YMCA Wimbledon Decant Project

Our team project managed the decanting of services within an existing YMCA building in Wimbledon into their neighbouring new build development. The project involved decanting over 120 residents, housing/support offices, a commercial gym, catering facilities, chaplaincy, IT infrastructure/services and asset management services.

As the new building was in construction at the start of our appointment, close liaison and collaboration with the new build project team was required to achieve the decant by the client's expected date. The decant was required to be completed within 6 weeks of Practical Completion of the new build, to allow the YMCA to award Vacant Possession to the developer. MA achieved completion of the decant 3 weeks early, providing betterment on our key appointment objective.

Client
YMCA

Contractor
Neilcott Construction Limited

Duration
7 months

Address
196 - 200 The Broadway,
London SW19 1RY

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Key to the success of this project was the careful management of stakeholders and residents. Our team facilitated the collaboration of multiple YMCA teams to ensure shared and interfacing decant related actions were properly accounted for and actioned. MA hosted fortnightly meetings with all teams which provided regular opportunity for the teams to identify where collaboration was required, how teams' actions interface and establish action ownership. In the final run up to project completion we also hosted weekly stakeholder meetings.

Additionally, to ensure minimal disruption and anxiety for residents, our team prioritised resident wellbeing. We arranged two site visits for residents which helped to allay their concerns about moving and improve the YMCA's internal team's ability to manage resident's expectations.

Services Provided

- Employer's Agent
- Project Management
- Project Programming
- Risk Management