



Taylor Wimpey
East London

Monier Road

Case Study

The Project

Taylor Wimpey East London (TWEL) are developing a new-build mixed-use scheme at Monier Road, London E3 – now known as The Factory.

The Factory will provide 148 residential dwellings of 1,2- and 3-bedroom apartments and townhouses close to the Queen Elizabeth Olympic Park – all with modern design and open plan living areas.

Our Role

Ener-Vate worked closely with TWEL to evaluate and understand the specific ambitions at The Factory, and to understand the current ‘business as usual’ base case of heat delivery.

After analysing the accommodation schedules and planning requirements, Ener-Vate developed an initial base case commercial model to evaluate the potential value that heating provision to The Factory could provide, and verify the initial viability of this smaller-scale scheme.

“Ener-Vate provided the kind of industry experienced knowledge which helped us to verify all costs and that the roles and responsibilities of each party were assigned correctly and balanced”

Peter Monk
Taylor Wimpey East London



In parallel to the modelling work, Ener-Vate reviewed the initial tender packs, and created a new document based on the requirements both structurally and commercially of Taylor Wimpey for the site.

Ener-Vate then conducted an evaluation exercise on the returned bids, testing the cost assumptions and inputs of the tenders and benchmarked against our database of market rates.

End Result

A full tender writing and market engagement exercise completed, together with an analysis report of the returned bids which included a risk report and recommendations based on the driver’s and key goals of TWEL for the scheme.