Martin Arnold
Technical Due Diligence Service
Capability Statement

MARTIN ARNOLD

Contents

Background information
About Us 03
Services 04

Our Service Offering
Our Service Offering Overview 06

Delivery Team
Delivery Team Overview 08

Experience
Experience Overview 10

Detailed Service Stages
Detailed Service Stages Overview 18

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.

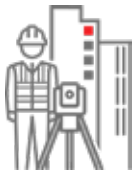
The first multidisciplinary practice to be named Building a Safer Future Champions.

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

Our Service Offering

Our Service Offering

Our team of technically experienced professionals offer a Technical Due Diligence service that can be used at any project stage from advice at the pre and post-planning stages through construction and into the post-occupation period.

We understand that every project has a level of risk, no matter what stage it has reached. To reduce these risks, we engage and listen to our clients to fully understand their concerns, and through our Technical Due Diligence service, assist with addressing them. The flexibility of our service means we tailor our processes to suit our client needs, whilst maintaining the high standard and quality that is synonymous with Martin Arnold.

We review all design and technical drawings, associated documentation and design matters to assess them against clients' requirements and applicable standards. We summarise our comments and observations in report or spreadsheet format, depending on the client's brief, with the outcome document used to track responses received.

Our expertise covers general and detailed design, planning matters, cost and value for money, construction, building control compliance and post-completion matters.

This document provides an oversight of our Technical Due Diligence service offering, alongside a number of case studies demonstrating our experience.

Delivery Team

Delivery Team

In resourcing any project, we provide our full commitment to the whole process. Whilst we record our time on current instructions to assess how much resource we spend on each project, every project is different. We do not allocate specific time against a project - we allocate people. The members of the project team will be fully committed to facilitate the entire process, from various design iterations at pre-contract stage, through to completion of the works and successful management of the defect rectification period.

Below we have outlined a typical team on our Technical Due Diligence service projects. All team members have specialist experience in this sector.

Director: Stephen Mitchell BSc (Hons) MRICS

Stephen oversees our Technical Due Diligence service and has worked with a wide breadth of clients to ensure drawings and associated documentation meet client requirements and applicable standards. Stephen has nearly 20 years of construction experience and works closely with his clients to ensure a thorough understanding of their aspirations to deliver compliant schemes.

Attributes

- Strong knowledge of the JCT suite of contracts
- Strong attention to detail
- Strong team management ability

Chartered Building Surveyor: Teddy Arnold BSc (Hons) MRICS

Teddy undertakes the bulk of our Technical Due Diligence work, working closely with Stephen to produce high quality reports for clients which help assess risk and inform decision-making. Teddy has experience working with a broad spectrum of clients including for-profit housing associations and registered providers.

Attributes

- Adept at managing the competing demands of stakeholders
- Strong and accurate project reporting
- Strong ability to understand complex problems and arrangements and develop timely resolutions

Senior Technical Manager: Nilesh Vadgama RIBA ARB

Nilesh undertakes the majority of ourTechnical Due Diligence work, having worked in a design role for over 25 years. Prior to working for Martin Arnold, Nilesh worked for a medium-sized contractor as a Design Coordinator and gained extensive experience in implementing solutions to complex site design issues. In his role as our Senior Technical Manager, Nilesh is responsible for reviewing design and technical drawings, associated documentation and design matters against our clients' requirements and applicable standards.

Attributes

- RIBA and ARB registered
- Practical approach to design
- Excellent attention to detail

Experience

Experience

Experience of Due Diligence	Contract Value	Contract Services
Technical Assurance London Institute for Healthcare Engineering	£24 million	Responsibilities included: reviewing working drawings against Employer's Requirements, answering client queries about design changes, managing the M&E consultant's design review, maintaining the comments tracker, and attending online progress meetings. The outcome was an Excel spreadsheet listing all information reviewed, status, comments raised, contractor responses and updates when comments had been cleared.
Technical Due Diligence Block A Wembley Park Development	£20 million	Responsibilities included: reviewing construction drawings, contract documentation and associated reports prior to client purchase of one tower of a four-tower block, forming an overall development of six blocks. The review included a summary of planning matters, accommodation, spatial requirements, building services, fire safety, and Fire Risk Assessments. The final report raised queries where necessary and provided a risk rating for each section of the report.
Design Review Part of 3 residential sites, Gloster Chase, Westland Place, Shetcliffe Lane	£35 million	Responsibilities included: reviewing construction drawings including landscaping, unit types, kitchen layouts, and furniture layouts. The outcome was a table listing drawings reviewed with any applicable comments raised.

London Institute for Healthcare Engineering I Kings College London I £24m

Martin Arnold provided Technical Assurance services for KCL on their new-build LIHE project. The project involved the demolition of a two-storey building and the erection of a four-storey facility providing multi-disciplinary facilities that allow academics, clinicians and medtech companies to work together to develop new products and technologies that will benefit patients.

Martin Arnold reviewed over 800 documents over a period of 15 months to ensure compliance with the Employer's Requirements. The review included highlighting compliance and practical matters to KCL on project consultant and sub-contractor information. Part of this process also involved ensuring any design changes were incorporated, answering matters raised by KCL and their Employer's Agent.

The review process was recorded on a large Excel spreadsheet that tracked what information had been reviewed, Martin Arnold comments, main contractor's responses, consultant and sub-contractor responses. This document was issued regularly to track progress of the review process and status of queries raised. The process concluded with the review of as-built information to note any significant deviations to previously issued construction information. The project was successfully handed over in January 2024 with occupation taking place in February.

London Institute for Healthcare Engineering

Name	Revision	Agreed review process ; Issued by MS via 4P from 23/01/23 (√ per issue)	MS Status	Comments	MA Status	Comments uploaded to 4P	MA Updated Status	MA As-Built Check against construction drawings issued during review process 23/01/23 AND downloaded by MA	HLM replies receieved 17/02/23 via MS (Megan) email. MA comments from review on 23/02/23 and sent on 23/02/23.	MS (Megan) email reply dated 23/02/23 (16.53) and 24/02/23 (12.16) to MA comments in email dated 23/02/23.
4796 - LIHE Energy Assessment Stage 4 Addendum - OMREV00	A	√	B	No comment.	A		A	N/A		
Certificat Bs2d0 CE FCBA 4304 Spécimen	A	√		Certificate in french therefore unable to comment.	B	√		N/A		
Cube_Fire_BS EN 13501-1_24mm Wall_EUI-21-000135-G-A_2021	A	√		~~Please confirm if approved by Building Control.~~	B	√	A	N/A		
Evaclite-Product-Data-Sheet_Vienna-Dynamic-R06	A	√		~~Please confirm if approved by Building Control.~~	B	√	A	N/A		
FR-001 B - BS EN 13501-1	A	√		~~Please confirm if approved by Building Control.~~	B	√	A	N/A		
LIHE - CDM Significant Risk Register - 10.06.22		√	A	No comment.	A	√	A	Rev 04 checked against 10.06.22 version. √ Updated with risks omitted where possible.		
DS4084687_S106_Direct_Consent_Letter		√		N/A	N/A		N/A	N/A		
HLM Stage 5 Design Documents (Architects)	21.10.22				N/A					
KCL LIHE Stage 4 Energy and TM52 update -BK REV01	1	√		~~Plesae confirm if 'Fails' in tables 12, 13, 14 are aceptable with overall outcome.~~	B	√	A	N/A		
LIHE-HLM-00-XX-SP-A-00250 (Publication Status ; D1 - Costing)	C01	√	A	No comment.	A	√	A	N/A		
LIHE-HLM-00-XX-SP-A-00400	C02	√	A	No comment.	A	√	A	N/A		
LIHE-HLM-01-02-DR-A-00216	C01	√	A	No comment.	A	√	A	CR01 checked and drawing different to C01. √ MS reply to query accepted. ~~Drawing different to C01. X~~ ~~Additonal details/info added.~~ ~~Should detail 2 have the same plasterboard protection as shown on detail 3 ?~~		
LIHE-HLM-01-RF-DR-A-00120 (Bauder drawing LTF-002 rev B)	C04		A	No comment.	A	√	A	Rev D checked against rev B. √ As Built not stated on title block. Same as drawing LIHE-BAU-XX-XX-DR-X-LTF-002 listed under Bauder drawings.		
LIHE-HLM-XX-00-DR-A-00128	C07	√	A	~~Please confirm KCL layout changes do not affect floor slab penetrations~~	B	√	A	CR01 checked against C07. √	C07 given status B - comments uploaded. C07 given status A - HLM comments accepted and status A confirmed to Megan Ryan 23/02/23.	
LIHE-HLM-XX-00-DR-A-00256	C03	√	A	~~Client changes from Design Workshop on 21/10/22 to be implemented.~~	B	√	A	CR01 checked against C03. √ Layout updated on As-Built as HLM / MS comment dated 24/05/23.	Drawing still shows old layout. Drawing to remain status B.	MS have advised this will not be changed.
LIHE-HLM-XX-00-DR-A-00437	C04	√√	A	No comment.	A	√	A	CR01 checked against C04. √ Changes covered in CCN 03 & 70.		
LIHE-HLM-XX-00-DR-A-00438	C02	√√	A	No comment.	A	√	A	CR01 checked against C04. √ Changes covered in CCN 03 & 70.		
LIHE-HLM-XX-00-DR-A-10014	C05	√	A	No comment.	A	√	A	N/A		
LIHE-HLM-XX-01-DR-A-00257	C03	√	A	No comment.	A	√	A	CR01 checked against C03. √ Minor changes.		
LIHE-HLM-XX-XX-RP-A-8001	C1	√	A	No comment.	A	√	A	C4 checked against C1. √ Updates and minor changes. Information about roof terraces addded.		
LIHE-HLM-XX-XX-SH-A-00501	C01	√	A	No comment.	A	√	A	N/A		
LIHE-HLM-XX-ZZ-DR-A-00439	C03	√	B	No comment.	A	√	A	CR01 checked against C03. √		
LIHE-HLM-XX-ZZ-DR-A-00520	C04	√	B	No comment.	A	√	A	CR01 checked against C04. √		
LIHE-HLM-XX-ZZ-DR-A-00521	C02	√	A	No comment.	A	√	A	CR01 checked against C02. √		
LIHE-HLM-XX-ZZ-DR-A-00522	C03	√	A	No comment.	A	√	A	CR01 checked against C03. √		
LIHE-HLM-XX-ZZ-DR-A-00523	C03	√	B	No comment.	A	√	A	CR01 checked against C03. √		
LIHE-HLM-XX-ZZ-SH-A-00503	C01	√	A	No comment.	A	√	A	No As-Built issued. X		
LIHE-HLM-ZZ-00-DR-A-00107	C11	√√	A	No comment.	A	√	A	CR01 checked against C11. √ Changes covered in CCN 45 & 51 & 70.		

Wembley Park Block A I Zen Housing I £20m

This project involved the lease of a single tower, by our housing provider client, that was part of a residential four-tower block forming part of a wider redevelopment project near Wembley Stadium. Our client's element of the build was near to completion, however they required a review of all documentation alongside a site inspection to ensure they would receive a quality building.

Martin Arnold carried out a Technical Due Diligence review of drawings, associated documentation, planning, accommodation, spatial requirements, building services, fire safety, Fire Risk Assessments. The review also included observations on the design and layout to highlight any matters that required further clarification. A Clerk of Works service was part of the commission to check the overall build quality and finish.

The resulting report was a comprehensive review, detailing queries where necessary and providing a risk rating for each section of the report. This allowed our client to evaluate the building to understand any associated risks and matters that required responses from the developer.

Wembley Park Development Block A

North Kensington Gate | Flint Housing

We have just completed Technical Due Diligence and Post-Contract services for Flint Housing's acquisition of 85 social rented units from a developer under a S106 obligation with additionality. We completed our assessment and report in a compressed and challenging timescale in order to meet our client's agreed dates for exchange in the Heads of Terms.

Within this timeframe, we identified several risks to Flint's prospective acquisition; we worked collaboratively and quickly with our client to agree mitigation and reduce the risk to acceptable levels for our client to proceed with the acquisition.

We commenced on-site Clerk of Works and Client Representative activities prior to completion of the contracts with our client as the compressed programme to handover meant it was important for us to obtain an early indication of site quality levels. We worked closely with the developer and their contractor to work to an intensive snagging and handover programme, successfully achieving completion in the summer of 2025.

North Kensington Gate

Ealing Site | Flint Housing

We are providing Client Agent and Clerk of Works services for the S106 acquisition of 63 homes by Flint. This site was part of a package with the North Kensington Gate site noted above. We provided pre-contract Technical Due Diligence and contract advice, including identifying a risk with respect to the cover levels of the Building Warranty that resulted in our client successfully renegotiating the deal.

As Clerk of Works and Client Representative post-contract, we are ensuring our team effectively coordinates and communicates our staggered visits to maximise our exposure to the build process in the most efficient way for our client. We are working collaboratively with the developer's EA to review and agree monthly valuation payments, working to compressed assessment and approval timescales to enable our client's funding drawdown process not to interfere with the developer's cash flow.

Ealing Site

Package of 3 Sites | Lloyds Living

Martin Arnold have been working on a package of sites on behalf of a for-profit developer to support with the delivery of hundreds of new build homes across Nottingham, Kent and Bradford. Our team have been appointed since the Technical Due Diligence stage, where we were appointed to review all aspects of the project and ensure that what Lloyds Living were looking to contract with each developer was fit for purpose. Our team drafted Technical Due Diligence reports and aided Lloyds Living in the particulars of the contract. Throughout the build, we have attended monthly progress meetings and attended site in collaboration with a Clerk of Works to ensure the quality of the developments.

Martin Arnold were instructed to carry out a design review of new build residential accommodation across three sites at various stages of build. The residential accommodation comprised of two-storey dwellings and low-rise linear blocks of flats. Our client was purchasing a portion of the units across all three sites and required a review of available drawings and associated documentation to highlight any risks requiring addressing.

A review of drawings and associated documents was completed by Martin Arnold and included site layouts, landscaping layouts, floor plans, elevations, sections, kitchen designs, foundation plans, fire strategy reports. The review was tabulated and where applicable, queries raised against each drawing and document for the developer to provide a response.

Package of 3 Sites

Detailed Service Stages

Detailed Service Stages

We have listed below the following services at different stages of a project. Projects may only require an assessment at one stage or a combination of stages. However, we are happy to tailor the service to suit our clients' needs by omitting or including elements to provide a bespoke service:

Item	Tasks
1	**Pre-planning design assessment** • Review of the general design based on planning information. This would include practical matters regarding any issues with buildability providing an opportunity to adjust the design to incorporate practical changes. • Provide a cost estimate of the scheme to aid in any funding applications.
2	**Post-planning design assessment** • Review of the design based on the consented planning information. Whilst the design cannot incorporate major changes, some minor adjustment could be accommodated to provide a smoother process during construction. These may require Non-Material Amendment applications. • Review planning conditions and highlight any requiring early attention. • Review compliance with current and applicable Building Regulations. • Provide a cost estimate of the scheme. • The MA report can form part of tender documents making tendering contractors aware of matters that will require forward thinking to avoid delays to the programme.
3	**Pre-construction assessment** • Review of the design against any design qualifications or contractor proposals to highlight any matters requiring further discussion. • Review of the design against Employer's Requirements to highlight any non-compliance matters requiring further discussion. • Review planning conditions and highlight any requiring early attention. • Review compliance with current and applicable Building Regulations. • Review fire strategy if available.
4	**Construction assessment** • Review of construction information during construction stage to ensure compliance with consented planning information and planning conditions. • Review compliance with current and applicable Building Regulations. • Review Building Control conditions. • Review Warranty conditions. • Support the client with design changes and queries.
5	**Pre-handover assessment** • Review of as-built information against construction information to ensure there are no deviations other than approved design changes. • Review commissioning information. • Review Building Control conditions to ensure they have been cleared. • Review Warranty conditions to ensure they have been cleared.
6	**Fire remediation works assessment** • Review remediation proposals against Fire Risk Assessments to ensure compliance to meet requirements to lower fire risk.

Contact Us

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

Stephen Mitchell BSc (Hons) MRICS

SMitchell@martinarnold.co.uk
020 4534 0010

Teddy Arnold BSc (Hons) MRICS

TArnold@martinarnold.co.uk
020 4534 0055

Head Office
4 Gunnery Terrace
The Royal Arsenal
London
SE18 6SW

Holborn
Orega Holborn Gate
5th Floor, Unit 519
330 High Holborn
London
WC1V 7QH

Gatwick
Unit 3, The Beehive
City Place
West Sussex
RH6 0PA

Milton Keynes
Midsummer Court
314 Midsummer Blvd
Milton Keynes
MK9 2UB