

PROJECT: TRANCHE 1

Client: Capita RE

Value: Approx: £100m

Project Dates: June 2016 - Dec 2017

CAPITA

Project Description:

Tranche 1 is the re-development of 5 sites owned by London Borough of Barnet. The sites are known as Northway/Fairway, Broadfields, Whittings, Coppetts and Moxon.

The sites are generally land that has been made available for development due to a reconfiguration of existing buildings or following the building of new more efficient schools. On the 5 sites there is a planning mix of 148 apartments and 141 houses of which 110 are affordable. Whitehead Chartered Surveyors (WA) were commissioned by Re to review the original design proposal. The project was intended to be procured via a 2 stage Design and Build Tender. A contractor was appointed to develop the design and complete the second stage of the tender process via a Pre-Construction Services Agreement. After lengthy negotiations Capita Re were having difficulty in agreeing a final contract sum with the contractor for the construction works.

With our extensive residential development knowledge WCS (WA) were asked to commercially and technically review the projects by Re. We carried out an extensive critique of the initial design and subsequent development and contractor's costings of the Tranche 1 scheme.

Along with meeting the contractor, in order to better inform our analysis, we met with other London based Tier One Contractors. We also undertook our own market research of what products are on sale within the Barnet area.

We visited several local sites including those by Barratt and Taylor Wimpey.

Our view was that the initial design and the development of the design undertaken by the contractor was poor and as a result was not commercially viable. It appeared that the scheme had received little input from a commercial development manager. There was poor detailing, basement car parks, inefficient sales mixes, poor kerb appeal and underutilised space.



The decision was then made for WCS (WA) to lead a re-appraisal process and as such, following our brief, a different architect was appointed to do a feasibility sketch scheme of the main sites in Tranche 1.

The schemes were redesigned based upon the following:

- Barnet's Local Plan (Core Strategy) Development Plan Document, September 2012
- Barnet's Local Plan (Development Management Policies) September 2012
- 'One Barnet' Sustainable Community Strategy 2010- 2020.
- The London Plan 2011
- Code for Sustainable Homes target lv4 s/s by New Housing Standard 2015
- Wheelchair Accessible Housing Design Guide Lifetime Homes
- Manual for Streets and Manual for Streets 2
- Parking - Lord Mayor's and Better Home Guidance



Within Tranche 1 WCS (WA) increased the value and decreased costs by:

- Rationalising the frame for apartments
- Review levels for basement v undercroft car park
- Reduce the balconies for apartments
- Increase unit numbers
- House - re-design / lack of kerb appeal
- Create a better Sales mix / strategy
- Review site levels and the implications on the drainage and the retaining walls
- Rationalise hedges and landscaping
- Reviewing the surface water strategy
- Review slab levels, re-profile and remove steps
- Simplified building form whilst maintaining sales appeal
- Review stair cores / lift cores in the apartments
- Rationalise the attenuation

Following the re-design process WA were then tasked to prepare a Cost Plan against the revised scheme. Subsequently the work undertaken by WA resulted in a development with a GDV of approx. £120M and an additional gain to the client, from the previous appraisal, of £20M through increased value and decreased build costs making an unviable scheme now viable.

Services provided by Whitehead Chartered Surveyors (WA):

- Development Management
- PM / EA
- Cost Management