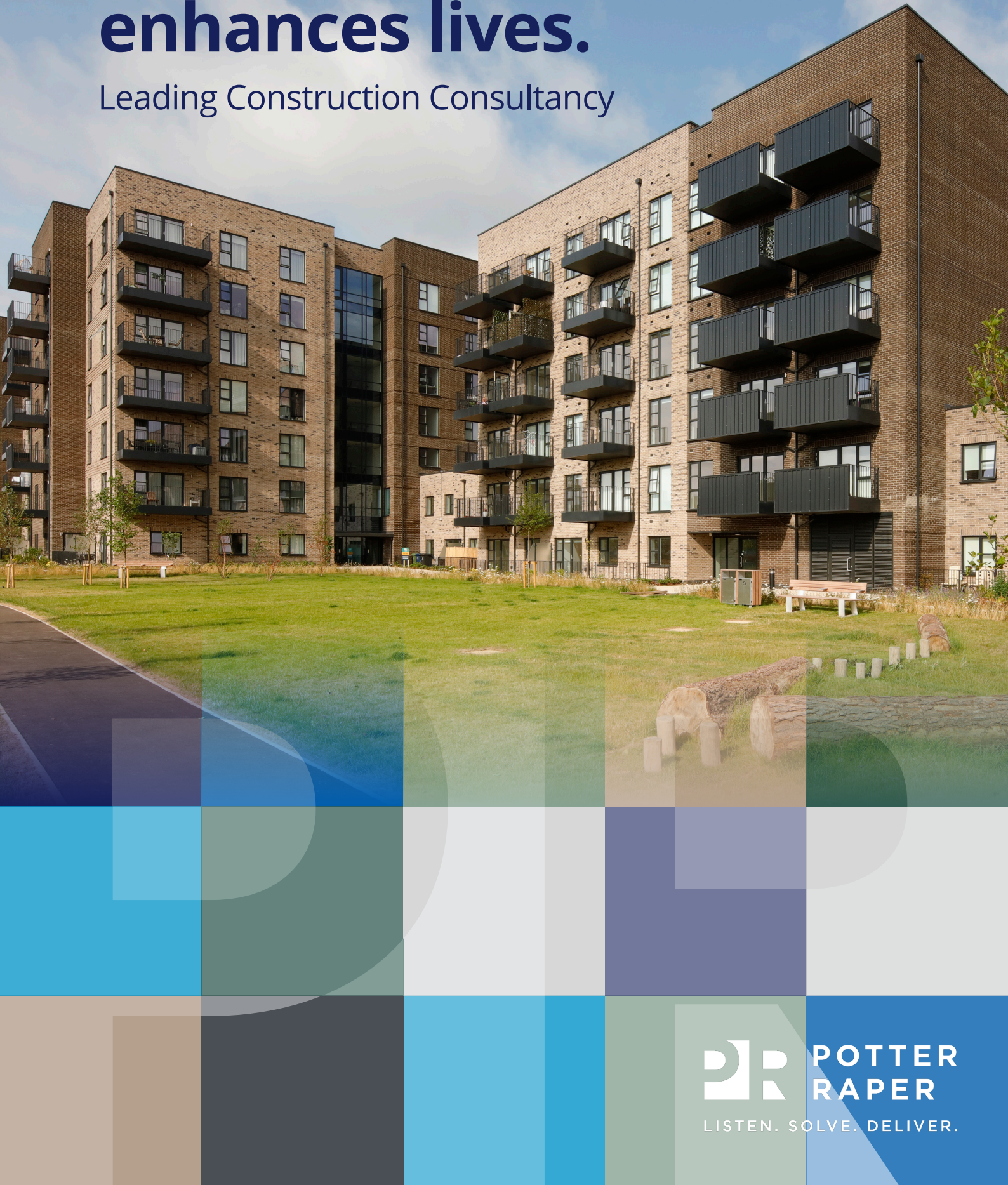


Creating buildings and infrastructure that enhances lives.

Leading Construction Consultancy



**POTTER
RAPER**

LISTEN. SOLVE. DELIVER.

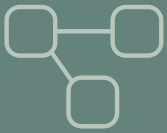
Key Stats and Highlights

95%

Client retention



Proficient in industry-leading management tools, including Asta Powerproject, Microsoft Project and PRINCE2



Multi-disciplinary expertise including Project Management/ Employer's Agent, Building Surveying, Quantity Surveying, Due Diligence and Bank/Fund Monitoring, Sustainability, and Clerk of Works



Notable Clients

Legal & General, Royal Borough of Greenwich
Oxford University
Developments, Girls' Day School Trust, Cambridge City Council, One Housing Group, Hyde Housing and Folgate Estates Ltd

1970

Providing multi-discipline construction consultancy services across the public and private sectors for over 50 years

450+

Clients. Our clients tell us they value our pro-active, collaborative and solution-led approaches

180+

Members of staff across 5 offices

2035

Net zero target

19

Complementary services that work together to deliver comprehensive, tailored solutions for our clients

We are by your side at every step of your journey

For over 50 years, we've provided industry-leading, multi-discipline construction consultancy services across the public and private sectors.

Our highly qualified teams bring a wealth of experience from diverse backgrounds, providing expert leadership across all project stages. As RICS-accredited professionals, we take a proactive, hands-on approach, engaging early to help clients shape project strategy, select the right professional team, and establish a clear path to success.

Our proven track record spans education, residential, health and wellbeing, commercial, regeneration and mixed use, arts, culture and community, and infrastructure schemes. We manage risk, programme and complexity across every stage, acting as the key communication link between clients, design teams, contractors and the wider supply chain. Through integrated team leadership and disciplined programme management, we keep projects moving forward efficiently and in line with our clients' objectives.

Whether leading procurement strategy, managing complex budgets, mitigating risk or delivering specialist project leadership, we tailor our approach to the needs of each client and project.

We *listen* to our clients, *solve* challenges with tailored solutions, and *deliver* exceptional results.



Working with you to create buildings and infrastructure that enhances lives.

From new builds and heritage projects to sustainable designs and complex fit-outs, we have been involved in projects of all sizes and complexities.

With decades of experience across both the public and private sectors, our team of trusted and highly-qualified advisors have earned the respect of our long-term clients who tell us they value our pro-active, collaborative and solution-led approaches, whether it's a new development or managing existing assets.

We understand the value of the personal touch, and that's why we ensure each and every project has a dedicated senior lead, continuity in the professional team working with them, and a 'hands-on' commitment to delivering results.

We listen to our clients, solve challenges with tailored solutions, and deliver exceptional results.

Why Potter Raper?



Bespoke, End-to-End Delivery

From project inception to final handover, our holistic service offering streamlines communication and ensures we're fully accountable from start to finish.



Proven Expertise Across Disciplines

Our team comprises project managers, building surveyors, quantity surveyors, sustainability consultants, and partnership experts - delivering joined-up solutions that drive operational efficiency and value.



Invested interested in your success

Our employee-owned structure means our team is personally invested in the success of your project.



Value-Driven Expertise

Over 50 years' experience delivering value through expert services. We provide integrated, end-to-end services to ensure seamless delivery from design to completion.



Trusted by Leading Clients Across Sectors

By combining technical expertise with a proactive, client-focused approach, we help create developments that are not only delivered on time and budget, but also make a lasting positive impact for communities.



A Culture of Collaboration

Renowned for our team ethos and problem-solving mindset, we are not just a service provider but a genuine project partner - committed to mutual success and stakeholder satisfaction.

Trusted by Clients. Proven in Delivery.

Founded in 1970, we have evolved into one of the UK's most respected construction consultancies.

Our reputation is built on delivering consistent quality, pragmatic solutions, and outstanding outcomes across all sectors.

Our extensive service suite includes:

Project Management including Employer's Agent

Quantity Surveying

Due Diligence and Bank/Fund Monitoring

Clerk of Works

Building Surveying and Technical Design Services

Incl: Building Surveying and Party Wall, Laser Scanning, 2D and 3D Drawing and Modelling, Drone Services

Joint Venture Management

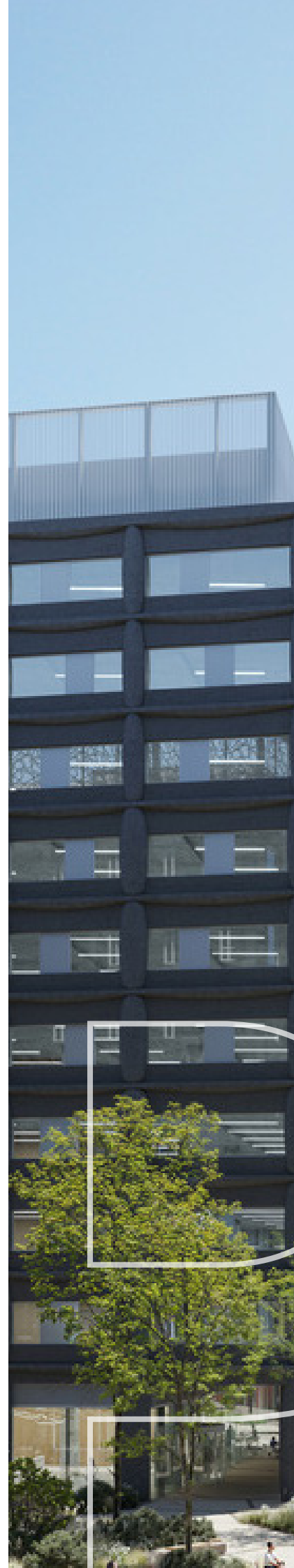
Sustainability Services

Retrofit and Decarbonisation

Health, Safety and Environmental

Incl: Health and Safety Services, Fire Safety Services, CDM Advisor Services, Principal Designer, BRPD

Collaborations and Partnerships



"We had the pleasure of working with Potter Raper on a Multi-phase project. From the outset, they demonstrated professionalism, technical expertise, and attention to detail. Throughout the process, they kept us informed, providing regular updates and adding value to the project."

Shaun Harrison, Settle Group



"It has been a pleasure working alongside Potter Raper across our Cambridge Investment Partnership Programme. The Potter Raper team are always forward thinking and proactive to work collaboratively with the Cambridge Investment Partnership team to find solutions and drive projects forward."

Tom Hill, Managing Director of Hill Partnerships – Cambridge Investment Partnerships





Frameworks & DPSs

We are appointed to a wide range of Frameworks and DPSs, offering clients flexible, compliant routes to procure our consultancy services.

We are on **28 Frameworks**, including:

- CHIC (Communities & Housing Investment Consortium)
- Fusion21 – Construction Consultancy Services
- LHC – Multi-Disciplinary Consultancy Services
- Procure Public – Building Consultancy Services
- NHS Shared Business Services – Healthcare Planning & Consultancy
- South East Consortium – Asset Management Consultancy Services
- Eastern Procurement – Development Consultancy Services

We are on **14 DPSs**, including:

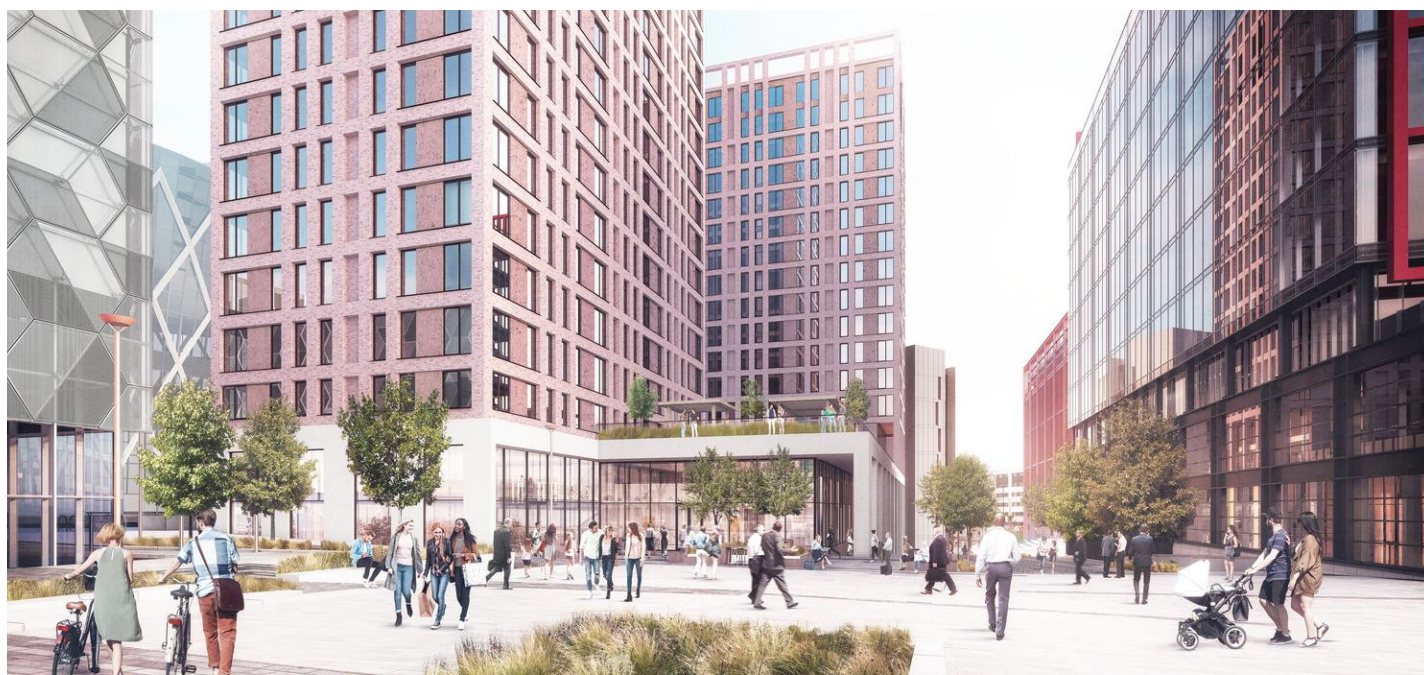
- Clarion Housing – Lot 1 Consultant DPS
- Crown Commercial Services – Construction Professional Services DPS
- Places for People (Procurement Hub) – Consultants DPS
- LB Haringey – London Construction Programme DPS
- Eastern Procurement – Asset Solutions DPS

Relevant Experience



NEWCASTLE HELIX BTR

THE CORE, NEWCASTLE HELIX, NEWCASTLE UPON TYNE NE4 5TF



PROJECT SUMMARY

Build-to-Rent scheme integrated with sports and leisure facilities designed to foster community wellbeing, forming a key part of the wider Newcastle Helix regeneration.

KEY FACTS

Our Services

Due Diligence, Employer's Agent, Project Management

Client

Legal and General

Completion Date

2029



Images courtesy of Ryder Architects

£ £60m

Estimated 4 years

JCT 2016 - Design & Build

PROJECT DESCRIPTION

As part of the Newcastle Helix masterplan, Helix Park is transforming a former 24-acre (approximately 10-hectare) industrial brownfield site into a vibrant mixed-use destination, incorporating commercial, residential, and community spaces. A key element of this regeneration is the Build-to-Rent scheme, delivering 320 high-quality residential units integrated with sports and leisure facilities designed to foster community wellbeing. The project also includes new infrastructure works, enhanced public realm, and temporary event spaces such as the Rugby World Cup fan zone.

This long-term, innovation-led regeneration initiative is a partnership between Newcastle University, Newcastle City Council, and Legal & General, aligning with city-wide goals to drive economic growth through science, health, and sustainability, while creating a connected and inclusive urban environment.

We bring valuable prior experience through involvement in The Lumen (completed 2020) and The Spark (completed 2022), two landmark office buildings within the Helix masterplan. This background provides us with a strong understanding of the site and stakeholder expectations.

Our scope covers multiple aspects of the development, including infrastructure coordination, public realm delivery and oversight of the Build-to-Rent scheme. Through our due diligence work, we help the client identify key risks, programme pressures and site constraints early in the process. As Employer's Agent, we are managing contracts and monitoring delivery performance and as the Project Managers we are managing the day-to-day coordination of the design and delivery teams, maintaining progress against key milestones, and navigating interface risks across the phased programme.

Additionally, we have supported community initiatives such as the Newcastle Football Foundation through charity raffles and fundraising.

FURTHER DETAILS

Added Value

With our knowledge of the Newcastle Helix masterplan, gained through previous involvement in landmark buildings such as The Lumen and The Spark, this has allowed us to provide invaluable insight and continuity throughout the Helix Park regeneration. This experience helped us anticipate site-specific challenges, streamline stakeholder communication, and contribute to efficient project delivery.

We have taken a proactive approach to stakeholder management and logistical coordination. Additionally, by supporting sustainability goals and community initiatives, we added value beyond traditional project management, fostering a development that is not only functional but also socially and environmentally responsible.

Sustainability Features

The regeneration incorporates a range of sustainable design features to minimise environmental impact and promote energy efficiency. Key elements include an innovative district heating system that optimises energy use across the development.

Key Challenges

This regeneration involves complex multiple stakeholder management, requiring close coordination between Legal & General, Newcastle City Council, and Newcastle University.

The site's history as an old strip coal mine also presents significant ground remediation challenges to ensure safe and stable development. Additionally, the project is constrained by its inner-city location, posing logistical difficulties for construction and deliveries.

Managing match-day security protocols has also been a challenge, as the site is directly adjacent to Newcastle United Football Club's St James' Park, necessitating careful planning to minimise disruption and ensure safety.

FARMSTEAD ROAD

58-60 FARMSTEAD ROAD, BELLINGHAM, LONDON SE6 3ED



PROJECT SUMMARY

Demolition of existing dwellings and construction of three new three-storey buildings, including two gatehouses and a butterfly-shaped block, to create 24 high-quality, energy-efficient affordable homes.

KEY FACTS

Our Services

CDM - Principal Designer, Clerk of Works, Employer's Agent, Quantity Surveyor

Client

Phoenix Community Housing

Completion Date

July 2025



Images courtesy of LOURDAS Photography

£ £8.5m

2 years



Buxton Building Contractors Ltd



JCT 2016 - Design & Build

PROJECT DESCRIPTION

The Farmstead Road development involved the demolition of an existing semi-detached property and outbuildings, and the construction of three new three-storey residential buildings - two gatehouses fronting the street and a butterfly-shaped block to the rear. The scheme delivers 24 affordable homes, a mix of 2- and 3-bedroom units, designed to meet the Passivhaus Low Energy Building Standard. Located within the historic Bellingham Estate on a 0.29ha site, the development significantly increases residential densit, from just two dwellings previously to approximately 83 dwellings per hectare, setting a precedent for well-considered urban intensification through infill development.

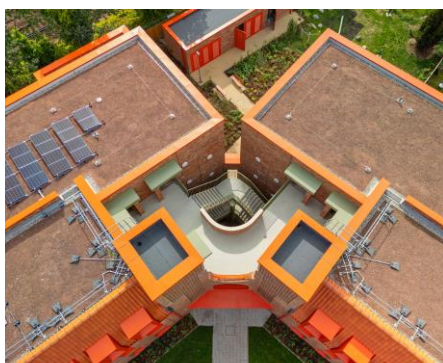
FARMSTEAD ROAD

58-60 FARMSTEAD ROAD, BELLINGHAM, LONDON SE6 3ED

The architectural layout features two symmetrical gatehouses addressing the street and a distinctive butterfly-shaped block at the rear. This inward-facing configuration helps to reduce overlooking, maximise daylight, and deliver dual or triple-aspect homes. The design draws on the Arts & Crafts-inspired architectural language of the surrounding interwar estate, with scalloped brick detailing, steep roofs, and well-proportioned window groupings contributing to a strong sense of place. The development includes EV-capable parking, secure cycle storage, integrated bin stores, and landscaped areas to support resident amenity and biodiversity.

We were appointed as Principal Designer (CDM), Clerk of Works, Employer's Agent, and Quantity Surveyor. Our role included contract administration, cost planning and control, coordination of health and safety during the pre-construction phase, and regular site inspections to monitor quality. We worked closely with the client, contractor, and design team to manage progress, resolve technical issues, and ensure delivery against sustainability and performance objectives. Our involvement included reviewing contractor proposals, advising on cost implications of specification changes, and supporting the client in managing programme risks and quality assurance processes. As Clerk of Works, we maintained a regular site presence to monitor workmanship and compliance with design standards, particularly in relation to Passivhaus detailing. In our role as Principal Designer, we ensured health and safety considerations were embedded throughout the pre-construction process.

This project forms part of a wider Passivhaus-led regeneration programme in Lewisham being delivered by Phoenix Community Housing. Across three schemes, a total of 92 new homes are planned, all with a strong focus on sustainability, long-term energy efficiency, and community integration. Farmstead Road was unanimously approved by Lewisham Council in June 2022 and delivers 100% affordable tenure (including affordable rent and shared ownership) across all 24 units, significantly exceeding the minimum targets set by the London Plan. The scheme is the result of a collaborative design process led by Metropolitan Workshop, developed in response to local planning policy, resident feedback, and Lewisham's character study.



FURTHER DETAILS

Added Value

We provided comprehensive, integrated support across design, construction, and client advisory functions, ensuring the project met its ambitious sustainability, quality, and budget targets. Acting as Principal Designer, we proactively embedded health and safety considerations from early stages, reducing risk in a sensitive site adjacent to an operational railway.

Through our Clerk of Works role, we maintained consistent oversight of build quality, crucial for achieving the exacting Passivhaus performance standards. This hands-on presence helped identify and resolve issues promptly, preventing costly delays or rework.

As Employer's Agent and Quantity Surveyor, we delivered robust cost control and risk management, balancing the specialised requirements of low-energy construction with budget and programme constraints. We facilitated effective communication and collaboration between all stakeholders, helping align expectations and drive timely decision-making.

Overall, our integrated approach ensured a smooth delivery process despite complex technical and environmental challenges, contributing to Phoenix's goal of delivering high-quality, affordable, low-energy homes that respond sensitively to local context and community needs.

Key Challenges

One of the primary challenges was the site's location adjacent to a Network Rail main line railway, which required careful management of noise, vibration, and access constraints throughout the construction process. Additionally, the presence of protected reptile species on site necessitated the development and implementation of a comprehensive reptile mitigation strategy, ensuring their safe relocation in compliance with environmental regulations.

Another significant challenge was delivering all 24 homes to the rigorous Passivhaus Low Energy Building Standard. This required meticulous quality control during construction to meet airtightness and thermal performance targets, as well as close coordination

FARMSTEAD ROAD

58-60 FARMSTEAD ROAD, BELLINGHAM, LONDON SE6 3ED

with the design and build teams to address any technical complexities associated with fabric-first construction, MVHR systems, and renewable energy integration.

Sustainability Features

The scheme is built to the Passivhaus Low Energy Building Standard, utilising a fabric-first approach with airtight construction and high levels of insulation (around 250 mm). Mechanical ventilation with heat recovery ensures excellent indoor air quality and comfort. The two gatehouses are heated using air-source heat pumps, while the butterfly-shaped block uses direct electric heating. Rooftop photovoltaic panels have been installed to enhance long-term energy performance and reduce fuel costs for residents.

These sustainable features support Phoenix's goals to reduce fuel poverty, lower carbon emissions, and deliver consistently healthy homes that provide improved indoor air quality and comfort for future residents.

AWARDS

- Housing Design Award 2023





PROJECT SUMMARY

The Waltham Forest Town Hall project is a Residential New build Development, built around the existing Town Hall under a Development Agreement between One Housing Group (now Riverside) and Countryside Partnerships to provide a mix of private, shared ownership and affordable rent homes across multiple blocks.

KEY FACTS

Our Services

Employer's Agent

Client

One Housing Group (now Riverside)

Completion Date

April 2026

£ £30m

32 months

Countryside Partnerships

Bespoke - Development Agreement



PROJECT DESCRIPTION

This major residential development forms part of the wider regeneration of the Waltham Forest Town Hall campus. The scheme includes new residential blocks providing a mix of affordable rent, shared ownership, and private sale units.

Site Overview

- Block B: 61 units (£17.9m) – Completion: September 2024
- Block C: 87 units (£23.2m) – Completion: April 2026

■ Block D: 12 units (£4.7m) – Completion: March 2026

The development is being delivered in phases to accommodate surrounding land uses, including Waltham Forest College. This required significant stakeholder coordination and logistical planning throughout the programme.

We have been involved from the pre-contract stage through to post-contract administration. Our responsibilities included supporting the client in negotiating and administering the contract, particularly in relation to delays caused by access constraints and third-party agreements.

A standout aspect of this project has been the value of strong, collaborative relationships. The ability to maintain a constructive working relationship with the contractor over a multi-year programme, without serious disputes, has been critical to the project's ongoing success and is a testament to the collaborative approach taken by all parties involved.

FURTHER DETAILS

Added Value

We brought extensive experience working on complex Development Agreements between housing associations and private developers. This allowed us to provide clear, informed advice on contractual terms, negotiation strategy, and the compilation of project documentation, ensuring our client's commercial and delivery risks were well managed throughout.

Key Challenges

- **Planning & Stakeholder Dependencies** - Works could not commence without full discharge of planning conditions and acceptance of the logistics plan by Waltham Forest College. Delays in this approval impacted Blocks C and D early in the programme.
- **Urban Site Constraints** - Maintaining access and safety for the college and existing residents, while facilitating construction, required careful planning, compromise, and collaborative negotiation.
- **Programme Recovery** - Early delays were addressed through a jointly agreed variation, helping to recover programme risk while preserving the positive working relationship between One Housing and Countryside Partnerships.

Sustainability Features

The development incorporates a range of sustainable features that contribute to improved environmental performance and align with One Housing's broader sustainability objectives:

- **Hybrid Heating Systems** - A combination of air source heat pumps (ASHPs) and gas boilers reduces reliance on fossil fuels while maintaining efficient heating.
- **Photovoltaic (PV) Panels** - PV panels are integrated across the development to offset electricity usage and reduce carbon emissions.
- **Mechanical Ventilation with Heat Recovery (MVHR)** - Enhances indoor air quality and improves energy efficiency by recovering heat from exhaust air.
- **Energy-Efficient Systems** - Includes energy-efficient lighting and optimised heat distribution to lower overall energy demand.
- **SuDS Wetlands** - A newly integrated Sustainable Drainage System (SuDS) wetland on the western edge of Chestnuts Field reduces flood risk, enhances water quality, and promotes biodiversity through a purpose-designed ecosystem.
- **Urban Greening** - Over 200 new trees and a network of all-weather paths support biodiversity and improve connectivity through green infrastructure.
- **Car-Free Living** - The residential area is fully car-free, supporting sustainable transport choices and contributing to healthier, more pedestrian-friendly streetscapes.
- **Cycling Infrastructure** - Provision of over 800 secure cycle spaces encourages cycling as a primary mode of travel and complements the borough's Mini-Holland network.
- **Urban Habitats** - The Queen Elizabeth II Memorial Garden and Sensory Garden feature over 60 newly planted trees and native plant species, enhancing biodiversity and providing valuable green space in an urban setting.

Social Value Commitments

The regeneration of the Town Hall campus includes several key elements that will significantly enhance the civic and public realm:

- **Civic Building** - A new civic building, constructed adjacent to the Town Hall and finished in matching ashlar stone, is scheduled for completion in Summer 2026. This building will complement the historic architecture of the Town Hall while providing modern facilities.
- **Access Road & Infrastructure** - A new road leading to Chestnuts Field will provide an alternative access route to the neighbouring Waltham Forest College. This includes arched tunnels running beneath Blocks B and D, enabling uninterrupted pedestrian and vehicular flow. Completion is expected in Winter 2025.
- **Public Realm Enhancements** - The Queen Elizabeth II Memorial Garden and the Sensory Garden have now been completed, featuring native planting and over 60 new trees. A new all-weather footpath through Chestnuts Field improves pedestrian access and connectivity. A striking artistic sculpture, The Arch by Henry Moore, has been installed within the gardens, adding cultural value to the space and serving as a focal point for the community.

***"Potter Raper have been a pleasure to our work on the Waltham Forest Town Hall project.
Their professional and friendly team have provided not only expert knowledge, but
reassurance and continuous support throughout the project."***

Briony Rogers, One Housing



PROJECT SUMMARY

A 43–44 hectare former military site is being transformed into a nationally significant, landscape-led “knowledge quarter” delivering over 1 million sq ft of mixed-use space, including employment, research and development, academic, leisure, retail, hotel, sports, and community facilities.

KEY FACTS

Our Services

Project Management, Quantity Surveyor

Client

Legal & General, Gisborne Investment Group & Church Commissioners

Completion Date

2034

£ £400m+

Up to 4 years

Make Architects



Images courtesy of Studio Archetype

PROJECT DESCRIPTION

The site will be transformed into a high-quality, mixed-use environment that balances economic growth with sustainability and placemaking. The scheme will retain around 60% of the site as biodiverse green space and integrate active travel, public transport, and wellbeing infrastructure to support the city's long-term growth. The development aligns with Winchester City Council's Green Economic Development Strategy and will generate lasting environmental, social, and economic value for the wider district.

Key features:

- Over 1 million sq ft of employment-led mixed-use space for innovation, learning, and enterprise
- Circa 60% of the site retained as publicly accessible and biodiverse green space
- New active travel routes from Badger Farm to St Cross Roundabout
- Net Zero strategy in construction and operation aligned with UKGBC standards
- Integration with Park & Ride services and a dedicated future bus link
- Local amenity opportunities including health, leisure, and community uses

We were appointed by Legal & General, Gisborne Investment Group and the Church Commissioners for England as Project and Programme Manager for the scheme. Our appointment spans from strategic inception through to outline planning.

We provided a full outline development budget, covering all stages from concept through to submission, including EIA and planning deliverables, stakeholder consultations, and professional fee management. Our survey team lead the technical submissions supporting an extension to the site's allocation in the emerging Local Plan, allowing for future academic and accommodation uses.

We managed and delivered a high-profile architectural competition to appoint a nationally recognised masterplanning practice to lead on the site-wide architecture and landscape design. Alongside transport and cost consultants, we helped justify a transformative new site entrance, a critical move in unlocking long-term development potential.

Our team prepared the project's stakeholder engagement plan, supports negotiations with commercial property agents, and played an active role in strategic council meetings, ensuring alignment with local ambitions.

Throughout, we managed complex professional appointments and terms across a multi-entity development structure, helping to guide a collaborative partnership between Gisborne, Legal & General, and the Church Commissioners toward successful delivery.



FURTHER DETAILS

Added Value

- We lead focused community consultation that not only addresses neighbourhood concerns, but also uncovers local opportunities, ensuring community feedback directly influences and improves future project phases. This collaborative approach builds trust and supports a development that genuinely reflects local needs and aspirations.
- We expertly manage complex multi-party partnerships, aligning the interests of multiple investors, developers and authorities to maintain project momentum and clarity throughout all stages.
- Our early engagement with local authorities secured key planning agreements, such as the Planning Performance Agreement (PPA), helping to de-risk the programme and streamline approvals.
- Through our strategic oversight of the architectural competition, we secured a high-profile design team, elevating the masterplan quality and setting the tone for a world-class knowledge quarter.
- Our technical coordination across cost, transport and planning teams ensures robust infrastructure justification that unlocks the site's full potential.

Key Challenges

Current key challenges have included:

- Navigating sensitive viewsheds and heritage setting concerns through multiple massing and landscape-led design studies
- Negotiating a Planning Performance Agreement (PPA) and coordinated planning schedule with the local authority
- Balancing the technical complexity of infrastructure delivery with a commitment to landscape and biodiversity
- Ongoing stakeholder management across a multi-entity development partnership and local communities

Sustainability Features

Sustainability has been central to the vision for Bushfield Camp from the outset, this includes:

- Early-stage Net Zero strategy aligned with UKGBC guidance on embodied and operational carbon
- Low-traffic design principles in collaboration with highways authorities
- Landscape-led masterplan with green roofs, visual sensitivity and ecological connectivity
- Over 60% of the site retained as biodiverse, publicly accessible green space - Habitat corridors, nature-based drainage and minimum 10% net biodiversity gain - Integration with active travel networks and Park & Ride connectivity to reduce reliance on private vehicles

We advised on sustainable infrastructure approaches from the outset, working with local and national highways bodies to advocate for low-traffic development principles.



PROJECT SUMMARY

Mixed use development consisting of offices on the ground floor to the fourth floor, residential on the fifth and sixth floors with basement plant and amenity space and ground floor retail unit.

KEY FACTS

Our Services

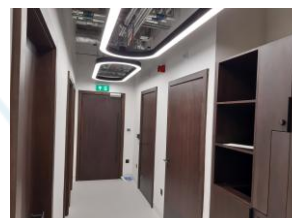
Quantity Surveyor

Client

ITC Properties (Townsend House)
Company Ltd

Completion Date

August 2023



£ £21m

2 years 3 months

Red Construction Ltd

JCT 2016 - Design & Build

PROJECT DESCRIPTION

The redevelopment of Townsend House involved the demolition of the existing building and the construction of a new seven-storey concrete and steel frame building.

The new building consists of a basement with service and amenity spaces such as cycle storage and showers; ground floor office and residential entrance halls, a retail unit and electrical substation, office space on the first to fourth floors and private residential accommodation on the fifth and sixth floors.

Due to the history of the site, the demolition of the existing building had to be completed as a separate contract prior to the redevelopment to allow for archaeological excavations on the existing site by the Museum of London Archaeology.

The offices will be finished to Cat A standard capable of being let as a whole or with each floor being sub-divided into two tenancies. The residential accommodation will consist of two studio apartments, one two-bedroom duplex and two three-bedroom duplexes.



FURTHER DETAILS

Added Value

The fitting out of the residential apartments was not included in the contractor's tender, but was instructed as a post contract variation. Consequently, we have been through a two-stage type tendering process with the contractor to agree the cost of each sub-contract for the fit-out works.

Key Challenges

The secured planning permission only permitted a single residential storey, although a further application had been made for an additional storey.

The client did not want to delay the start of work until the second application had been decided. Therefore, we prepared tender documents with a supplemental section for the tenderers to price the cost and time needed to complete the additional storey, and a date when they needed an instruction to commence the increased scope of works.

Sustainability Features

The building will be completed to BREEAM Excellent standards and will feature a blue roof, photovoltaic panels, air-source heat pumps for the residential accommodation and air purification for the offices. The infrastructure of IT will achieve the Wired Score Platinum standard.

The façade consists of natural sandstone panels on precast concrete backing, with full-height double-glazed bay windows and spandrel panels between floors.



PROJECT SUMMARY

A Build-to-Rent scheme comprising 6 blocks designed to mirror the industrial legacy of the area - 500 one and two-bedroom apartments, 100 of which are affordable housing.

KEY FACTS

Our Services

Due Diligence, Fund Monitoring

Client

Pensions Insurance Corporation

Completion Date

January 2025



Images courtesy of Video courtesy of Peel Waters

£ £96m

2 years 9 months

Graham Construction

JCT 2016 - Design & Build

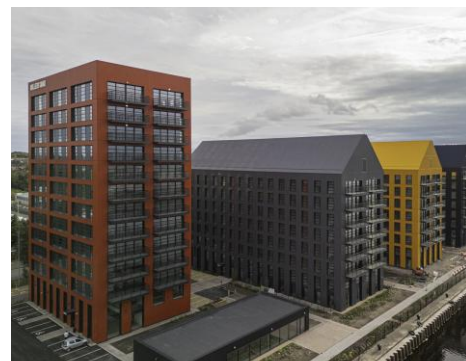
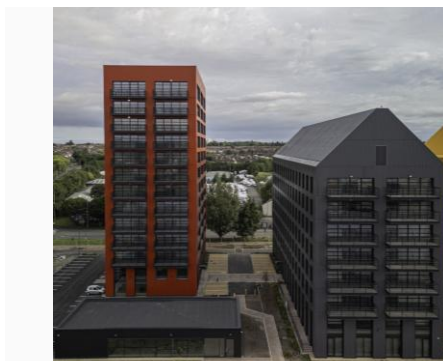
PROJECT DESCRIPTION

The Legacy development is the cornerstone of the comprehensive redevelopment of Wirral Waters, a 500-acre brownfield site and former dockland. This development will transform the area into a sustainable, mixed use, high density development that will enhance and regenerate the area.

Peel L&P has launched a 30-year strategy for the site to make it the largest regeneration project in the UK and create up to 20,000 permanent jobs. The Pension Insurance Corporation (PIC) is the sole investor in the Legacy project.

MILLERS QUAY, EAST DOCKS

WIRRAL WATERS EAST DOCKS, DOCK ROAD, LIVERPOOL M41



FURTHER DETAILS

Added Value

Extensive negotiations with the developers (Peel Ports) and the contractor to settle as an agreed final price, which was an additional service to the normal Due Diligence duties.

We were also involved in overseeing the final design and specification, with particular emphasis on the selection of cladding and insulation materials.

Key Challenges

Since the decline in dock use, the area has become a breeding ground for many protected species, including the Common Tern and Great Crested Grebe. The project has to be sensitive to this and now includes noise mitigation measures and the creation of additional breeding grounds away from the construction zones.

AWARDS

- Deal of the Year Award - Insider's North West Residential Property Awards
- Build-to-Rent development of the year award - North West Residential Property Awards



PROJECT SUMMARY

The Life and Mind building (LAMB), has replaced the Tinbergen building, and is currently the largest development project undertaken by Oxford University.

KEY FACTS

Our Services

Bank / Fund Monitoring, Due Diligence

Client

Legal & General Pensions Ltd

Completion Date

March 2025



£ £175m

3 years 4 months

Wates

JCT 2016 - Design & Build

PROJECT DESCRIPTION

The building, which opened in 2025, transformed the education by providing laboratories for students and researchers, as well as lecture theatres, specialised support labs and opportunities for public engagement. The new building also supports the University's schools and public outreach programmes by providing opportunities for art, exhibitions, lectures and conferences and opening a 'window on science'.

The work is part of a £4bn development partnership agreed between the University and Legal & General in June 2019, which will provide thousands of new homes for staff and students alongside academic facilities.

FURTHER DETAILS

Sustainability Features

State-of-the-art laboratory, comprehensive sustainability and energy consumption targets, building design.

AWARDS

- Best Project of the Year - Ox Prop Awards - 2025



UPPER BROOK STREET

53–57 UPPER BROOK STREET, MANCHESTER M13 9TD



PROJECT SUMMARY

737-bed purpose-built student accommodation with café and community space, delivered as part of a wider Upper Brook Street masterplan in Manchester.

KEY FACTS

Our Services

Due Diligence, Fund Monitoring

Client

Legal & General

Completion Date

March 2028



£ £91m

2 Years 7 Months

McLaren Construction Limited

JCT 2016 - Design & Build

PROJECT DESCRIPTION

The Upper Brook Street PBSA project at 53–57 Upper Brook Street, Manchester, comprises a modern purpose-built student accommodation development formed of two parallel blocks: West (Ground + 22 storeys) and East (Ground + 8 storeys). The blocks are connected at ground level, creating shared internal and external communal podium spaces.

The scheme provides 737 high-quality student bedrooms alongside extensive amenity provision, including gym, private dining, gaming rooms and pod-cast studio indoor cycle storage and study / meeting areas, as well as a café and community space. The

UPPER BROOK STREET

53–57 UPPER BROOK STREET, MANCHESTER M13 9TD

development has a total gross internal area of 25,349 m², of which 24,976 m² is dedicated to student accommodation, and reaches a maximum height of 65.6 metres, bringing it well within the scope of High-Rise Gateway Building compliance.

We undertook a comprehensive due diligence review, assessing over 5,000 documents to identify potential risks and derogations from institutional fund standards, in order to support an informed funding decision. With construction now well underway, we will act as Fund Monitor throughout the construction programme, providing ongoing oversight and compliance monitoring.



FURTHER DETAILS

Added Value

Comprehensive due diligence review of over 5,000 project documents and drawings, providing early identification of technical, programme and compliance risks.

Clear benchmarking of the scheme against fund standards, enabling informed funding and risk mitigation decisions.

Ongoing Fund Monitoring role to provide continuous oversight during construction, supporting quality, compliance and programme certainty.

Specialist experience in high-rise PBSA developments, ensuring appropriate consideration of Gateway compliance and complex stakeholder requirements.

Sustainability Features

Targeting BREEAM Excellent and EPC A ratings.

WiredScore Platinum certification targeted to support high-quality digital connectivity.

Embodied carbon targets of 692 kgCO₂e/m² (GIA) upfront and 1,116 kgCO₂e/m² (GIA) whole-life, supporting long-term sustainability objectives.

Key Challenges

Managing compliance requirements associated with a high-rise Gateway building exceeding 65 metres in height.

Reviewing a large volume of technical information within tight funding timescales during early project stages.

Ensuring alignment with funder standards while at RIBA Stage 4 / 5 (detailed design / Construction).



PROJECT SUMMARY

Conservation and restoration of this Grade I Listed Palace (England's oldest freehold, dating back to 704) to provide stately rooms for functions. This included offices on the upper floor, restructured stately rooms, museum that interprets the sites extraordinary history, café, bar and an elegant gallery, education department, winery, bothies, walled garden and moat.

KEY FACTS

Our Services

CDM - Co-ordinator, CDM - Principal Designer, Quantity Surveyor

Client

LB Hammersmith & Fulham

Completion Date

2019**

£13.6m*

3 years**



Phase I – Mansell, Phase II – Vinci, Phase III – Sykes



GC/Works/1, JCT 2011, JCT 2016

PROJECT DESCRIPTION

A museum that interprets the site's history, a café and bar within a graceful drawing room that overlooks the botanic gardens, a gallery providing an innovative programme of contemporary art and offices to the upper floors.

Phase II saw a section of the moat cleared, the education department moved to the old stables, the walled garden opened with newly restored vinery, bothies and gardens.

Phase III witnessed the east courtyard buildings restored with the provision of a new reception, shop and larger museum, together with the restoration and conservation of the internal spaces. Medieval brickwork repairs and the Botanical Gardens fully restored. The Palace is now considered to be an outstanding venue for weddings.

*Phase I - £4.5m, Phase II - £5.6m, Phase III - £3.5m **Phase I – 2006-2007, Phase II – 2011-2012, Phase II - 2019

FURTHER DETAILS

Key Challenges

Fulham Palace is a Grade I listed Palace and Scheduled Monument

- Understanding the constraints of this historic building enabled us to set robust budgets at the onset. Our reputation within the historic building sector gave the funding organisation confidence in our budgets, and we believe contributed to the success of the bids for funding.
- With our understanding we ensured that the tenderers had priced for the works appropriately and allowed for the necessary measures to enable safe working around the continued occupation of the site with public visiting every day.

AWARDS

- Royal Institution of Chartered Surveyors' London Region Awards 2008: Winner – Building Conservation, Runner up – Overall categories – Outstanding Efforts



PROJECT SUMMARY

The scheme involved the design and construction of post graduate accommodation for the University of Oxford, including 57 two bed terrace houses, 6 three bed terrace houses, 8 maisonettes and the refurbishment of an existing Grade 2 Listed Mansion House and Gate Lodge.

KEY FACTS

Our Services

Due Diligence, Fund Monitoring

Client

Legal & General Pensions Management Limited

Completion Date

January 2025

£18.3 million



2 years 4 month



Feltham Construction Limited



JCT 2016 - Design & Build



PROJECT DESCRIPTION

This work was carried out in partnership with the University of Oxford and Legal & General for the construction of post graduate accommodation including 57 two bed terrace houses, 6 three bed terrace houses, 8 maisonettes and the refurbishment of an existing Grade 2 Listed Mansion House and Gate Lodge.



FURTHER DETAILS

Added Value

We worked closely with the Developers teams to ensure that the Funds requirements were met as much as possible and incorporated into the design, as areas of the Funds requirements were lacking prior to our involvement.

Sustainability Features

- Air Source Heat Pump (ASHP) for space heating and hot water.
- Photovoltaic panels connected to each property for additional electricity generation.
- No gas supply proposed for the development.
- High levels of insulation and airtight construction (3m3/h.m2), to minimize heat losses.



PROJECT SUMMARY

Design and construction of a multi-phase 93 residential apartments together with the refurbishment of the Grade listed main school building and the school annex to create 51 apartments, including the associated external works.

KEY FACTS

Our Services

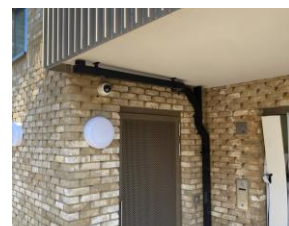
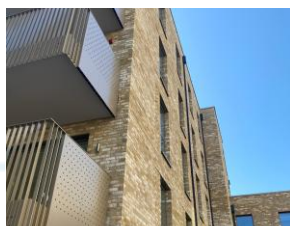
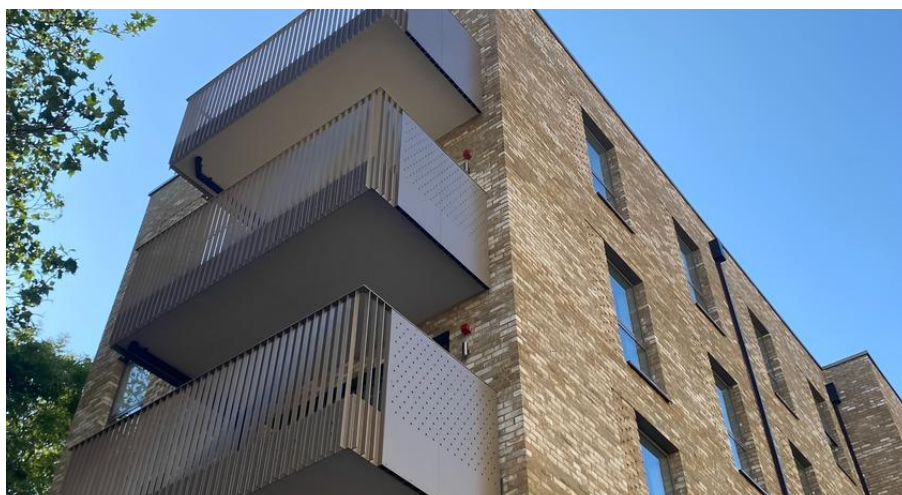
CDM - Principal Designer, Clerk of Works, Employer's Agent, Quantity Surveyor

Client

Peabody Construction

Completion Date

2026



£ £40.5m

3 years

Mulalley

JCT 2016 - Design & Build

PROJECT DESCRIPTION

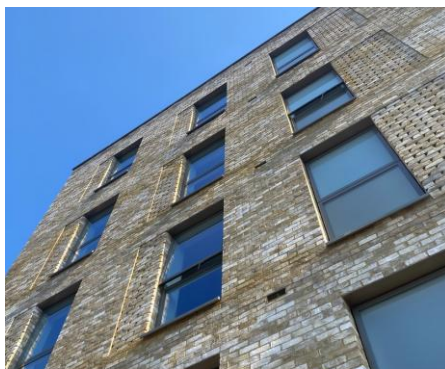
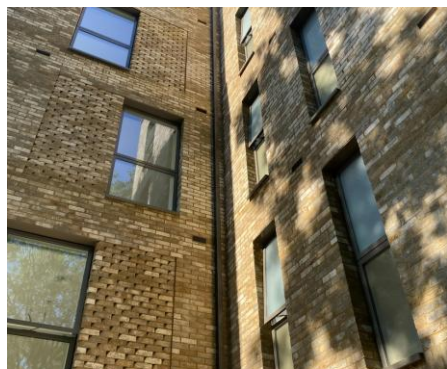
This multi-phase development has transformed a long-vacant site into high-quality, mixed-tenure housing. Following the relocation of Tidemill School in 2012, the former buildings remained unoccupied until Lewisham Council partnered with Peabody and the design team to bring forward a significant housing-led regeneration scheme.

FRANKHAM ST PHASE 1 & 2

FRANKHAM STREET, DEPTFORD SE8 4RS

Phases 1 and 2 comprise 93 (Phase 1) newly built apartments and the sensitive refurbishment of the historic school buildings to deliver a further 51 homes (Phase 2). We've worked closely with Peabody, Mulalley, and the wider consultant team across all phases, leading programme reviews, client reporting, cost management, and key decision-making on finishes and specifications.

Due to our in-depth knowledge of the site and successful management of earlier phases, we were appointed to support Phase 3, which will deliver an additional 73 homes, bringing the total number of units to 214 (under Section 73 approval).



FURTHER DETAILS

Added Value

We regularly lead and coordinate programme meetings, offering clear and honest analysis of contractor programmes and risk areas.

Our deep understanding of the build and refurbishment programme has enabled us to guide the client through critical delays, with regular progress updates and cost negotiations.

We supported the Clerk of Works in refining handover processes, snagging coordination, and conflict resolution between contractors and client-side teams.

Our continuity across phases enabled seamless progression into Phase 3 without loss of knowledge or momentum.

Sustainability Features

Incorporation of a CHP engine and PV array has enabled a 38.72% reduction in carbon emissions compared to baseline, equating to savings of 67,039 kg CO₂/year.

Key Challenges

The project has experienced significant delays due to design challenges, material shortages (e.g. cladding), failed service connections, finish specification changes, and roof remediation.

We have consistently worked to bridge gaps between Mulalley and Peabody teams, helping resolve issues around the designs, finishes, play spaces, kitchens, planning amendments, with adding in a UPS as a temporary secondary back up for the school and the delivery programme.

The refurbishment of the Grade II listed school buildings has required careful coordination with heritage constraints and detailed stakeholder input.

Ongoing delays and specification adjustments have required continuous cost reviews and negotiation to keep the budget on track.

NEWTOWN WORKS, ASHFORD

NEWTOWN WORKS, ASHFORD, KENT TN24 0PQ



PROJECT SUMMARY

Newtown Works is a Grade II listed locomotive sheds to be converted into apartments, workshops, TV/film studios and a film school. The project also includes the construction of a 120-bed hotel, a rooftop restaurant and a multi-storey car park. The Development will become Ashford International Studios and a core part of Ashford Council's Big Six programme.

KEY FACTS



Our Services

Bank / Fund Monitoring

Client

Ashford Borough Council

Completion Date

Summer 2025

£ £160m

3 years



Ashford International Development Company with Quinn Estates as Development Manager



Bespoke - Funding Agreement



PROJECT DESCRIPTION

Ashford Borough Council applied for and received £14.7 million 'Levelling up Funding' for the works from the Department for Levelling Up, Housing and Communities. They are also funding the remainder of the project and have entered into a Joint Venture Agreement with Quinn Estates to deliver the project.

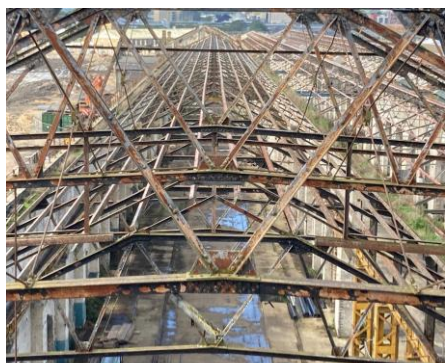
NEWTOWN WORKS, ASHFORD

NEWTOWN WORKS, ASHFORD, KENT TN24 0PQ

The work involves the regeneration of the former Railway works yard, which is home to the longest Grade II listed buildings in the country, which had fallen into decay since becoming vacant in the 1980s. The project represents the evolution of a redundant 12.6-acre former railway works into an exciting mixed-use project totalling nearly 1m sq. ft. of restored listed buildings and brand new space.

This exciting project includes the creation of the following:

- 80,000 sq ft of TV/film studios, associated post-production offices and ancillary spaces, workshops and a media village.
- A 20,000 sq. ft. Film school in collaboration with local further education institutions.
- A hotel with 120 bedrooms, including ancillary space, as well as a further 62 serviced apartments and conference rooms. A multi-storey car park with 383 spaces.
- Internal and external alterations to the Grade II listed Engine and Locomotive Shed buildings, including increasing the height by two-storeys to create flexible commercial floorspace for use in connection with the TV/ studios.
- 302 residential units, including a café and internal parking for 322 cars within the locomotive sheds.
- Gym and restaurant use.
- Change of use, internal and external alterations to three other listed buildings on the site to allow ancillary uses for the TV/film studios. A fully landscaped new public realm running the length of the estate.



FURTHER DETAILS

Added Value

We are working to provide Ashford with the understanding and monitoring of the project risks, along with the drawdowns of the funds applied for by the Developer. We are providing continuity of service from previous projects, building upon the relationships previously established over the last five years.

Key Challenges

Key challenges to include:

- Grade II Listed Buildings
- Contamination from previous uses
- Ecological (Bats + Slowworms)
- Adjacent High Speed Rail Network

Delivering Projects with Confidence

From new-builds to complex mixed-use schemes, we help set developments up for success - on time, on budget, and aligned with long-term operational goals.

To discuss how we can support your next project, get in touch today.

