Lomond Grove

MARTIN ARNOLD

Martin Arnold were appointed as Employer's Agent and Cost Consultant on this new build residential development, consisting of 22 Affordable apartments and landscaped areas, built on previously unused land at Lomond Grove, Camberwell. Apartments benefit from a balcony terrace and the landscaping includes a new play park for the new and neighbouring resident's use.

Working from scheme inception through to completion, we supported our local authority client in pre-contract Project Management from RIBA 1, developing the project brief, progressing early design with consultants and procuring site surveys, which resulted in our client securing planning permission for the project delivery.

Our team further developed the client scope including ERs and tendered the scheme as part of a batch procurement. Following scrutiny and negotiation from Martin Arnold in the tendering process in respect of contract terms, proposed programme and costs, a contractor appointment was made via the Notting Hill Genesis Framework with MA producing the JCT contract and finalising the project finances for scheme delivery in line with the clients' internal needs.

Martin Arnold administered the building contract as a Client Agent, driving contractor performance and coordinating and monitoring external client consultants including Clerk of Works, design guardians and Technical Advisors, monitoring construction quality throughout the design and build process, up to handover with the client's development team.

Martin Arnold were also appointed as Party Wall Surveyor and ensured all neighbourly matters and notices were served throughout the project. As project Principal Designer, MA has ensured compliance and satisfaction under the CDM Regulations – arranging project notices, auditing site facilities and championing practical and safe access being embedded in the project design from the outset.

Martin Arnold played an integral part in delivery of this project to ensure a quality and compliant scheme was delivered, including negotiating preferrable client terms in a Deed of Variation to the original contract, securing scheme viability.

Client
Southwark Council

Contractor
Glenman Corporation Ltd (Frencon)

Contract Value
£9m

Duration
2 year 8 months

Address
45 Lomond Grove, 1 - 22 Milton Gayle Court, London, SE5 7GG

Contract Type
JCT D&B 2016

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Critical Challenges

A number of challenges on this project required careful contract and relationship management due to unforeseen site conditions coming to light post-contract.

During the site reduced level dig, unforeseen ground contamination was identified and established as a variation to the contract. MA assessed and calculated the impact of these additional works in relation to the rates set in the original contract and determined that the extent of the variation, if pursued via the current contract, would be undesirable for the client. MA navigated the technical and contractual resolves for our client, through liaison with contractor on remediation requirements, with consideration to the associated land contamination planning condition for the project. Contractually, Martin Arnold advised the client on options including termination and pursuing a Deed of Variation. Leading negotiation of a Deed of Variation to the original contract on behalf of our client, MA were able to secure the projects continued viability for Southwark's housing delivery pipeline.

A key challenge throughout the scheme was Project Management of the RIBA stage 3-4 contractor design and client approvals. With the client organisation releasing a new iteration of their Employer's Requirements (differing to that which informed the early design and tendering of Lomond Grove) MA administered well-informed contract change control. We facilitated workshops for detailed reviews of finishes and M&E components – engaging the lead client Project Manager, stakeholders, design guardians and the contractor team – to ensure that the scheme delivery balanced the needs of both the clients' development phase/contract constraints and housing management post-delivery.

Services Provided

- CDM Advice / Principal Designer
- Employer's Agent
- Neighbourly Matters
- Project Management
- Quantity Surveying