

# DYK?

DID YOU KNOW?

Issue 10 | Spring 2017

## The changing face of the Private Rental Sector



### Working with Local Authorities

Our architects are working to provide housing for areas in desperate need of new homes.

### Home Quality Mark

Improving the quality, sustainability and efficiency of new homes.

### Carto.pro

Our property mapping tool. Owned and managed property information in one location.





## WELCOME!

### On behalf of the Partners and staff, welcome to this latest edition of DYK?

As we stand at the start of the monumental change that Brexit will inevitably bring, challenges and opportunities present themselves in equal measure. The government's housing white paper, while continuing the mantra of more housing supply to meet demand, also indicates a careful shift from home ownership to rental tenure. While this shift does not change the need for substantial numbers of new homes across the country, especially the southeast; the tenure mix, and the drive to build higher and near transport hubs, will undoubtedly present their own planning and technical challenges.

As an industry, we need to continue to develop our response to the political tectonics on which housing sits, predominantly in the area of education and knowledge. In particular, with possible changes to the diverse labour market the construction industry has come to depend on, the concerted effort to make the new apprenticeship scheme deliver on building excellence is paramount. How we present ourselves on the transparency of development timetables, the perceived and actual benefits of 'off site' construction and an effective response to the local authority future housing projections, will ultimately feed into the housing numbers delivered. Therefore, 2017 looks set to be a busy and eventful period, but also one in which a more diverse housing provision could bring additional creative construction solutions to the industry as a whole.

Dr Terry Keech



## calfordseaden architects working with Local Authorities

The calfordseaden Architect team is working with Maidstone Borough Council and Basildon Council to provide housing for areas in desperate need of new homes.

Maidstone Borough Council appointed our team of architects to provide scheme designs for two sites in the centre of Maidstone previously occupied by car parks.

The schemes will deliver a mix of houses and apartments for rent and private sale.

The first site will provide 40 new homes in a four storey block of apartments with undercroft parking. L shaped linear housing with integral parking has also been incorporated into the design, to create traditional terraces.

The second site will provide 40 homes in a mix of houses and apartments for rent and private sale. Both schemes have had pre-apps and are due to be submitted for Planning permission this spring.

Our architects have also been We have also been working on seven brownfield sites for Basildon Council.

The sites include disused community halls and redundant garage blocks, that are generally in poor condition and the focus of antisocial behaviour. The redevelopment of these sites has been championed by Basildon's development team and brought to fruition by calfordseaden's architects.

The 57 new dwellings will include two bedroom houses and

apartments, which will contribute towards an identified need for housing that appeals to single people, couples and small families within the area.

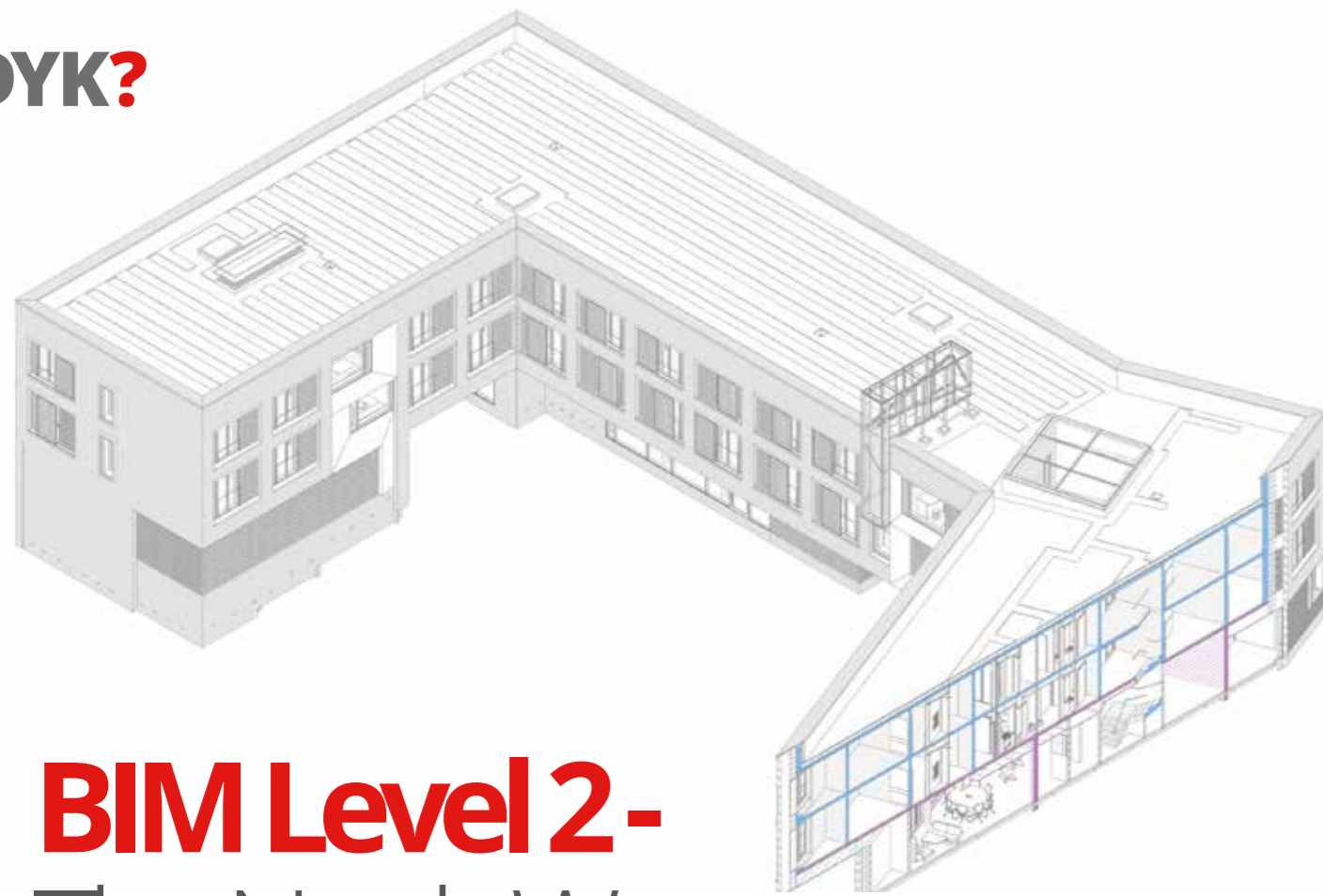
To date four applications have been submitted for planning permission with the first scheme approved in January 2017.

**For more information please speak to John Spence, Partner, on 01689 888 222 or [jspence@calfordseaden.com](mailto:jspence@calfordseaden.com).**



\* Image courtesy of Architecture Initiative.





# BIM Level 2- The North West Cambridge Development

This major development creates a new district for Cambridge, developing 150 hectares of former farmland to provide accommodation for University and College staff and Post Graduates. The development will also provide homes for private sale.

Supporting facilities for the new community are also being provided including a three form of entry primary school, community centre, doctors surgery, supermarket, hotel, senior living homes and sports pitches. The entire development is set in an idyllic landscape inclusive of parkland and lakes.

calfordseaden has been providing Building Information Modelling (BIM) advisor services to the University of Cambridge for the Lot 5 phase of the North West Cambridge development.

The scheme pilots the University's BIM initiative and we are proud to be acting in this capacity.

The early stages of our role involved the management and auditing of the University's BIM protocols and included vetting the client's existing Employer's Information Requirements (EIRs) documents to ensure they met and exceeded industry standards. calfordseaden also undertook a review of the consultant's BIM Execution Plan (BEP) and the contractor's BIM capability assessment against the original requirements set out in the EIRs to ensure compliance.

Currently, we are working with the design team auditing models to confirm adherence to the BIM protocols. We are also validating the models for compliance with good

modelling practices and extracted data validation to ensure the models will suit the client's Facilities Management (FM) strategy and overall BIM objective. These reviews audit the models against industry BIM Level 2 compliance standards, along with confirming adherence to the initial EIRs and Asset Information Requirements (AIRs).

**For more information please speak to Ben Hicks, Associate, on 01689 888 222 or bhicks@calfordseaden.com.**

The Private Rental Sector (PRS) is a classification of housing tenure that until recently has been provided by private landlords. The build to rent market has primarily been dominated by councils and affordable housing providers, and mostly consisted of simple and robust value for money homes for low income families.

Following the growth seen in the purpose built student accommodation sector and the difficulty experienced by first time buyers trying to get onto the housing ladder, private equity investors have started to inject personality in the private rented market and fund developments of residential dwellings to attract graduates and young professionals.

In most cases, these purpose built PRS developments are designed to high specifications, with equal sized bedrooms complete with en-suite bathrooms, to accommodate sharers (HMO's) and lifestyle elements to help create a community within

the building. Developments may be provided with facilities such as onsite gyms, cinema rooms and communal lounge and dining areas.

The business model typically sees residents pay a fixed monthly rent with all services including utilities, wifi and maintenance, and in some cases cleaning, all included.

With this type of business model maximising sustainability and minimising maintenance and running costs are crucial in ensuring the PRS operator is able to provide the level of customer service required with minimal operational costs, whilst maximising asset value.

calfordseaden has vast experience of working with residential developers to create high quality, sustainable housing and is currently providing mechanical and electrical (M&E) and, sustainability advice in addition to employer's agent, clerk of works and principal designer services on several PRS schemes across London, Brighton and Edinburgh.

M&E and sustainability services currently being provided include:

- Pre-planning advice on space utilisation; working with architects to develop the M&E services strategy to maximise rental area and ensure building can be easily maintained post completion
- Production of the development energy strategy to meet the planning policy requirements of local authorities
- Development of client brief and production of specifications and design drawings
- Regular onsite quality inspections to ensure installation meets required quality standards
- Witnessing and commissioning of the building services to ensure correct and efficient operation of the building plant

**For more information please contact Craig Hattley, Partner, on 020 7940 3200 or chattley@calfordseaden.com.**



DYK?

# Mechanical and Electrical inspectors securing quality in Cambridge



Calfordseaden's experienced Mechanical and Electrical (M&E) Inspector team provides a crucial role in ensuring our client's specifications and quality expectations are being delivered onsite.

The depth of experience and sectors covered by the team is demonstrated at the North West Cambridge development. We are, as part of our NEC Supervisor role, providing site wide M&E inspections across the entire development, which includes the construction of homes, student accommodation, a primary school, supermarket, community facilities, as well as an energy centre and district heat network.

The M&E Inspector team is ensuring the contractor's designs and technical submissions are in accordance with the client's specifications and that the installations are being delivered to the highest quality standards, industry practices and to the technical standards expected by our professional inspectors.

Working across the different building sites enables the inspectors to keep project managers updated with the progress of installation works, which aids the coordination of site wide infrastructure, as well as identifying potential gaps and contradictions in the client's specifications. Providing services across the different sites also helps to ensure that all buildings are delivered to the same key common requirements across all sites.

Our M&E inspectors also provide an independent eye on testing and commissioning of systems so the client can be confident that the systems they are taking on are set to their building requirements and will provide effective operation during occupation.

The success and value of the inspector role at North West Cambridge has been demonstrated by the extension of our services to include direct technical guidance to the project managers and client.

**For more information please speak to Chris Marien, Associate, on 01689 888 222 or [cmarien@calfordseaden.com](mailto:cmarien@calfordseaden.com).**



## The Paddocks, Milton Under Wychwood

Calfordseaden's Winchester office was appointed as Employer's Agent, Cost Consultant and CDM Co-ordinator on this HCA part funded extra care development. The scheme comprises 44 self-contained flats within an extra care facility; 33 of which were for rented tenure and the remaining 11 for shared ownership. The development site was purchased from Oxfordshire County Council being part of their agricultural holding adjacent to the site.

The team's extensive experience of managing the design and build of extra care developments was brought to bear on this scheme. Sector specific knowledge was utilised to deliver a project that successfully incorporated current best practice and provided both a secure environment and personal privacy

within a supportive setting. The Cotswolds site location attracted additional costs as specific material types needed to be sourced to ensure the new homes would integrate with the local vernacular. Working collaboratively with the Architect, primary elevations and massing were assessed to ensure cost effective materials were used where possible.

Individual apartments were designed to provide privacy for residents. Communal facilities including communal lounges, a restaurant, laundry, assisted bathing, hairdressing salon and a therapy suite were provided to encourage a sense of integration and "ownership".

External areas were also included in our design brief, featuring a greenhouse, raised allotments and

a gazebo which were introduced to encourage resident ownership of the gardens.

**For more information please speak to John Lanning, Partner, on 01962 718 300 or [jlanning@calfordseaden.com](mailto:jlanning@calfordseaden.com).**





# HOME QUALITY MARK

## Improving the Quality, Sustainability and Efficiency of New Homes

Calfordseaden's multi-disciplinary teams have been working on a number of projects where the new Home Quality Mark (HQM) is being used to assess the quality, performance and sustainability of new homes being designed.

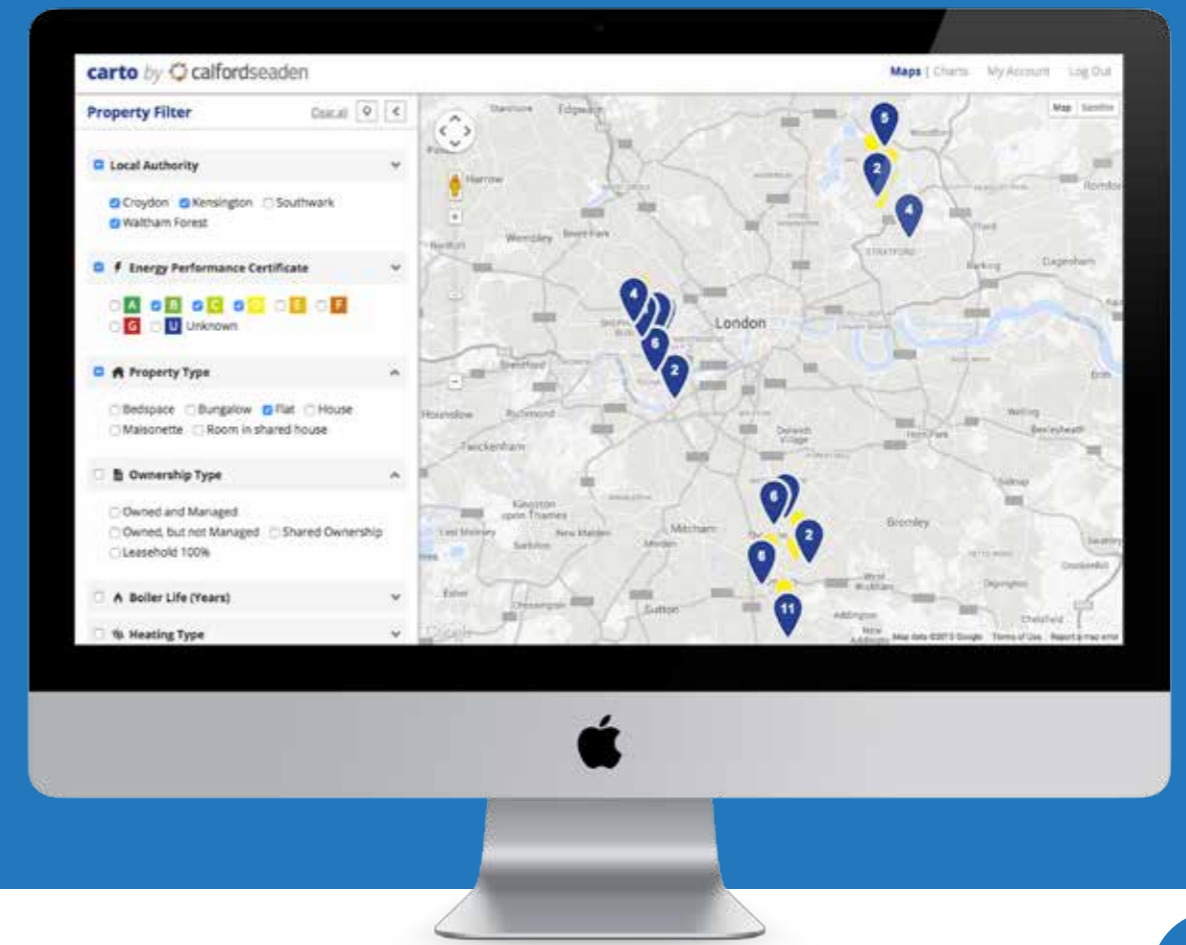
The purpose of the HQM is to ensure the provision of high quality homes will sustainably meet the long term needs of the occupants. This is achieved through the close collaboration of the design team and a superior method of assessing and coordinating the life cycle and energy

costing of homes, through careful consideration from initial design. The HQM supersedes Code for Sustainable Homes, as a voluntary assessment method, and aims to improve greatly upon Standard Assessment Procedures (SAP).

Detailed consumer information is provided for everyday appliances found in homes all across the country and the HQM is intended to provide a similar level of information for consumers purchasing or renting a new home, allowing an informed decision to be made. Developers adopting the new HQM will also

stand out from the crowd, by demonstrating a commitment to provide customers with low-cost, energy efficient and future proof homes.

**If you would like to find out how our qualified HQM assessors can assist you, contact Jacqui Clarke on 01689 888 222 or [jjclarke@calfordseaden.com](mailto:jjclarke@calfordseaden.com).**



## carto pro - Property Portfolio Analysis

Having the ability to see and analyse buildings within a property portfolio is a critical asset to development and facilities teams in the day to day management of their estates. calfordseaden have developed the Carto Pro software tool, which enables the mapping and detailed analysis of buildings for a wide and varied range of data sets including energy use, EPC levels, building improvement works, mapping estate locations with tagged property information and asset and facilities management analysis.

Carto Pro uses Google Earth as a background mapping software to enable a comprehensive range of data to be uploaded, stored and analysed. We are currently working on schemes where over 30,000

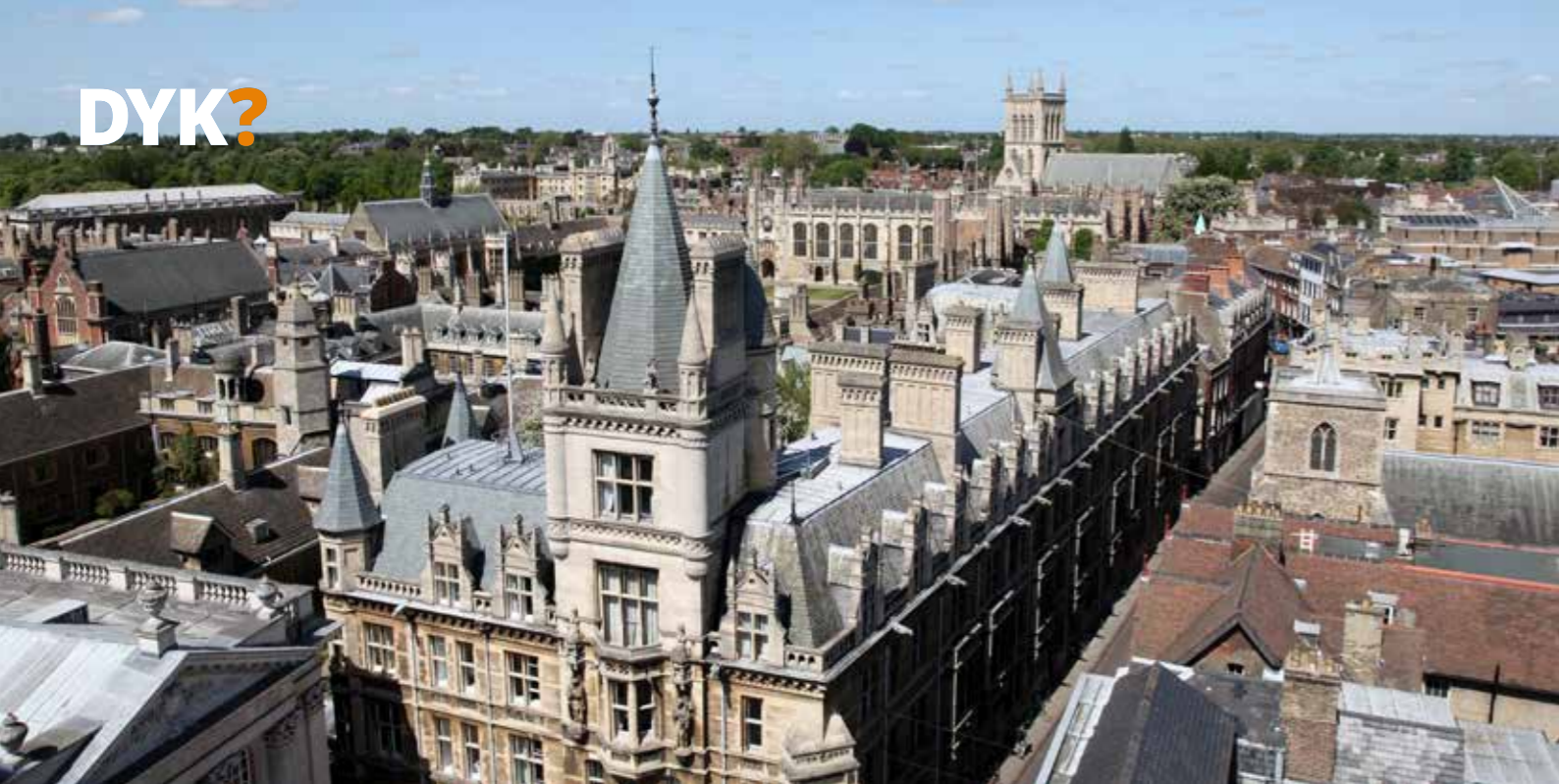
properties have been uploaded to the system to map and analyse:

- EPC levels
- Building interventions to improve EPC scores including window, wall insulation, boiler replacement, roof works and renewable energy interventions
- Improvement works undertaken and new EPC levels
- Property prices in the local area for improved cost analysis against property value
- Property locations and interrelationships for development opportunities
- Local authority planning and conservation areas to prioritise improvement works where planning may be required

Carto Pro displays this information in an easy to read, analyse and report format to initiate high level studies or to map, record and update facilities record information and works plans. The software is adaptable to allow almost any property data, based on mapping and data spread, to be analysed and viewed simply and quickly. We can arrange for a demonstration of the software if required, and can work with you to develop new analyses based on your individual requirements.

**For more information please speak to Dr Terry Keech, Partner, on 01689 888 222 or [tkeech@calfordseaden.com](mailto:tkeech@calfordseaden.com).**





# Our Cambridge office is now **two** years old

**E**xciting times for our Cambridge office as they celebrate their 2nd birthday and reflect upon progress to date. Ben Furr, Partner and Cambridge office lead explains:

'Two years ago I arrived at my brand new 'two desk' office with nothing but a printer for company. Since then it has been an amazing period. We have moved to a far larger office suite, we now have a team of seven professionals and we are enjoying serving numerous clients, both longstanding and new, who are feeding through regular and very exciting opportunities.

The ethos of the Cambridge office is simple; it is purely about delivering the overall multi-disciplinary approach of calfordseaden within the Eastern region with the added benefit of detailed local knowledge, which is key to making schemes work in this area. We are supported by the wider practice where necessary but are now gradually bringing in



**" The ethos of the Cambridge office is simple, it is purely about delivering the overall multi-disciplinary approach of calfordseaden within the Eastern region "**

each and every service as the office increases in size and as we establish ourselves further.

To this end, we are pleased to announce that long standing Quantity Surveying Partner, Dale Arden, has joined the Cambridge office to build upon quantity surveying services in the region. Dale, who is local to Cambridge, brings with him a wealth of knowledge and experience particularly in terms of early build cost appraisals and the cost management required to ensure schemes are viable. Dale is also providing claims consultancy services, another key service of the Cambridge office and the practice as a whole.

We are now looking ahead to the next two years and looking forward to continuing our current progress within the region'.

**For more information please contact Ben Furr Partner, on 01223 653 177 or bfurr@calfordseaden.com.**

## Team News

### Congratulations to Terry Keech on completing his PrD!



Terry's doctorate took six years to complete and was based on research into installation and commissioning of low carbon technologies in new social housing developments. It involved an initial survey involving over 600 of calfordseaden's clients to explore opinions on low carbon housing, and in particular how the technologies operated. This was followed by some in depth interviews with HAs, construction professionals and consultants to further investigate and test the information from the surveys.

This collection of data was then used to construct a research program to investigate actual real world construction and development issues, and to test interventions to bring about positive change within industry. The outcomes have been the development of an

installation and commissioning process to assist in new low carbon housing developments. The data is also being used to complete a collection of research papers to challenge current thinking on the operation of low carbon technologies within new low energy development across the country.

Everyone at calfordseaden is extremely proud of Terry, who has the following to thank for support during the process: "I would like to say a big thank you to all the staff and clients that helped me complete the Doctorate, through their kind offers of help and information throughout the research. I would also like to thank you the Partners for the support over the 6 year study period."

### Equity Partner Chris Willis Retires

It is with a heavy heart that we must say farewell to one of the Practice's long serving Partners, Chris Willis, as he heads off to enjoy his well-deserved retirement.

Chris joined the Practice in October 1989 as Project Coordinator and climbed the professional ladder to achieve the position of Equity Partner in April 2002. Chris has worked with a huge number of clients in his role as Employer's Agents and Clerk of Works team manager and has left lasting impressions on all those lucky enough to have worked with him.

Chris is married with two sons and three grandchildren and when he isn't in the office, spends his time with family in his hometown of Chelmsford. Chris' main hobbies include music, travel and most sports including football, rugby and cricket.

Chris, you will be sorely missed, but we wish you all the best for your retirement!



### Taking on the London Marathon

calfordseaden staff are always on the lookout for ways to raise money for charity and this year we have three members of staff running the London marathon. Taking on the gruelling challenge is Sarah Honour running for Notting Hill Housing Trust, Patrick Everitt running for Hertfordshire Community Foundation and Liam Norris

running for 2 Wish Upon a Star. If you would like to donate to any of these good causes, visit our website for all the information: [www.calfordseaden.com](http://www.calfordseaden.com)



# Volunteering for Southwark Helping Hands

Steven Truong, one of calfordseaden's graduate engineers, will once again be volunteering for the Southwark Helping Hands charity on their annual trip to France. The charity's aims are to empower disadvantaged young people with special needs and help them socialise and have fun, which is exactly what this trip provides. People are given the chance to explore new cultures, experiences and freedom away from daily routines, whilst remaining in a safe environment.

Steven first became involved with Southwark Helping Hands almost 10 years ago after his teacher encouraged him and some of his school peers to sign up and get involved with volunteering. Steven thoroughly enjoyed the rewarding annual pilgrimage to Lourdes and he has been back every year since. Without Steven and the other volunteers the trip would not be possible.

**For more information about Southwark Helping Hands, please contact Steven Truong or visit their website <https://southwarkhhc.wordpress.com>.**



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