

FINAL PROJECT IMPACT REPORT | SEPTEMBER 2018 - MAY 2021

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 saw 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 had been designed to complement existing buildings. Due to complete in late 2020, despite the set back of the 'Covid 19' pandemic it completed early 2021 with all units sold ahead of schedule in May 2021.

“ 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 in *'creating tomorrow together'*. 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.

Helen Bunch
EXECUTIVE MANAGING DIRECTOR – WATES RESIDENTIAL



Former Housing Minister, Ester McVey, visiting the site for a tour and to meet the team July 19

KEY HIGHLIGHTS: SOCIAL, ECONOMIC AND ENVIRONMENTAL IMPACT

WATES OVERALL INVESTMENT	£ 12,350,191
SOCIAL VALUE ADD - USING THE SOCIAL VALUE PORTAL TOMS	
DELIVERED SOCIAL & LOCAL ECONOMIC VALUE	£37,589,881
LOCAL ECONOMIC VALUE	£19,701,925
SOCIAL VALUE	£17,887,955
TOTAL SOCIAL VALUE ADD	£75,179,761

EMPLOYMENT AND TRAINING

	number of local people recruited. 101 into FTE (targeted postcode areas PO12 and PO13)	101
	number of local people completed our 'Building Futures' programme	22
	number of local people completed our 'Construct a Career' programme	6
	number of work experience placements hosted	17
	number of apprentices and management trainees = 1051 training weeks	14
	number of local people engaged through 5 site visits	41
	number of residents engaged at employment and skills fairs	257
	number of young people engaged via educational projects	839
	number of hours invested in employment and training initiatives	4989
	number of hours invested in supporting people through education initiatives	113
	£'s investment into training local people	£531,749
	£'s investment into supporting education on this project	£11,564

GROWING STRONGER AND MORE SUSTAINABLE COMMUNITIES

	number of hours invested into volunteering and supporting the community	600
	£'s invested into local charities/ community causes	£73,934

CREATING ECONOMIC PROSPERITY

	£'s spent with Social enterprises	£23,179
	£'s spent within Gosport	£11,709,765
	£'s spent with SMEs	£18,586,928



CONSIDERATE CONSTRUCTORS SCORE

43

1274.17

TONNES OF CONSTRUCTION WASTE

DIVERTED FROM LANDFILL

18%

FALL IN WATER CONSUMPTION WITHIN THE NEW HOMES

ONLY FSC CERTIFIED TIMBER USED ON THIS PROJECT

SOCIAL VALUE COMMITMENTS

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

CONTRACTUAL COMMITMENTS	TARGET	ACTUAL	RAG
Work Experience placements	16	17	●
Jobs created - Target PC PO12 / 13	16	101	●
Jobs created - PO Postcodes	M	303	●
Construction careers, advice & guidance (CIAG) events	7	11	●
Training weeks on site (number of apprentices*)	522 wks (10*)	1051 wks (14*)	●
Qualifying the workforce - project workforce	29	46	●
Training plans (impacted during Covid 2020)	6	2	●
Case studies	6	11	●
Financial Resilience (key partners did not want to progress this initiative)	1	1	●
Community projects and events	2	7	●
Supporting isolated and vulnerable customers - sponsorship of friends groups	1	1	●
Digital inclusion	2	2	●
Sponsorship/Funding for local groups / charities	0	8	●
Economic Growth - use of Social Enterprise (SE)	1	2	●
Economic Growth - use of Local SMEs	5% of the contract value	36%	●

Wates Group

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FOR MORE INFORMATION CONTACT:

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May 2020

Daedalus was visited by BBC South Today who interviewed Construction Manager, Richard Manville, about site progress, which enabled us to continue to support the community, restrictions, and changes during the Covid-19 pandemic.

