

HAZELHURST COURT

PROJECT LOCATION: BECKENHAM HILL
CLIENT: PHOENIX COMMUNITY HOUSING

PARTNER IN CHARGE
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PRINCIPAL DESIGNER
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Service Provided

Employer's Agent
Quantity Surveyor
Principal Designer

Accommodation Created

60 Extra Care units

Contract Value

£8 million

Contract Period

2 years

Completion Date

September 2017

Contract Type

JCT Design & Build 2011

Main Contractor

Rydon Construction Ltd

Project Summary

Design and construction of a 60-unit Extra Care facility and external works on land adjacent to existing social rented accommodation and Network Rail, built over a Thames Water trunk sewer. The site contains two blocks, one courtyard and one standard block design. Residential units achieved Code for Sustainable Homes Level 4 with the ground floor communal facilities built to the principles of achieving BREEAM "Very Good".

Procured through a two-stage D&B approach, our Cost Consultants and Project Management teams were involved from project inception as Pre-Contract Advisers and Cost Consultants. They co-ordinated the Pre-Planning Design and Planning Application, as well as the Design Development and Value Management. They advised on procurement, obtaining and coordinating surveys, along with the preparation of the tender documentation and reports. They negotiated the contract terms, the second stage bid price and provided validation reports to justify value for money of the contractor's final proposal.

As Employer's Agent Post-Contract our teams managed a large number of specification enhancements and monitored risk and quality to deliver an award-winning scheme within the Client's budget expectations.

PRP Responsibilities

- Pre-Contract advice
- Cost Consultancy
- Planning Co-ordination
- Employer's Agent Services

Awards

- RIBA Award 2018
- Housing Design Award – HAPI (Housing our Ageing Population: Panel for Innovation)
- Shortlisted for 'Best older people's housing development (Under 70 homes)' Award at the Inside Housing Development Awards – Winners will be announced on 29th November 2018