

## Charlemont Block 3 Regeneration Project - Award Winning

Client: Charlemont Regeneration Designated Activity  
Consultant  
Main Contractor: J.J. Rhatigan & Co



Phase one Charlemont Regeneration has seen the delivery of 79 new social housing units on the site, along with a range of community facilities. These include a large community centre featuring a sports hall with indoor five-a-side pitch, changing rooms and stage facilities, as well as office space with kitchen area and reception area.

The complex also features a private courtyard and play area for residents. All remaining residents of Tom Kelly Road flats, some of whom have lived there since they opened in 1969, will move to new and upgraded homes.

Installation of all mechanical works including LPHW Heating System, with Cooling Systems, Water, Waste, Ventilation & BMS Controls.

All 79 new homes achieved an overall BER rating of "A2". Overall these standards exceed the current building regulation requirements.

Excellent handover including a digital safety file handover was achieved via the use of BIM. Early occupation for tenants Pre Christmas was a key achievement.

The full completion of the project will see the total regeneration of the area, leading to a new urban environment with a mixed tenure.