

## Extra Care

### Colby Lodge, Walthamstow

#### Key facts

**Client**

Walthamstow & Chingford Almshouse Charity

**Value**

£5.3M

**Duration**

2016- 2018

**Services**

Employer's Agent  
Project Management  
Principal Designer  
Clerk of Works



**T**he Drive comprised the design and construction of a modern development of 21 flats providing extra care independent living for the elderly including two accessible flats and communal facilities comprising a communal kitchen, lounge, therapy room, laundrette and gardens for a charity client.

calfordseaden was commissioned from inception to provide project management and quantity surveying services including high level cost advice, feasibility studies and orchestrating a design competition to select a suitable architect for the scheme. We then went

on to procure specialist consultants, on behalf of the client, to produce detailed designs and performance specifications to tender under a Design and Build Contract.

After an in-depth tender analysis, which involved chairing tender interviews, a contractor was recommended by calfordseaden and subsequently appointed to further progress the design and enabling works under a pre-construction Services Agreement. During this period we held detailed design reviews and negotiations with the contractor to agree what ended up being a highly competitive final build cost,

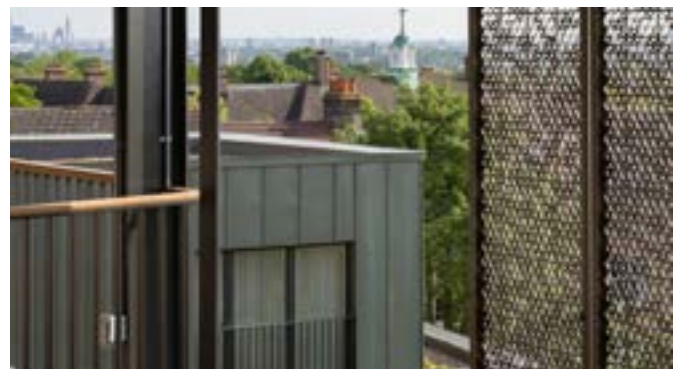
thus enabling execution of the final Design and Build Contract.

Upon execution of the Contract we were appointed to deliver the scheme as an Employer's

Agent, Clerk of Works and Principal Designer.

We attended meetings with the client and Local Authority Employment Officer to discuss all local labour initiatives to ensure the obligations within the S106 were complied with. Close cost control and monitoring of client changes throughout the project enabled us to promptly conclude the final account with the contractor. This made it possible for the client to apply for additional funding based on the final build costs.

We incorporated sustainable technology such as photovoltaic panels and MVHR whilst utilising a steel framing system. The completed building is incredibly attractive and is being seen as a landmark building in the area. ■



FRONT: Front Elevation

THIS PAGE: Side Elevations