

5th May 2010

Press Release

UK First for Skanska - first ModernaHus project announced

Skanska today announces it has signed a contract with Notting Hill Housing worth £13 million to construct its first ModernaHus development in the UK. ModernaHus is Skanska's low energy, MMC residential solution and for many years, the company has been delivering this pioneering residential platform in Scandinavia. During the last two years, the Skanska UK team has been developing ModernaHus – which has achieved Code For Sustainable Homes level 4 to meet the growing need for affordable, sustainable, high-quality housing in the UK market.

This first project, which comprises 108 residential units, will be constructed on a site in Coldharbour Lane, Brixton, London. The new development aims to rejuvenate the site, which has previously been occupied by a meat wholesalers, a derelict bakery and a car park. The development includes 108 affordable homes over two separate buildings offering, one, two, three or four bedrooms offered to tenants over a mix of shared ownership and social rented properties.

Key elements of the development:-

- All apartments will be 44 per cent more energy efficient than standard homes and will help to reduce carbon emissions throughout operation.
- A well insulated building envelope combined under-floor heating system will not only save tenants money on heating bills, but also help to combat climate change.
- Central biomass boiler feeding site wide district heating scheme.
- To the rear there will be provision for eight disabled car parking bays and cycle storage for every apartment.
- extensive landscaped gardens will be provided for use by all residents
- Within the landscaping scheme, there is also the provision for allotments, so residents will be able to grow their own food.
- Most apartments will have access to either a private terrace or spacious balcony.
- Inside, the rooms are spacious and finished to a very high specification with plenty of room for storage.
- the use of efficient fittings will mean that less than 105 litres of water per person per day will be used (in typical homes this can be as high as 212 litres)

The development will be constructed using modern methods of construction, sited on piled foundations. Many elements of the apartments are being created in the factory environment before being delivered to site for installation thereby aiding site safety and product quality and finishes. These include:

- 665 concrete wall panels and 239 concrete floor panels,
- Cast in services,
- Triple glazed factory finished windows.

To construct this project, Skanska is putting together an in-house team, which includes expertise in construction, piling and foundations, and mechanical and electrical installations.

Demolition of existing buildings to make way for the new development has begun with main construction due to start Spring 2010 and completion of the project scheduled for October 2011.

Commenting on the award, **Mike Putnam, Chief Executive of Skanska UK** said, "I am delighted

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we are announcing the first ModernaHus project in the UK. This success is the culmination of much research and development over the last couple of years to develop a solution, which not just meets, but exceeds criteria for housing developments in the UK and delivers a truly sustainable residential solution. We look forward to working with Notting Hill on this exciting project.

John Hughes, Development Director at Notting Hill Housing comments: "We are delighted that Skanska has chosen to deliver this UK industry first with Notting Hill Housing. With inevitable cuts to the housing budget ahead, the UK building industry can learn a lot from this green, Swedish housing concept. It's eye catching, it's quick to construct and it's substantially cheaper to live in than the standard housing being built in the UK today."

Ends

Notes to Editors:

Skanska UK

Skanska UK is a construction services business with operations in building, civil engineering, utilities and infrastructure services, piling and ground engineering, design, mechanical and electrical, hard and soft FM, PFI/PPP, ceilings and decorative plasterwork, steel decking and Communities, which delivers ModernaHus, Skanska's low energy MMC residential solution.

Our business model is to integrate our core disciplines to deliver project solutions across our chosen market areas. By integrating all disciplines and working together with our clients, our partners and our supply chain, we make a real difference to the way construction is delivered.

Backed by the financial strength of our parent, Skanska AB, we focus totally on our customers in the UK, understanding their needs. We combine this with a "can-do" mindset to get it right first time. By continually improving the service we offer and delivering on safety, environment, quality and performance – our clients see us as the first choice of partner.

Our ability to demonstrate real responsibility to the people, organisations and environments in which we work attracts the next generation of talent who want to make a real difference.

We employ around 5000 staff and undertake over £1.4 billion of work each year. All operating units have certification to the management systems ISO 14001, ISO 9001 and OHSAS 18001 and work strictly in accordance with the Skanska Code of Conduct.

Skanska UK is part of Skanska, Skanska is one of the world's leading project development and construction groups with expertise in construction, development of commercial and residential projects and public-private partnerships. The Group currently has 55,000 employees in selected home markets in Europe, in the US and Latin America. Headquartered in Stockholm, Sweden and listed on the Stockholm Stock Exchange, Skanska's sales in 2009 totalled £11.4 billion.

Notting Hill Housing:

- Has been delivering vibrant urban regeneration and new developments in London since 1963
- Manages over 25,000 properties across London and South East England
- Has helped over 3,500 people get their foot on the property ladder
- Runs award-winning employment programmes to get people in to work
- Works inspirationally with young people so they can fulfil their potential
- The Group includes: Notting Hill Housing Trust, Notting Hill Home Ownership, Notting Hill Commercial Properties and Notting Hill Developments.
- In 2009, Notting Hill Housing Group grew by 26% when Presentation, Croydon People's and Pathway housing associations joined the Group.
- For more information go to www.nottinghillhousing.org.uk