



## Pimlico Village Regeneration

Schal successfully delivered the £55m redevelopment of the above 1.7 acre brownfield site, authoritatively described as “groundbreaking, demonstrating an innovative design” and placing “a laudable emphasis on sustainability”. Throughout this project, Schal successfully provided to Pimlico Village Developments Ltd (PVDL), strategic project advice covering:

- Negotiations leading to client signing of 4 Development Agreements, 1 Development & Loan Agreement, 1 Credit Agreement & 1 Building Contract.
- Negotiations leading to client signing of additional 4 Supplemental Agreements.
- Accurate identification of ownerships around the new development & impact upon evolving designs and handover criteria.
- Accurately mapping out for client and all stakeholders, the service charge and reverse service charges and procedures for payment to our client.
- Clarifying the respective stakeholders’ repairing and insuring obligations around the new development.
- Clarifying PVDL’s insurance obligations throughout the redevelopment works and after final handover.
- Clarifying PVDL’s role after each handover and its ultimate role as freeholder of the completed development and impact of the above on evolving designs.
- Working with client’s solicitors to reduce the amount of VAT payable on transfer/sale of areas of completed development to different stakeholders, by a few £million.

Schal also provided client-side project management of processes connected with the different phases of redevelopment, covering:

- Preparation of the tender lists.

### CLIENT

Pimlico Village Developments Ltd

### PROJECT VALUE

£55m

### SERVICES

- Client side Project management
- CDM Co-ordinator
- Client side Clerk of Works

### TYPE

Demolition/New build

### START DATE

September 1999

### COMPLETION DATE

August 2004

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- Overseeing tendering of demolition works and later construction of the new building.
- Demolition of the existing buildings forming the redundant Victoria Bus Garage.
- Decontamination of the site.
- Relocation of a local area electricity substation.
- Provision of client instructions.
- Otherwise supporting design development.
- Monitoring construction activities.
- Certifying Practical Completion of 32 handovers.
- Frequent reporting to our client Assistant Chief Executive and directly liaising with directors of all stakeholder companies and their Monitoring Surveyors.

Schal's success in ensuring completion of a high quality building, led to Building Magazine in association with the Housing Forum, bestowing on our client's parent company, winner of Best Public-Private Partnership Award 2004 and made PVDL finalists in a second category, titled Affordable Housing of the Year 2004, that forms part of Building Magazine's annual Building Homes Quality Awards.

The 160 residential Units are contained in 11 residential Blocks, arranged around two Level 2 central landscaped courtyards and split to form 81 Social Housing Units and 79 Private Residential Units. With their own separate entrances and separate on-site car parking serving separate retail and residential interests, the scheme achieves division of interests sought by the stakeholders.

The judges acting for Building Magazine in association with the Housing Forum, described the scheme as "groundbreaking, demonstrating an innovative design" and placing "a laudable emphasis on sustainability".

The completed development has successfully attracted respectable living and employment back to an area of London renowned for dereliction and decay.

## PARTICULARS OF NEW DEVELOPMENT:

11 storeys high, containing 160 residential 1,2 & 3 bedroom Units sitting on top of retail areas that occupy basement Level to Level 1. There are 8 sublet retail Units at Street Level, in addition to the main retail space currently occupied by a 50,000 sq.ft. Sainsbury Market – a new brand of supermarket launched within the last two years.



## FURTHER DETAILS

Please contact  
Schal  
Centre Tower  
Whitgift Centre  
Croydon CR9 0AU

T: +44 (0) 20 8256 4300

F: +44 (0) 20 8256 4116

info@schal.co.uk

www.schal.co.uk