

# Woodview Extra Care, Swarcliffe, Leeds



As Development Manager for Anchor Trust, Joe Bvumburai was part of the team that wrote the winning bid document to Leeds City Council. The scheme was born from lessons learnt from an Extra Care Housing fact finding trip to Holland and comprises 72 apartments, 10 bungalows and a central communal facility. The site had two ten storeys tower blocks and two electrical substations which were demolished.

At the time Swarcliffe was undergoing an estate regeneration Private Finance Initiative (PFI) and interest from all circles was at an extremely high level. The Extra Care scheme was politically seen as a preamble to the whole programme and starting the Extra Care was to give everyone the much need hope that something big was going to happen in the Estate. Consultations covered all stake holders, several departments within Leeds City Council, the local MP, ward members, doctors surgeries, two local schools, the local church and the community at large. All consultations were well attended.

Some of the development difficulties included an invisible road that passed under the two tower blocks which had to be closed formerly before any works could commence. One wing was intended to rehouse residents of a nearby Elderly Persons Home (EPH) and this required its own special consultation process.

The contractor, Bramall Construction, was chosen to built the scheme using for timber frame technology. When completed the scheme become one of the largest Extra Care housing scheme in the north of England attracting many visitors and learners.

It took some adjustment for the new tenants, especially those from the EPH, to get used to the building .

As wonderful as the scheme is, it has provided a number of lessons for Extra Care Housing providers.

The Enterprise Centre,  
Cottingham Road, Hull,  
East Yorkshire, HU6 7RX  
Tel: 01482 464 921  
Mobile: 07730 780 706  
e-mail: [joe.bvumburai@eznat.co.uk](mailto:joe.bvumburai@eznat.co.uk)  
website: [www.eznat.co.uk](http://www.eznat.co.uk)

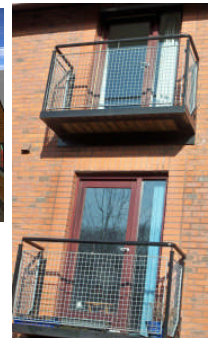
## Project Team

Owner: **Anchor Trust**  
Care Provision: **LCC Social Services**  
Enabler: **Leeds City Council**  
Architects: **West and Machell**  
Employer's Agents: **F + G**  
Contractor: **Bramall Construction**  
M & E Services: **BES**

Value of Project: **£6.3 million**

## Role played by Joe Bvumburai

- Writing and coordination of the Bid Document to Leeds City Council (LCC)
- Consultation with LCC – Social Services, Enabling Section, PFI Stake Holders, EPH residents etc.
- Project Management to pre-contract site meeting
- HCA liaison, programme management and grant applications
- Part of the delegation on a fact finding trip to Holland.
- Nicked named Anchor Trust's 'super' Development Manager!



**“ I love living here. My family visits me on weekends and we have lunch in the restaurant and can have a drink or two in the bar as a treat”** tenant