

Marlborough House St Leonards On Sea

Client: Hyde Housing Group

Value: £10m

Project: **Reinstatement of fire damaged Extra Care facility**

Year: 2014 - 16



A fire at Marlborough House, St Leonards occurred on 29 July 2013. All 40 flats had to be evacuated, as well as two doctors surgeries and a pharmacy on the ground/first floors.

The building suffered major fire and water damage which led to three phases of reinstatement works, lasting over three years at a cost of circa £10m. A number of specialist contractors and consultant advisors were involved.

Phase One Enabling and stripping out works (Works Order)

Phase Two Re-roofing contract (JCT Minor Works)

Phase Three Refurbishment and Fit-Out (JCT Design & Build)

The Phase Three refurbishment contract comprised over £6.35m of 'fit-out' in less than 50 weeks by the Principal Contractor. Prior to this, there were the re-roofing and structural repairs, drying, decontamination and strip out phases, totalling circa £3.50m.

RJ Barwick became involved in January 2014, and remained the Hyde Group Project Manager for the duration of the works to physical completion in late 2016. Thereafter an ongoing involvement in the legal activities and insurance claims extended well into 2107.

This was a particularly challenging scheme due to the unusually large number of stakeholders, including insurance companies, the residents and commercial tenants, local authority and fire service, and of course, a squadron of lawyers.

However, the experience of reinstating a six storey building, significantly damaged by fire and water, proved to be a valuable learning process.

2017. Works completed, with residents back in their homes.

Crown Street Camberwell, London

Client: PA Housing (Paragon Asra)

Value: £6m

Project: **Completion and Reinstatement of Troubled Project**

Year: 2016 - 18

CGI of Crown Street Development



The part completed blocks

Progress halted and JCT Contract with original contractor terminated. 59 flats and commercial space to be reinstated.

A six storey development in Crown Street, Camberwell SE5 OUR. A small London developer failed to complete this scheme. Multiple design and quality issues arose, as well as many differences from the consented scheme. All 59 flats, as well as ground floor commercial space required remedial work and completion. Further works included landscaping, public realm and S106 obligations.

Phase One Stripping out and reroofing works, intrusive investigations and surveys (Preconstruction Agreement)

Phase Two Highway works, utility ducting and connections and public realm (TBC)

Phase Three Reinstatement of building defects and internal completion (TBC)

Phase One included extensive architectural and measured surveys and intrusive investigations. It became clear that although the scheme had detailed planning consent, the works undertaken varied in terms of building dimensions, elevations and internal layout.

The structures failed to comply with building regulations and London Housing Design Guide Standards.

A new architect was appointed to design and regularise the situation, including a S73 planning application to the London Borough of Southwark. There was a need to mitigate the delays to completion and additional costs resulting.

RJ Barwick Ltd were appointed by Asra Housing Group in January 2017 to be Construction Project Manager for the duration of the completion works.