Riverside Youth Club

Martin Arnold were appointed on behalf of London Borough of Lewisham and their internal clients to procure and manage the refurbishment and improvement works to a youth centre building in Deptford, London.

The building, which has been closed since the Covid-19 outbreak, is located in the heart of a residential area of Deptford and is key to providing youth services including youth sports and other activities.

The works involved a full refurbishment of the building, including layout alterations, a full rewire and heating system upgrade, as well as the addition of brand new changing room facilities, a roof terrace, an external mixed use games area and a new 3G football pitch endorsed by Millwall Community Trust and part-funded by the Football Foundation.

Martin Arnold acted as Employer's Agent, producing the Employer's Requirements, supporting the procurement process, and administering the JCT Design & Build contract, as well as providing Clerk of Works and Cost Consultancy services throughout the duration of the project.

Client
London Borough of Lewisham

Contractor
Re-Gen UK Construction Ltd

Duration
1 year 5 months

Estimated Value
£1m

Contract Type
JCT - D&B

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There were a number of upgrades carried out during the course of the project which required careful consideration in terms of budget and time constraints.

Due to the age of the electrical installation and heating system, these were required to be renewed to bring the building up to a satisfactory standard. This became apparent once validation appraisals were carried out on these systems.

The ground conditions beneath part of the original tarmac sports area were found to be poor, so this was renewed to provide a brand new surface to the MUGA (multi-use games area).

Services Provided

- CDM Advice / Principal Designer
- Clerk of Works & Quality Control Inspectors
- Contract Administration
- Cost Planning & Cost Management
- Employer's Agent
- Feasibility Estimating
- Procurement Advice
- Value Engineering