneration

Black Country & Telford FBE

Latest event held at the Zoo discusses plans for Dudley town centre

Plans to regenerate Dudley were outlined to an audience of local property and construction professionals at the Black Country and Telford branch of the Forum for the Built Environment's (FBE) recent breakfast meeting, held at Dudley Zoo.

Braving the snow, almost 50 members and guests were the first to hear Steve Johnson – director of estates and capital projects at Dudley College, outline their plans to invest over £30 million into Dudley town centre to create a new learning quarter and Bill Kirk – chief executive of New Heritage Regeneration Limited, share plans for more than 20 projects that will give the public realm in Dudley a facelift and support and encourage further investment and regeneration.

Steve Johnson said: "The new learning quarter will support the relocation of an additional 250 staff and 1,500 college students from the town centre bringing a £1.5M annual spend to Dudley town centre. The scheme will reinforce Dudley as the education capital of the Black Country and also release 14 acres of residential land aiding the borough's plans for housing development."

Bill Kirk said: "We have 350,000 sq ft of development within our master plan for Dudley Town Centre, including a new anchor food retail operator. Castle Hill is also a key site because it is a very successful tourist attraction. The zoo, museum and canal trust all bring in 600,000 visitors a year."

John Bradshaw, Partner and Debbie Ward, Business Development Manager, at BBLB are on the Black Country and Telford Branch Committee. The Black Country & Telford Branch's mission is to help generate business growth by Building Local Networks, focusing on local people, local issues and local venues.

Staff Profiles

MIKE TURNER

DIRECTOR

Favourite piece of Architecture

The not yet completed 'Sagrada Familia' in Barcelona, Spain - Tolkien in architecture, thought provoking and well, just rather mad!

Why I joined the Industry

My father was a builder and very good artist. Architecture provided a platform to use my knowledge and abilities in both a love or art and also of design and construction.

DOUG BROWN

ARCHITECT

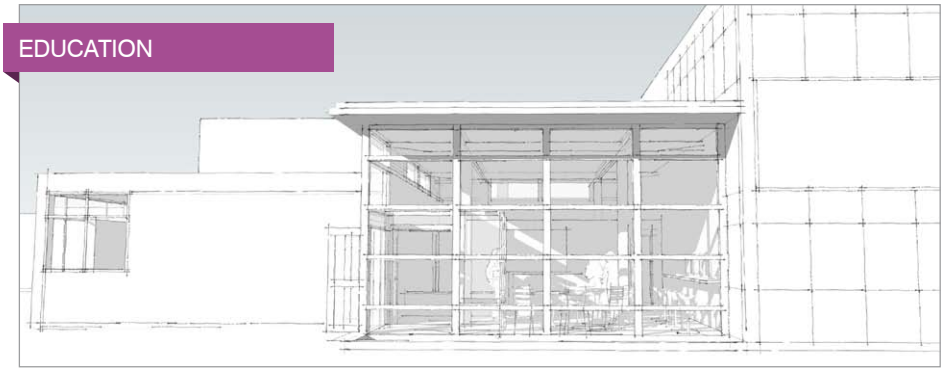
Favourite piece of Architecture

Le Corbusier - The Chapel of Ronchamp (Notre-Dame-du-Haut) A building that plays with form and light exceptionally well. Sculptural in appearance it really is a work of art perched on top of a hill.

Why I joined the Industry

My father was an engineer and so I guess I grew up with a mechanical/ construction background (toy cars and building blocks – what a combination!). So it seemed the obvious choice.

EDUCATION



Little Sutton Primary School

BBLB has worked very closely with Little Sutton Primary school to explore the potential of the school as a whole and to enable the reconfiguration of a new high quality reception and entrance. The new glazed double height entrance will fulfil the school's aspirations to provide a clear identify and focal point to the facilities for pupils, staff and parents in the form of a new 'hub' to the school.

The new reception will include a new school office area with a dedicated internet café / waiting area for visitors and parents, giving access to school information via the school website. As part of the space optimisation review a dedicated, high quality, meeting space for staff and governor meetings has been created in the old entrance area. This space would also be suitable for community use if required as it will still maintain it's own secure entrance easily controlled by the school.

There will be new head and deputy teacher offices adjacent to the new reception and a private meeting room for parents to meet teachers in a welcoming environment.

Head Teacher Mrs Davis said, *"We are very excited about the project. The innovative design will provide a real presence to the entrance to the school, in addition to giving us greater space and flexibility".*

The project has planning consent and a contractor has been appointed by the school with a view to works commencing on site Easter 2011.

Project Updates

Planning Application for Residential Development Royal Way, Malinslee on behalf of **Wrekin Housing Trust** submitted this month

Etone Technology Language Applied Learning College - The Post 16 Centre is on site with the first fix M&E well on the way. The building is nearly watertight and is due for completion late April 2011.

Heathcote Sixth Form – The team are on site with Willmott Dixon. Piles are in and reduce dig is ongoing, steelwork is due early January.

HealthTec – The scheme has been rebranded a "Learning 4 Life Centre". Start on site is due in December.

Respite Care Centre, Walsall – A site has now been agreed and design development is progressing.

Rushey Mead, Leicester BSF – Financial Close to be mid January with immediate start on site. Ongoing negotiations with PFS in relation to the Leicester BSF programme regarding savings. New project scopes are due to be approved late December.

EDUCATION

Education R&D

Following the recent successful completion of a number of specialist sixth form buildings, we have been working to develop an option for a prototype sixth form building with a maximum footprint of 1000sqm to understand how this could potentially support a requirement of 200 students.

The brief was to design this building taking into consideration maximum ratios of net to gross floor area, repetition of structural components to deliver efficiency in construction costs, plan arrangement to suit both natural and mechanical ventilation options according to different site considerations and very importantly, developing a model that would support both the social and educational needs of young adults. The simple arrangement generates a series of functional spaces that are linked by a central atrium space that is also continued into the reception, to ensure that the building could also function as an attractive community facility as more schools consider extended hours of operation. Whilst compact on plan, the scheme has specialist teaching spaces that can be adapted to suit individual schools requirements, together with flexibility to generate much larger spaces if and when required. The structural grid allows remodelling and re-planning to suit a variety of different teaching models and spaces, with high levels of staff passive supervision due to the integration of staff rooms at strategic locations.

We believe that this model could deliver a very attractive option to schools looking to develop their educational offer with the addition of a specialist sixth form, whilst minimising the initial investment risk. As an engineered and affordable self contained unit, this 1000 sqm prototype could also be developed further on a departmental level by integrating into existing school buildings to support secondary education.

This is an important body of our development work into education buildings as we respond to the cuts in funding as part of the ongoing BSF process and the future Academies framework. It brings together our knowledge of the end user requirements together with our experience in delivering both educational and commercial sustainable buildings. We aim to further test not only the construction and services costs of this type of building, but also continue to develop it into a model that could be used to support the design process of future education buildings by the practice.