

PROJECT IMPACT REPORT | SEPTEMBER 2018 - APRIL 2019

# DAEDALUS VILLAGE

## KEY HIGHLIGHTS



CLIENT: **Homes England**

VALUE: **£29m**

PROJECT: **Daedalus Village**

Daedalus is the historic Royal Navy Air Station in Lee-on-the-Solent, originally serving as a seaplane base during the First World War and later as the main training and administrative centre of the Fleet Air Arm. Since its decommissioning in 1996, the site had fallen into disrepair.

Wates Residential was chosen by Homes England, the Government's housing delivery agency, to act as its trusted delivery partner and breathe new life back into the historic site. This will see the creation of 200 new homes - 120 private and 80 affordable, at double the pace of industry standard. In recognition of the area's unique roots, the new homes have been designed to complement existing buildings, with red brick bands and textured brick patterns.

Completion is expected in late 2020.

“ This Project Impact Report showcases the meaningful social impact that Wates Residential and our partners have brought to Lee-on-the-Solent and the surrounding communities as part of our presence at Daedalus.



We believe that everyone deserves a great place to live. This means looking beyond bricks and mortar to deliver a special type of regeneration, focused on listening to the needs of local people. As a result, we are confident that the impressive social impact delivered at Daedalus Village to date will truly leave a positive, lasting legacy for the local community.

Paul Nicholls

MANAGING DIRECTOR – WATES RESIDENTIAL



# FACTS AND FIGURES: SOCIAL, ECONOMIC AND ENVIRONMENTAL IMPACT

**14** Local people completed our 'Building Futures' programme

**102** local people have been recruited on site:  
**60** into full-time positions  
**42** from the targeted postcodes of PO12/PO13

**35%** of the workforce is made up of local people

**200** new homes under construction

**CONSIDERATE CONSTRUCTORS SCORE**  
**42**

**18.5** TONNES OF CONSTRUCTION WASTE  
 DIVERTED FROM LANDFILL

**18%** FALL IN WATER CONSUMPTION WITHIN THE NEW HOMES

**FSC**  
 ONLY FSC CERTIFIED TIMBER USED ON THIS PROJECT

**4** Management Trainees and Apprentices

**100** planned visits to the site

**1,209 hours** invested in employment and training initiatives



**80** Young people met with the Wates team at the EBP South Stem Fair

**66 hours** invested in supporting people through education initiatives

**171** Residents engaged with Wates at an employment and skills fair

**£117k** investment into training local people

**4** work experience placements

**£8k** investment into supporting education on this project



**£36,154** invested into local charities/ community causes



**£17,552** spent with Social Enterprises (YEAR TO DATE)

**Over 209 hours** invested into volunteering and supporting the community

## SOCIAL VALUE COMMITMENTS

Homes England and Gosport Borough Council have provided us with seven employment and skills commitment outputs. As a result we have created an Employment and Skills Plan (ESP) to monitor these and have also committed to several other social value programmes that will be measured throughout the contract.

| CONTRACTUAL COMMITMENTS  | TARGET                          | ACTUAL TO DATE (MAR 2019)            |
|--|---------------------------------|--------------------------------------|
| Work experience placements   | 16                              | <b>4</b>                             |
| Jobs created   | 16                              | <b>60</b>                            |
| Construction careers, advice & guidance (CIAG) events                        | 7                               | <b>6</b>                             |
| Training weeks on site (number of apprentices*)                              | 522 wks (10*)                   | <b>110 wks (4*)</b>                  |
| Qualifying the workforce   | 29                              | <b>TBC</b>                           |
| Training plans   | 6                               | <b>TBC</b>                           |
| Case studies   | 6                               | <b>7</b>                             |
| Financial resilience campaigns   | 1                               | <b>Exploring with Radian and GBC</b> |
| Community projects and events  | 2                               | <b>2</b>                             |
| Supporting isolated and vulnerable customers - sponsorship of friends groups | 1                               | <b>0</b>                             |
| Digital inclusion - sponsorship of IT equipment                              | 2                               | <b>0</b>                             |
| Funding support for local groups / charities                                 | 0                               | <b>5</b>                             |
| Social Enterprise (SE) procurement   | 1                               | <b>1</b>                             |
| Use of local SMEs  | 5% of the value of the contract | <b>TBC</b>                           |



At the 'topping out' ceremony held in April, Richard Manville, Construction Manager for Wates Residential said:

“ Since November, work has progressed well on Daedalus Village so it was a real pleasure to celebrate this significant milestone with the partners, who have made this scheme possible.”

### Wates Group

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