Martin Arnold
Employer's Agent
Capability Statement

MARTIN ARNOLD

Contents

Background Information

About Us 03
Services 04
Building a Safer Future Champion Status 05

Our Service Offering

Our Service Offering Overview 07

Delivery Team

Delivery Team Overview 09

Experience

Experience Overview 12

About Us

For over 25 years, we have been providing construction consultancy services to a broad client base of public sector organisations and private developers, across London and the South East. Our multidisciplinary teams regularly deliver high-quality new build developments and asset management projects, many of which have been recognised through industry awards.

Our priorities are delivering quality, professionalism, opportunity and development, retaining existing clients, as well as exploring new markets, sectors and clients. To deliver on these priorities, we employ over 140 talented team members who enable us to provide construction services across the residential, commercial, education and leisure sectors.

We believe in putting collaboration at the heart of the development process, in alignment with our vision: "to deliver service excellence". We achieve this by tailoring our approach to each client, based on your requirements, and by working with our network of consultants and contractors to deliver an end product we can be proud of.

10 in-house specialisms, listed overleaf.

140+ talented staff members.

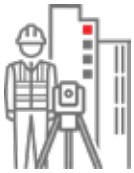
The first multidisciplinary practice to be named Building a Safer Future Champions.

Services

Martin Arnold has extensive experience of working in the built environment, providing our clients with support and services at every RIBA stage from strategic definition through to handover, occupation and use.

Our practice members offer technical knowledge, experience and skill across a broad suite of disciplines. Our combined and comprehensive understanding of the construction industry enables us to devise innovative solutions that meet our client's needs, while our pragmatic approach to problem-solving ensures that we routinely exceed our clients' expectations.

Sustainability & Retrofit



Building Surveying

Quantity Surveying

Building Safety

Architecture

Development Services

Professional Services

Health & Safety

Project Management

Asset Management

Building a Safer Future Champion Status

We are proud to have been awarded and recognised as a Building a Safer Future Champion by Dame Judith Hackitt herself. Martin Arnold are one of the first companies and the first multidisciplinary construction consultant to receive this award, representing all the hard work everyone in the organisation does and is doing to continually put building safety first. We have shown some of the results from the leadership and culture survey conducted by Building a Safer Future with Martin Arnold's staff in the red box.

Building a Safer Future Survey Results

Respondents see the culture as open to raise issues and to learn from them, and that there is a strong focus to get things right.

Respondents overwhelmingly saw building safety to be of strategic importance and that colleagues were like-minded people sharing the value that it has got to be right.

Respondents overwhelmingly said they believed senior leadership were genuinely committed to seeing building safety as paramount and saw them acting in a way consistent with that.

Our Service Offering

Our Service Offering

Throughout our 25+ years in business, we have developed long-standing relationships with some of the UK's largest registered providers, local authorities and private developers, tailoring our approach based on the specific project requirements. Our team members have backgrounds across a variety of disciplines, enabling them to bring a wide breadth of knowledge and technical expertise to our projects.

At the outset of every project, we assign a Project Lead, based on their experience and expertise in the sector and with the particular client. We focus on proactively managing risk, delivering value for money and administering the contract to ensure a compliant build of an outstanding quality.

As Employer's Agents, our focus is on delivering high quality projects on programme and within the expected budget. At the heart of this is collaboration and fostering strong relationships with our clients, consultants and contractors.
As Employer's Agents, our role is focused on:

- Ensuring compliance with the JCT Contract conditions
- Acting as the key point of contact between the employer and the contractor
- Establishing and maintaining accurate records of communication, decisions and instructions under the contract
- Monitoring progress, advising on delays and opportunities to accelerate programme
- Producing Employer's Requirements and ensuring adherence to design and quality standards by the contractor
- Carrying out monthly valuations of work, certifying amounts due, agreeing instructions, variations and the final account
- Advising the employer on the impact of changes to cost and time and advising on programme and financial performance
- Confirming practical completion and overseeing snagging and defect phases

Delivery Team

Delivery Team

Our commitment to our clients is our number one priority and resourcing for each project is carefully planned, ensuring full commitment to the entire process. Our lead delivery team in this sector is outlined below:

Team Director: Adam Woolsey BSc (Hons) MSc IMaPS FRICS

Adam manages a successful Employer's Agent and Building Surveying team which services London, the Southeast and the South Coast of England. Adam is passionate about the delivery of safe and sustainable affordable housing and has a great deal of experience in regeneration and new build construction.

Attributes

- Expert in alternative forms of procurement including construction management and modular and MMC strategies
- Extensive experience in large-scale residential development
- Experienced in Joint Ventures & Development Agreements

Director: Stephen Mitchell BSc (Hons) MRICS

Stephen manages a Building Surveying team specialising in providing Employer's Agent services on new build developments within London on behalf of not-for-profit and for-profit housing associations, private developers and local authorities. Stephen has led on a range of residential and mixed-use projects. Stephen balances his broad knowledge of early and later RIBA stages to ensure the design and project management of our clients' buildings, focusing on a whole-life approach, enabling practical construction and ease of maintenance.

Attributes

- Experienced in low-energy and sustainable housing development
- Experience across a range of client types
- Expert in the JCT suite of contracts, regularly advises clients on complex contractual matters

Senior Associate: Lauren Walker BA (Hons) MSc MRICS

Lauren is a Senior Associate and Chartered Building Surveyor with extensive experience of working with registered providers in the residential sector. Noted for her attention-to-detail, Lauren has helped to deliver some of our most important projects, always ensuring projects are completed on time and within budget.

Attributes

- Background in Architecture, design-focused bringing expert technical understanding to our most complex projects
- Extensive experience working with local councils and registered social landlords
- Experience working across Kent and London on asset management, land-led, Joint Venture and S106 opportunities

Senior Associate: Joe Evans BSc (Hons) MRICS

Joe is a Senior Associate and Chartered Building Surveyor who is a key member of our new build team, having worked on many projects across the Southeast and Kent. Joe leads a Building Surveying team who specialise in the delivery of Employer's Agent services within the residential sector, particularly for registered providers.

Attributes

- Broad experience in new build development with added experience in Construction Management
- Sound knowledge and experience with a variety of traditional contracts within the JCT suite
- Experienced in multi-phase large scale regeneration projects

Chartered Surveyor: Paul Butcher BSc (Hons) MRICS

Paul is a Chartered Quantity Surveyor who specialises in acting as Employer's Agent on residential projects of a variety of sizes, from single dwellings for residents with special needs, to the demolition and regeneration of large estates with multiple stakeholders and involving all tenure types. Paul has been selected for his experience working with a wide range of Registered Providers and his ability to find creative solutions to difficult problems. Paul's work is mainly focused in the Southeast.

Attributes

- Extensive experience in large-scale residential development
- 40 years of construction experience
- Expert in JCT Forms of Contract

Experience

Experience

Coldean | JV between Brighton and Hove City Council and Hyde Housing

Coldean forms part of a series of schemes which are being delivered by a joint venture between Brighton and Hove City Council and Hyde Housing. Situated in Brighton, the new build development provides 242 apartments (half for Affordable Rent and half for Shared Ownership) across six blocks.

The scheme also includes 162 car parking spaces, 365 cycle parking spaces as well as all statutory services infrastructure, including extensive off-site electricity mains works to feed two substations needed to power a fully electric scheme. A new LEAP and landscaping works with a Section 278 for connection to the highway also form part of the development.

Sustainability features have been integrated into the design to help reduce the carbon emissions from the development; PV panels have been installed on all blocks and a SUDs system provided to ensure no surface water is piped off site.

Coldean

Plashet Road | LB Newham

Martin Arnold provided Employer's Agent services on a flagship scheme of 65 Affordable Rent flats on an infill site in Plaistow, noted for its high-quality architecture. A fully Passivhaus Certified development, the scheme offers much-needed affordable housing in the borough with lower energy bills for residents and resultantly, a reduction in fuel poverty.

LB Newham had a strong sustainability agenda and pushed for the scheme to be Passivhaus. This was the first development of this size undertaken by LB Newham to achieve the standard both in terms of specification and certification.

To ensure the standard was met, the heat provision in each property is delivered through a communal system, ASHPs have been introduced to provide hot water and MVHR systems have been integrated to reduce the heat load. Window sizes have also been reduced in order to prevent overheating. Additionally, electrical radiators have been put into the properties, with the view that these should only be needed during the very coldest part of winter.

The scheme benefitted from having a Principal Contractor who was highly experienced in Passivhaus developments and understood the level of construction required to meet the standard. As a result, the scheme achieves an air loss figure of much below 1. Martin Arnold also has an extensive knowledge of Passivhaus, having worked with Newham previously on developments meeting this standard and from having an in-house Certified Passivhaus Designer.

The scheme was a Finalist at the Constructing Excellence SECBE Awards 2025 in the Residential Project of the Year category.

Plashet Road

Friary Park Estate Regeneration | JV between Mount Anvil and Peabody

Martin Arnold is appointed as Employer's Agent to a Joint Venture partnership between Peabody and Mount Anvil to support with the delivery of a large-scale estate regeneration.

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 in occupation.

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.

Friary Park Estate Regeneration

Central Middlesex Hospital | Sovereign Network Homes

Martin Arnold were appointed as Employer's Agent and Principal Designer to deliver a residential development of 158 Affordable homes as well as amenity space, cycle parking, landscaping and public realm areas adjacent to Central Middlesex Hospital, West London. The existing building, the Old Refectory, which was once part of a Victorian workhouse, will be refurbished to a CAT A specification ready for prospective tenant installation and before its final use as flexible B1/D1/D2 space.

At the time of our appointment, the concept design had been developed to RIBA stage 2. We coordinated the delivery of planning validation reports prior to submission in 2019. We managed the tender phase and contract negotiations with the contractor prior to the contract signing in December 2020.

Central Middlesex Hospital

Gloster Chase, Westland Place, Shetcliffe Lane I Lloyds Living Properties Ltd

Our team have been providing multidisciplinary services on a package of three sites on behalf of for-profit developer Lloyds Living. Once complete the sites will provide 210 new homes across Kent, Nottingham and Bradford.

Each project is being delivered through a bespoke Development Agreement; our team have been appointed since the technical due diligence stage to review and ensure what the client was looking to contract with each developer was fit for purpose. We drafted technical due diligence reports to demonstrate to the client and solicitor feasibility of acquisition. Our team then supported on drafting particulars of the contract.

Once Lloyds and the developer were in contract, we supported with attendance at monthly progress meetings and visiting site at least once a month, alongside the appointed Clerk of Works.

There were a number of challenges across the sites and our team helped to manage and mitigate risks with respect to programme, costs and quality. On Kings Hill in particular, a project comprised of two sites which would provide 84 homes in total, we needed to ensure that both blocks were Regulation 38 compliant. As Lloyds Living had a Managing Agent for the blocks, this party would be responsible for the blocks and its inhabitants. We had tight timescales for reviewing the Regulation 38 packs and getting documents to the Managing Agent to ensure compliance.

Gloster Chase, Westland Place, Shetcliffe Lane

RAF Upwood Phase 1 | Hyde Housing

Our team have been appointed to deliver the following services on the RAF Upwood Phase 1 project:

- Planning Project Management support
- Contract Administration services for the enabling works
- Employer's Agent for the main contract
- Clerk of Works for the main works

The scheme is a new build development, being constructed on a former RAF base. Once complete, the project will provide 74 properties for Affordable Rent and 86 properties for Shared Ownership.

The project is currently on track to finish within the programme milestones set by the client.

The team have had to manage a number of risks and challenges throughout the project which has resulted in the first phase finishing within the programme milestones set by the client. Some of these challenges have included:

- Appointing an ecologist to support on negotiations with Natural England in relation to bats which had taken up residence in the existing buildings on the site; two compensating bat roost buildings were built
- Reserving available electricity from a local substation a couple of years before as the ASHPs and EV charging points increased the amount of electricity load required for each property in an area where there was already very limited capacity
- Agreeing the installation of a drainage pond with a local farmer on an opposite site as the site was prone to flooding
- Ensuring temporary access roads were formed to support the various businesses who used HGC vehicles who were using the aircraft hangers that were not part of the development site but were part of the original RAF site

RAF Upwood Phase 1

Contact Us

If you would like to discuss further or would like a quote, please contact:

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