



## £200M Southwark Council Framework

### Client

Southwark Council

### Duration

2013-2023

### Services

Architect, Building Surveyor, Contract Administrator, Project Manager, Lead Consultant, Employer's Agent, Quantity Surveyor, M&E Engineer, Sustainability Advisor & Assessor, Structural Engineer, Clerk of Works, CDMC

### Contract

TPC 2005

JCT 2011

calfordseaden was appointed on this 10 year framework to provide multi-disciplinary services across the council's housing stock.

We are currently involved on the £40m a year, Warm, Dry, Safe Contract and embarking on the 16/17 "Quality Housing Investment Programme".

The framework includes various projects of differing values encompassing scattered street properties and blocks of flats inclusive of internal and external repairs, redecoration of tenanted and leaseholder premises and the alteration and refurbishment of blocks of flats, typically with residents in occupation.

As well as housing, the framework extends to tenant and resident association halls, temporary accommodation hostels, legal disrepair cases, properties within Conservation Areas and other specialist services including thermal imaging, fire risk assessments, Party Wall and Rights to Light Surveying.

The current "Warm, Dry, Safe" programme principles aim to achieve the following:

- **Warm** - modern, functioning heating, well-insulated roofs, windows in good condition or double glazed with secure locks, sliding window vents and restrictor hinges where needed, draught excluders on front doors, cavity wall insulation
- **Dry** - roofs, windows and building fabric in good condition, free from water penetration and damp
- **Safe** - modern electrics including rewiring where necessary, secure front doors (fire rated where necessary)

