



eznat

architecture | development

**Housing**  
**Development**  
**Specialists**

Property Portfolio 2020

# Introduction

## Housing Development Specialists

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With more than 20 years' experience in Housing Development, Eznat Limited provides housing solutions for registered providers and local authorities.

The services also extend to charities, land owners, private developers and building contractors.

The team at Eznat has a wide range of experience in Development and Project Management of affordable housing associated with the Homes England, formerly Homes and Community Agency (HCA). Experience has been obtained working for various Housing Associations including Sanctuary Housing, Paradigm, Anchor Trust, Yorkshire Housing and Incommunities Group.

Eznat is able to provide well-thought-out solutions to efficiently deliver a variety of schemes such as Extra Care housing, general and special needs housing, Section 106 schemes, rural, regeneration and city centre projects. Working with land owners to bring land into development, Eznat finds suitable partners to purchase, fund, develop and/or build schemes depending on the requirements of clients.





**Dailey Court**

**30 Houses  
completed on  
schedule**

# The team

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The keys to Eznat's success include: listening to what the client wants, building excellent relationships with all stakeholders and understanding clients' needs and objectives to shape designs.

**Joe Bvumburai** is Principal Architect and has worked in Housing Development for most of his career, since moving to the UK from Zambia to study at Hull School of Architecture in the 1980s.

Growing up in Africa in a one bedroom council house with his parents and five brothers and sisters, whilst studying for his exams, Joe's mother asked a local builder to extend the house to provide a space just for Joe. This helped him to really understand the value of space and his ambition to become an architect was born.

**Matthew Merrylees** is an experienced Architectural Assistant with a demonstrated history working in architecture and planning. Matthew has a Bachelor's Degree in Architecture from Hull School of Art and Design and is now part-time studying for his Master's Degree.

**Fatima Azahra Mohattane** has joined the team and is part-time studying for her degree in Architecture in Leeds. Fatima already has a degree in Town Planning and has worked in her native Morocco.

**Olivia Milner** is doing her Apprenticeship in Office Administration and is fast proving to be a valuable member of the team.

# Design

## Design

Having invested in state-of-the-art design software, Eznat creates CGI drawings of client proposals, using Archicad - all created in 3D format.

This software is designed by architects, for architects and works wonders in terms of design efficiency and accuracy. Not just for the drawings, but also means communication is much clearer for other professionals working on the project.

It is possible to plot exact conditions at a particular time, for any location on earth - taking in the weather and light conditions. It has night and day options, so clients can see what their new building will look like throughout the year.



**We are  
members of:**

**RIBA**   
Royal Institute of British Architects

**arb** Architects  
Registration  
Board  
REG NO: 058629c



# Joe Bvumburai's Housing Development Projects

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Development Officer (DO) for Housemartin Housing Association in Hull. This later became part of Sanctuary Housing and provided a foundation for Joe's Housing Association Experience. He worked with Douglas Oliver, an experienced Solicitor to acquire clients' land on many projects including: the Chinese Scheme near Beverley Road Baths in Hull and 150 bungalows near Sainsbury's in Hessele.

The Seymour Harris Partnership, David Lyons Associates (DLA), and Hull City Council Architects Department. These schemes include: The Dale End shopping precinct in Birmingham, Morrison's Supermarket in Pontefract, KPMG offices in Leeds and a variety of housing schemes in Hull.

Development Officer for Chiltern Hundreds Housing Association (now Paradigm), in Amersham, Bucks.

Development Manager, Anchor Trust: covering the North of England, schemes included the 1st Extra Care Housing at the junction of Beverley Road and Clough Road, Hull and the 1st Extra Schemes in Swarcliffe, Leeds.

Head of Development, Yorkshire Housing. Developing all types of affordable housing. This included general needs, homes for people with disabilities, womens' refuge facility, homes for young people and open market housing throughout Yorkshire.

Eznat Architecture and Development was set up in 2010. Early schemes were: Extra Care Housing schemes in Skipton and Halifax for Abbeyfield (UK).

Unity Housing Association: wrote the Development Procedure Guide for the Association in 2012 and revised it in 2019. Also conducted scheme pre-audits in preparation for the Homes England formal audits.

# Architecture

## Architectural Design Services for Housing Clients

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Eznat approaches all clients with personable development and architectural solutions – from land analysis and feasibility through the statutory stages and construction to handover of the project.

Here are four examples of ongoing housing association clients, who have continued to work with the team at Eznat since 2010.

### **1 Hull Churches Housing Association**

As a Board Member, Joe is instrumental in growing the association from 300 to 400+ homes through stock transfer acquisitions and Section 106 affordable homes programme, as well as purchases on the open market.

### **2 Incommunities, Bradford**

Fagley Road, 28 general needs houses completed  
Dailey Court, 30 general needs houses completed  
Sycamore Court, 25 units - just started on site  
Anvil Court in the tender stage - 30 units ready for November start on site.

### **3 Bradford Community Housing Development Company**

Dradishaw Road 7 x 4 Bed investment Properties – in the planning process.

### **4 Pickering and Ferens Homes, Hull**

Currently working on an affordable housing scheme with Pickering and Ferens Homes - Ryde Avenue, 8 bungalows, feasibility and going for planning before year end.

# Services

## Housing Development Services

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- Site finding and working up financial and development feasibilities
- Project Management: inception to completion
- Development training for registered providers and local authorities
- Temporary Project Manager or Senior Development professional
- Section 106 affordable housing negotiations
- 'Off the Shelf' discount purchases
- Development services to contractors and private developers
- Bringing together partners and funders to enable housing projects

## Specialist Services

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- Extra care housing development
- Special needs facility development
- Housing development for young people and older people
- Lifetime Homes Development
- Renewable energy solutions
- Saving water solutions
- Rural housing
- African housing development



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## Get In Touch

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