



The New Normal

In the last issue, I reflected on the previous ten years and speculated on the next ten. That now seems like a lifetime ago and I am sure we can all agree that since mid-March everything has seemed, quite frankly, very surreal!

At Skillcrown we moved very quickly to close our sites but presently they are all fully operational, albeit with a slightly new look and feel in terms of following government guidelines for social distancing, cleaning stations and so on.

As we are starting to slowly get back to some kind of normality – although not the normal we are used to – this ‘new normal’ is something we are embracing and whether it’s working remotely or utilising video conferencing, it’s enabling Skillcrown to move forward and ultimately start getting things done!

While our construction side is fully operational with ten projects, new

business is rather sporadic. We are fortunate to have secured a number of projects for our private arm, which are earmarked for a 2021 start. But with Housing Associations still finding their feet in this new landscape and navigating the uncertainties we all face, securing new build contracts has not been possible. However, we are working away on a number of projects with HA’s that we hope to have in contract by the end of the year and which I look forward to updating you on in the next issue.

As always, we are looking for future opportunities that we can take through the planning process and we are keen to look at any potential HA package deals or tender opportunities. If you are aware of anything you feel may fit these criteria, I would be delighted to hear from you.

On behalf of everyone at Skillcrown, I hope you and your loved ones remain safe and well and I hope you enjoy this issue.



Kevin Clark
Land & Business Development Director
Kevin@skillcrown.co.uk



“ We are delighted to have successfully delivered a great scheme, in partnership with Clarion Housing and Martin Arnold as Employer’s Agent. ”



COMPLETION FOR CLARION AT COLLIERS WOOD

We were extremely pleased with the successful completion and handover of 74 brand-new apartments in Colliers Wood to housing association, Clarion.

The development – built across three 4-storey buildings and one 3-storey building – consists of 74 residential units, of which 58 are for Shared Ownership, 11 for Affordable Rent and 5 are starter homes. On the site of a disused Thames Water depot, the new development has been designed by db architects and finished to the highest standard.

Boasting contemporary design, the scheme features a beautiful collection of one-, two- and three-bedroom apartments, landscaped communal gardens, electric car charging points, balconies and terraces. Residents will have the benefit of car and cycle parking spaces, as well as a children’s play area.

Located on Fortescue Road, the development is less than a third of a mile from the town centre and underground station, providing convenient access into central London. Residents also benefit from a great selection of schools, surrounding parks – including Wandle Meadow

Nature Park and Lavender Park – and local amenities.

Salik Osman, Managing Director of Skillcrown, said: *“We are delighted to have successfully delivered a great scheme, in partnership with Clarion Housing and Martin Arnold as Employer’s Agent. The gated apartments are in the perfect location, on a quiet residential road with easy access to parks, shops and public transport. We are pleased with the finish and believe these will prove very popular with young professionals and families looking to get on the property ladder. Well done to the team and everyone involved.”*





SKILLCROWN SECURES BUILD CONTRACT IN GREENWICH WITH HYDE HOUSING



prior to entering the national lockdown, we secured another build contract for Hyde Housing at Creek Road in Greenwich. Situated near to Deptford Creek and the River Thames, the development will comprise a commercial unit on the ground floor and 26 modern apartments, earmarked for Shared Ownership and London Affordable Rent tenure.

The site, owned by Hyde Housing, was granted planning permission by the London Borough of Greenwich last year. Using their Main Contractor Framework to negotiate a competitive price, we won the tender by utilising our experience of developing a project similar in height and size, which provided assurance of delivering the project on time and in budget.

The development will be built over nine storeys and includes associated car parking, cycle storage and refuse areas. Future residents will also be able to enjoy private and communal amenity space and landscaping. The accommodation will benefit commuters, as it is in close proximity to excellent transport links from Deptford and Greenwich stations, both of which provide frequent Southeastern railway services into central London.

“ We are delighted to have achieved planning consent for this development, which will breathe new life into an old building and provide new homes for the local community. ”

In May, we were delighted to secure planning permission for a part refurb and part new build scheme in Petts Wood, Bromley, comprising 25 apartments, all earmarked for Private Rent.

Approved virtually by the London Borough of Bromley, the development has been designed to revitalise a vacant 1960s office building for residential use. The existing offices will be converted and a part one-, part two-storey roof extension will provide further accommodation for a mix of one- and two-bedroom apartments, together with associated car parking spaces, hard and soft landscaping and refuse and recycling stores.

The development is conveniently located within walking distance of Petts Wood mainline station, perfect for future residents to commute into London. The area provides easy access to local amenities, Bromley town centre and outstanding schools. Residents can also enjoy a wealth of open green spaces and various shops, restaurants, cafes and bars.

Salik Osman, Managing Director at Skillcrown, commented, *“We are delighted to have achieved planning consent for this development, which will breathe new life into an old building and provide new homes for the local community. We’re looking forward to starting construction works later this year.”*



PLANNING PERMISSION SECURED FOR FORMER OFFICE IN PETTS WOOD



SPONSORSHIP OF BROMLEY FC CONTINUES



Skillcrown is delighted to be continuing to support local team, Bromley Football Club, for the 2020-21 season. Given the unsettling and strange times we have all experienced recently, it will be fantastic to get matches up and running for everyone to enjoy once again.

The sponsorship will feature the Skillcrown logo on the club's U23 team shirt as lead sponsor, being partner to Bromley FC TV and making Man of the Match nominations. *“We are thrilled to support our local football club once again,”* commented Salik Osman, Managing Director at Skillcrown,

“and we look forward to a successful season both on and off the pitch.”

Director of Football and former Bromley FC player, Jerry Dolke, said, *“Back in 2018, when we welcomed Skillcrown on board as premier sponsors, we planned to make it the start of a long and successful relationship. As we enter our third season of working together, it’s brilliant to see that relationship strengthening year on year. On top of the commercial arrangements, seeing the directors and staff attending games on a regular basis and playing a real part in supporting our growth has been a pleasure to witness; they really do care about our football club.”*