Friary Park

Martin Arnold is appointed as Employer's Agent to a joint venture partnership formed between Peabody and Mount Anvil.

This is the first and second phase of a multi-phase development that will eventually deliver over 1,345 properties in a dynamic and well-connected area of West London.

Phase 1 re-provides high quality housing for existing residents of the Friary Park Estate plus new retail space, plots for Private Sale and shared amenity. A tenure blind approach has been adopted across the scheme with 391 homes now occupied by residents.

The project has required close cooperation between the parties to the joint venture to ensure their respective objectives are met. Martin Arnold has facilitated the relationship in the role of Employer's Agent by ensuring the free flow of information and application of the Open Book Protocol that underlies the arrangement.

The scheme was also a Finalist at the Constructing Excellence SECBE Awards 2024 in the Integration and Collaborative Working category.

Client
Friary Park 1LLP - Mount Anvil and Peabody

Contractor
Mount Anvil

Contract Value
£190m

Duration
4 years 6 months

Address
Friary Lane, Acton, London W3 6NL

Contract Type
JCT – D&B

Friary Park

Key Challenges

Our team have faced a number of challenges on this project including defining an agreed form of Employer's Requirements which achieved the objectives of both entities in the Joint Venture, for inclusion in the Design and Build contract. A collaborative approach was undertaken whereby Mount Anvil's standard development specifications were cross referenced with the Catalyst and Peabody Employer's Requirements.

The process acknowledged Mount Anvil's expertise in construction for Private Sale and Peabody's requirements in respect of their leaseholders and long-term management. Where discrepancies were identified between the documents in terms of specification or methodology, the alternative approaches were assessed on their merits and a negotiated agreement reached. The outcome was a single set of agreed ERs.

Services Provided

- Employer's Agent
- Joint Venture Consultants
- Quantity Surveying