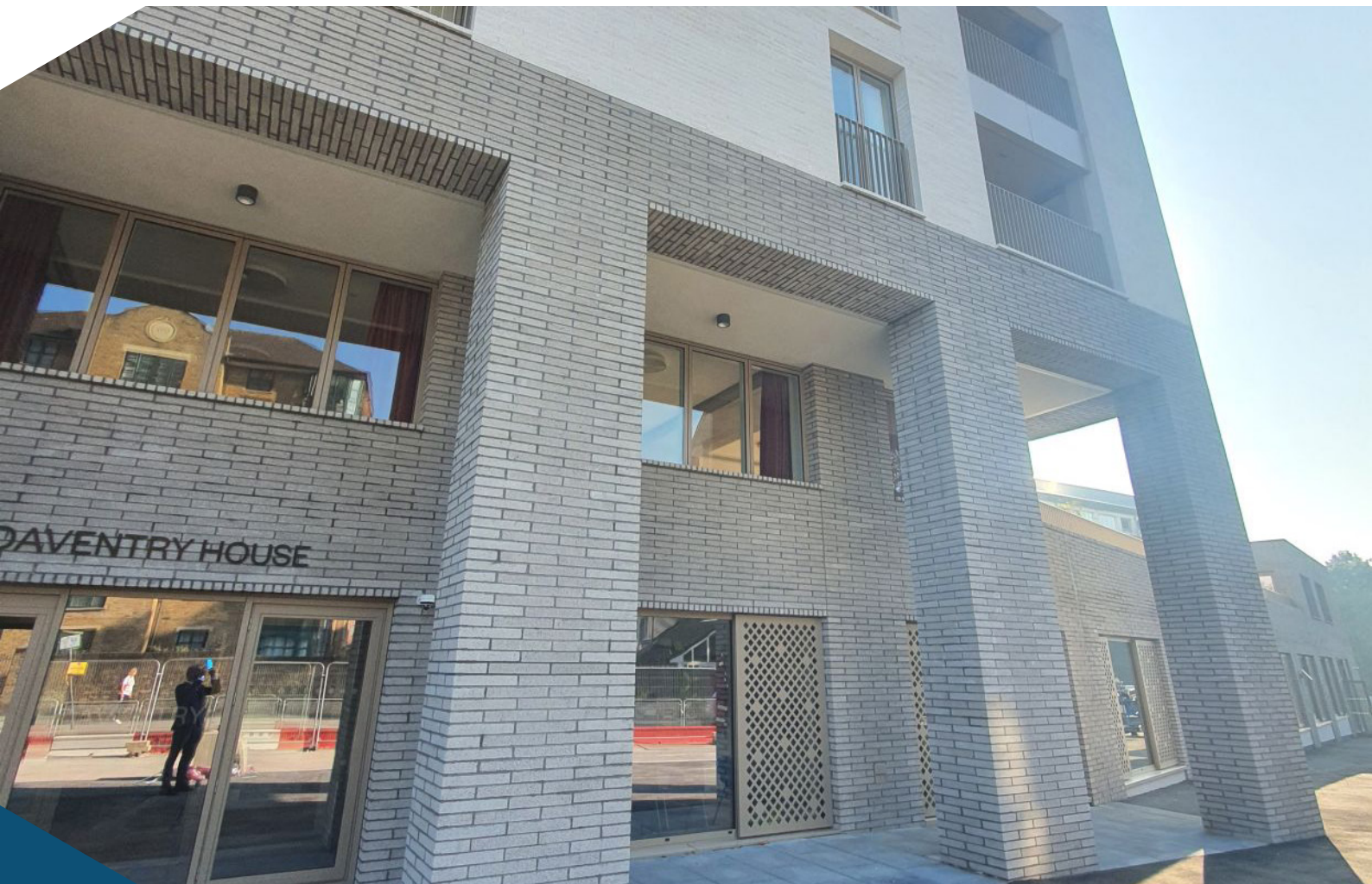


**Client:** Westminster City Council  
**Value:** £15 million  
**Location:** London  
**Completion:** 2023



# Multi family living

## Daventry House (Lisson Arches)



# Landmark housing scheme in the heart of Westminster

With an ageing population, ensuring buildings with the right facilities are in place to accommodate people in later life is a key policy objective of many Councils up and down the country.

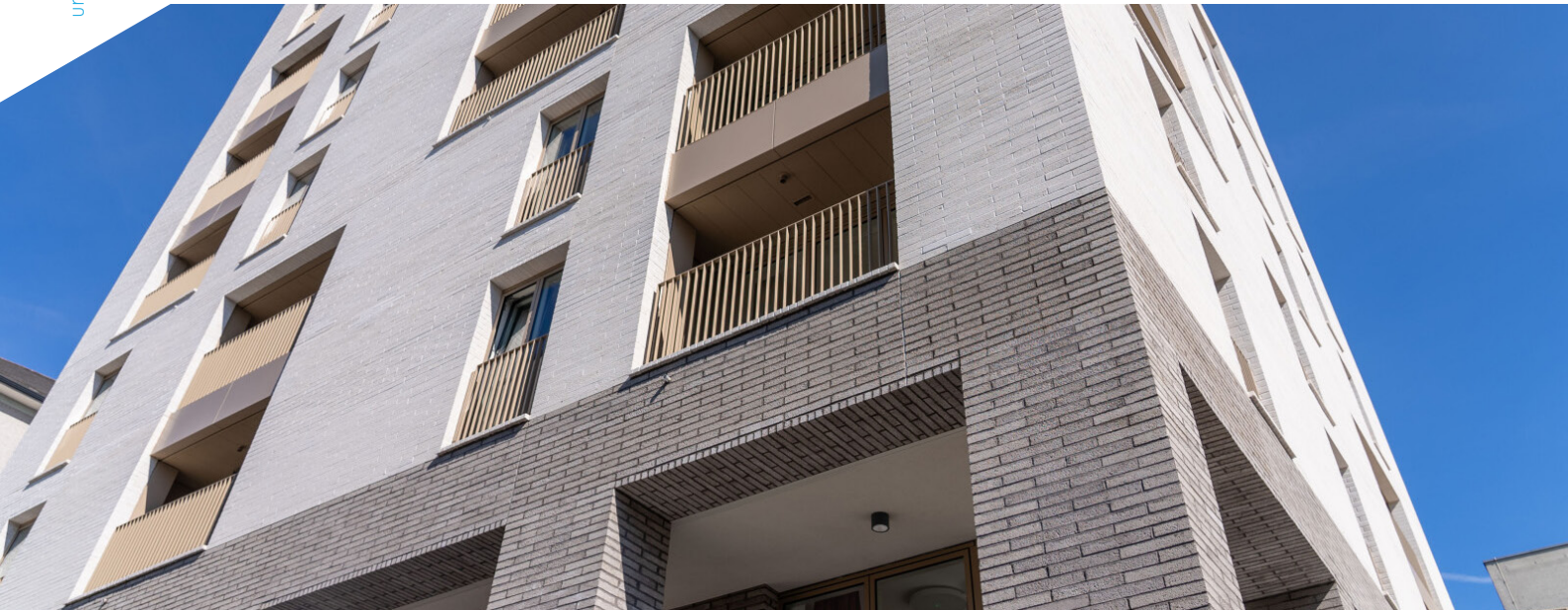
On behalf of the City of Westminster Council, United Living New Homes delivered a landmark housing scheme consisting of 60 new homes, 59 of which are socially rented, community-supportive one-bedroom flats and one two-bedroom residence for the housing scheme manager at Daventry House (formally known as Lisson Arches).

## Built to the highest possible design standards

Built to Housing for an Ageing Population Panel for Innovation (HAPPI) standards, the modern, new homes are generously sized and accessible with private balconies, allowing older people to live independently, with the additional support and security provided by this type of accommodation.

There are 85,000 people currently living with dementia in the UK, a figure which is set to rise to more than two million by 2051. A development designed for those in mind, Daventry House includes memorable features like memento holders near front doors, and graphic handrails each communal level decorated in different colour.

Along with providing better quality housing to residents without requiring them to move out of the area, Daventry House also provides a 120m<sup>2</sup> communal lounge and kitchen, communal laundry room, ample mobility scooter storage, communal roof terrace and 1300m<sup>3</sup> of enterprise space, offering low-cost workspace for small businesses and start-ups, bringing local employment opportunities, and breathing new life into one of the most deprived areas not just in London but nationwide.



# Overcoming key challenges

Due to the site's location, which required partial demolition of a road and footway bridge, careful planning with our partners was critical to ensure the works were delivered safely within a high-profile location, minimising our impact on residents and members of the public alike.

We achieved this through constant communication with residents, businesses, and the wider community, ensuring stakeholders were informed ahead of the works. Additional signage was displayed around the local area to ensure those affected could plan to minimise disruption.

With extra high-voltage electricity cables supplying power to Marylebone Station and Central London, 3' Thames Water main, gas main, existing BT ducts and cabling, and junction boxes occupying the site, the project team had to ensure they were extra careful throughout the project to avoid damaging the live utilities and to preserve the safety of those working on site.

Due to the fragility of the water main running through the site, bespoke temporary bridges were installed by our supply chain partners to facilitate the movement of plant machinery and materials.

Whilst diverting the gas main, the project team also installed a 'quick rider' solution around the site to inhibit gas flow within the live gas pipe, enabling the continuation of work in gas-free conditions.

Daventry House won the 'Best Healthy Homes Development - Urban' at the Inside Housing Development Awards 2024. The judges said: "Daventry House is a remarkable example of a sheltered housing scheme that integrates elderly residents into the community, addressing a long-overlooked housing need. Providing high-quality, affordable housing for seniors to live safely and independently is increasingly crucial as our population ages."



At Daventry House, United Living New Homes has delivered a landmark development for older adults and a business enterprise to which all new public sector supported housing should aspire. United Living had to negotiate the complex utilities on site, and the challenges of COVID, but they were able to create an extremely high-quality building improving the quality of life of the people who live and work in the area.

**James Green, Director of Regeneration and Development, Westminster City Council**



# Together we achieve more



United Living, Media House,  
Azalea Drive, Swanley Kent,  
BR8 8HU  
Switchboard: 01322 665522

[unitedliving.co.uk](http://unitedliving.co.uk)