

# Peter Connolly

## Development Director

### Blueprint

# What are we?

A Property Development Company that specialises in regeneration  
but different and distinctive

A different structure

A different remit

A different approach

## The Blueprint Structure

A Property Regeneration Partnership formed in May 2005

Igloo, EMDA, EP as shareholders

Igloo as an ethical regeneration fund (first of its kind)

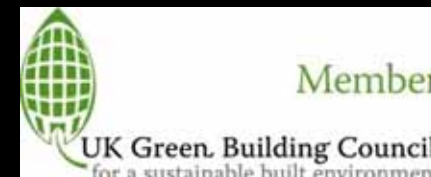
A true Public Private Partnership – no one dominant partner

Shared investment, ownership, risk, profit and control

## Igloo Regeneration

igloo is described by the United Nations as the World's first sustainable property investor and is the only substantial socially responsible real estate investment vehicle in the UK.

igloo is developing a real estate investment portfolio founded on an SRI policy



## Socially Responsible Investment



21 criteria across 3 themes



**regeneration** - investing in the regeneration of the social, physical and economic fabric of urban neighbourhoods;

**environmental** - investing in schemes that demonstrate the environmentally sustainable use of resources during construction and subsequent occupation; and

**urban design** - investing in an urban renaissance through the design of buildings and public realm that are distinctive, vibrant and urban in character.

## Igloo Regeneration

igloo currently has 23 projects across its direct development and partnership portfolios with a completed development value of £2.5bn creating 8,500 homes and 10,000 jobs on around 250 acres of brownfield land.

igloo continues to market for further equity and is actively assessing new development opportunities in edge of city-core locations within the UK's Top 20 centres.

# Creates – A Potent Mix

Brings together public sector influence and resource with private sector money, skills and experience

Generates more money, more people and more expertise to support the East Midland's regeneration agenda

A partnership where all can benefit

# The Blueprint Remit

Public benefits, shared profits

Help EMDA / English Partnerships and associated stakeholders to deliver  
Core Objectives

Focus on projects where the mainstream private sector might struggle to  
deliver desired outcomes

Concentration on the regions six Urban Priority Areas

## Project Ideals

- Teams that have a Clear focus on project value
- Early involvement and advise from the whole supply chain.
- Shared Objectives plus risk and reward Solutions.
- Trust
- Team Collaboration
- Team Communications
- Team Problem Solving
- Risk management / appropriate allocation
- Continuous Improvement
- Minimise the need for costly design changes
  - Minimise the risk of costly disputes

# Leicester, St George's – DMC

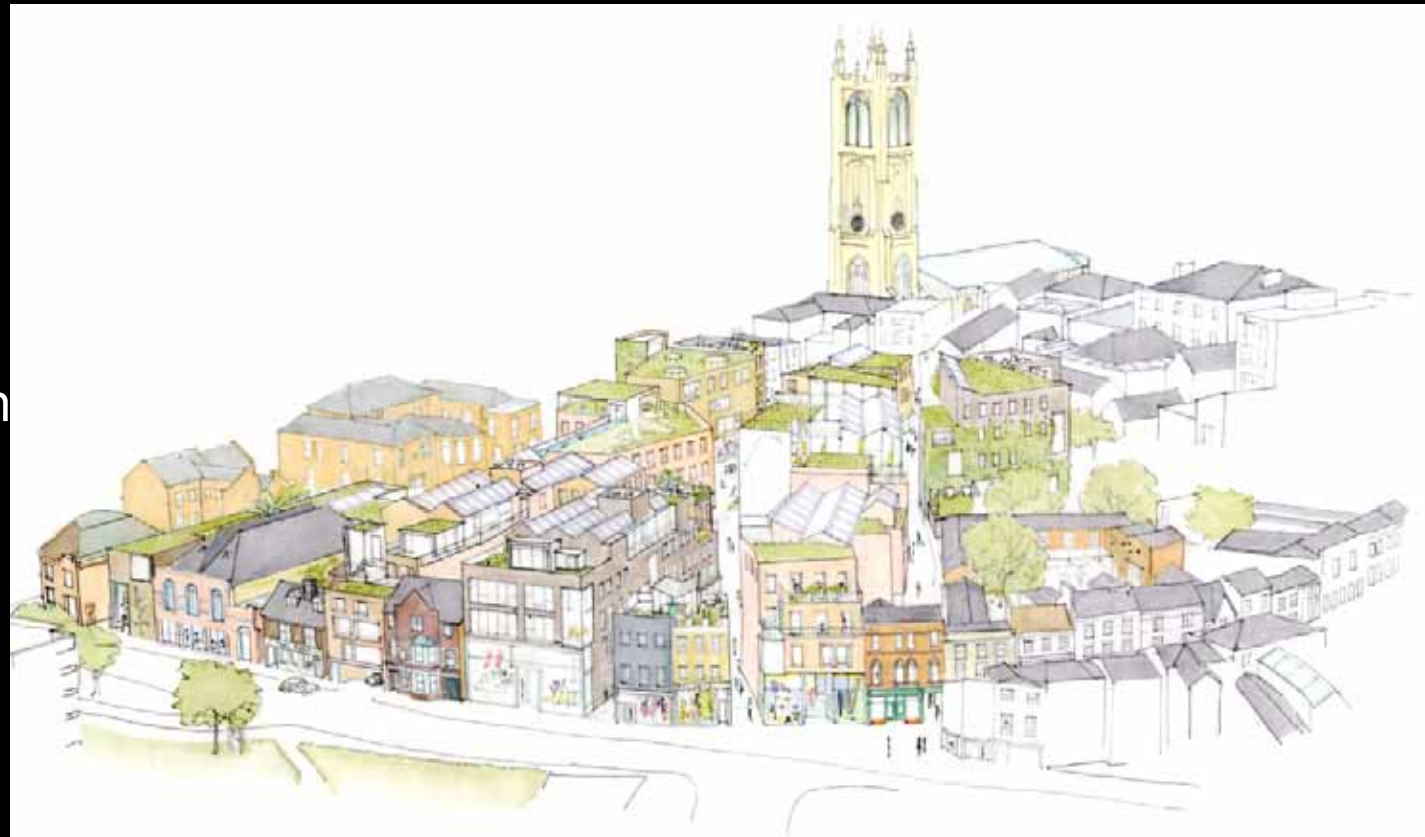


# Nottingham Science Park



## Derby – Bold Lane/Sadlergate

- Architect design competition
- Sympathetic design to repair streetscape
- Biodiversity
- Natural ventilation and light
- High insulation and low energy
- Real Mixed use community



## Derby – Bold Lane/Sadlergate



- 45,000 sq ft flexible office space
- 24 apartments
- 6 retail/café bar/restaurant units
- Car and Cycle parking
- Public Space
- New Routes and connections
- Planning Application – September 2007
- Completion spring 2009

## For overall project success

We believe that you need :-

Strong Client Leadership and an accurate timely Brief that is properly communicated to the entire supply chain.

An Integrated project team

Shared Risks identified, allocated and managed across the team.

Clear measurable targets for H&S, Sustainability, Improving value for money in construction quality, delivery times, and whole life costs.

## For overall project success

We believe that you need :-

Clear Roles and responsibilities

Benchmarking and performance measures to promote Continuous Improvement amongst the team.

Target cost arrangements.

Clear design quality targets set to promote Innovation

## “The Blueprint Solution”

Establish Partners that are able to respond to the Blueprint objectives where the Partner will:-

Share in the Added Value on a project.

Provide Expertise and Resource for successful delivery to the agreed time, budget and quality required.

Be Innovative and seek opportunities to improve our SRI performance and be able to manage Project Risk as part of the team

Seek solutions that will add value to the whole life of the project.

## The Benefit to Blueprint

Focus on value creation rather than lowest Cost

Team incentive to complete the project early or on time

Better Management of Risk

Less adversarial relationships resulting in costly disputes

Teams better understanding of our business needs

Ability to use the integrated team to Innovate

Reduce duplication of Roles and Costs e.g. Project Insurances etc.

Earlier involvement on and advise on projects