

Welcome to our Newsletter

The busy times are continuing – and that's not just a statement about CM Parker Browne but also it's a reflection of UK construction. In 2003, the RICS is forecasting that new work output will rise a lot faster than its long term trend rate of 2.0% per annum. The rise will be less steep in the following two years. It is also anticipated that tender prices will increase well above the rate of inflation over each year of the RICS's forecast – on the back of the aforementioned rising new work output and due to pressure from input rises. Over this period, general inflation should remain between 2.5% and 3%.

Building Cost Indices forecast that tender prices will rise by 6.6% between the second quarter 2003 and the same quarter in 2004, and by 4.8% the year after. In other words, with low interest rates and cheap capital but with rising building prices, it's a very good time to be advancing your building plans sooner rather than later. We're here to help!

One of our Partners, Les Deane, has retired in the past month and so too has Associate, Chris Porter. We are delighted that both will be staying on as Consultants. An appreciation of both gentlemen's careers is published

CMPB Managing Moves

The practice has a history of sound skills applied to a varied range of projects, and this versatility has seen us provide management provisions and cost advice to a diverse client base. In recent years, our Project Managers have been able to apply their organisational abilities for those clients that are undergoing relocation of their operational premises – a complex task that requires management resource coupled with careful and detailed programming. The need for control procedures is paramount, with a seamless move required to ensure that neither business nor operational activities are disadvantaged during the process. Our project managers have managed moves for clients such as Royal & Sun Alliance, Agfa GmbH and Solution 6 in recent years.

We have a full menu of RMS's (Relocation Management Services) for clients to choose from. This enables us to develop, with the client's approval, a tailored management, cost control, and health and safety service to suit individual project needs.

Given the wide ranging services that will be required, CMPB are "partnering" up and liaising with Commercial Surveyors, Removals Companies, and Office Space/Furniture installers to be able to provide a one stop shop if required. This approach will afford the client great control, by implementing a "top down" management chain, should this be best suited.

If you are undertaking, or know of, any organisations that are considering relocation, then we would be delighted to discuss the details of your project – contact Robert Ebdon or Russell Blaber at our London office on 020 7928 1066.



Les Deane and Chris Porter Become Consultants

Les Deane retired as a partner of CMPB on 3rd June, 2003 and is now a consultant to the practice, continuing to work for a number of clients including Allders, 24seven and McKay Securites.



Les joined Close Morton in 1964 and in his early years he was also an active local politician as a Member of the London Borough of Croydon.

He was appointed a Director of Close Morton in 1991 and following the merger with Parker & Browne in 2000, Les joined the new Partnership of CM Parker Browne. He has experienced all aspects of quantity surveying on a wide range of new and refurbishment projects for Funds, Insurance Companies, Retailers, Developers and Property Owners, Local Authorities and Government Departments.

In his private life, Les is a governor of a large secondary school in Croydon and enjoys sailing and playing golf. He will now have more time to give to sailing and to his golf (the latter is rather more necessary!) and we shall sadly have less time to enjoy his wonderful sense of humour!

Chris Porter retired as an Associate of CMPB on 31st August, 2003 and is now a consultant to the Practice. Chris will continue to work for a number of clients including Crown Estate and will also focus on Planning Supervision work and Health and Safety advice to clients – a growing part of our business.

Chris joined Close Morton in 1979 and was an Associate at the time of the merger with Parker & Browne. He has developed a wide ranging surveying and planning supervisor's career and has become an expert in contractual and legal matters.

We wish both Les and Chris every success in their new roles.

Planning Permission secured at Mile End Park

We are delighted to report that Planning permission was granted on 12th August, 2003 for the proposed £13.3 million sports facilities at Mile End Park. Designed by lead consultant Architect,

Limbrick Limited, the detailed design is now underway and it is planned that following successful OJEC advertising and tendering procedures a contractor will be appointed next Spring to start on site in May, 2004.

Architect's night time image of the proposed Mile End Park New Leisure Centre which received Planning Consent in August, 2003. CMPB are Project Managers for this £13.3 million scheme. Image reproduced by kind permission of Limbrick Limited, Architects.

Comply with New Legislation on Preventing "Falls From Heights" Or Your's Might Be A Great Tumble!

As shown in historic accident statistics falls account for a large proportion of the death rate in construction, but it is also a major killer in other areas such as maintenance and cleaning, etc.

Currently falls from height are covered by several pieces of legislation covering for most industries. These new regulations aim to combine all the requirements into a single document to serve all industries so every one is protected.

Probably the biggest impact to be felt by the legislation will relate to the use of ladders for work activities other than access. Under current legislation the suggestion is that ladders should only be used as a last resort; however the new legislation stipulates they must only be used where a risk assessment has demonstrated the use of alternative means is not justified due to the short duration of the work or other features which make it more hazardous.

Also being removed from the legislation is the 2m rule, which is being replaced with "the risk of falling a distance where harm could be caused". Ladders rising more than 9 metres above the base will be required to have a landing or resting space and the user must be able to maintain a safe "handhold" when carrying a load. Unless these can be shown to be in place and use is confirmed by risk assessment, ladders must not be used. So take note Designers and Developers when designing windows above porches, conservatories, etc - how does the window cleaner do his job!

Bursar's Conference, May 2003 @ Newport

CM Parker Browne was at the Independent Schools' Bursars Association's (ISBA) Annual Conference once again this year to meet and greet all our existing client Bursars and to say hello to some potential new clients as well. The Conference was the largest on record and the mood was very upbeat. The majority of Bursars with whom we spoke are experiencing increased numbers of pupil entries to their schools and this, together with low interest rates, is giving schools the encouragement to progress with their new build and refurbishment schemes. The national increase of 1% in pupil boarding numbers certainly seems to be reflected in the numbers of boarding house schemes we are looking at for our clients.

Return to Mall Galleries

"Welcome," indeed "welcome back" to many of our clients and fellow consultants as we hold our Autumn Reception at the Mall Galleries in London on Thursday, 18th September, 2003. We last held a Reception at the Galleries in 1999 during the Sunday Times National Watercolour Exhibition. It proved so successful with our guests that we're doing it all again! We hope you will enjoy the exhibition and catch up with friends and colleagues. It's also a pleasure to welcome the String Ensemble of one of our clients, Surbiton High School.

**MALL
GALLERIES**

the home of
The Federation of British Artists

Stocks Hotel Refurbishment Completes

June 2003 saw the completion of a £ 500,000 face lift for Stocks Hotel at Aldbury near Tring. The Hotel is beautifully located in the Hertfordshire countryside with its own 18 hole golf course.

Our Building Surveyors developed the concept design from



Derek Latham Architects and provided all the construction and fit out details and then administered the building contract. Work was completed to programme in time for a major golfing week in the third week of June this summer.

Stocks Hotel, Albury, Hertfordshire. Refurbishment

New Staff Appointments

In the past few months the following new staff appointments have been made:-

Shirley Hynes was appointed as a Project Manager in May, 2003 and she operates from the London Office as project manager for the new City Academy projects in Lambeth and Northampton. Shirley is a qualified Architect and joins us from Gleeds.

Nigel Evans was appointed as a Building Surveyor in May 2003. Nigel is based in the Guildford Office, working on a variety of projects.

Gerard Butler was appointed as a Quantity Surveyor in May 2003. Based in the London Office, Gerard is working with the Tesco team and with the City Academy projects.

CM Parker Browne Clay Pigeon Shoot

A successful day was enjoyed by clients at the CM Parker Browne Clay Pigeon Shoot held at Bisley on 20th August, 2003



Are you a Duty Holder? Read what The HSE are Prioritising for You!



The new friendlier approach being promoted by the HSE has given rise to a new set of pocket cards highlighting their priorities for 2003-2004 will come as no surprise to many as most have been on the previous priority lists. However, "ERIC" has now been introduced to remind us to Eliminate, Reduce, Inform, Control hazards and risks from concept to completion.

This new series of pocket cards are available free from the HSE and list the priorities for CDM Duty Holders, Contractors and Workers and also cover Falls from Height. The cards provide basic ideas to combat risks on a number of topics and contain warnings of possible action. For example, the CDM Duty Holders Card warns that 60% of site accidents could be attributed to decisions made before construction and the priorities could be reflected in design considerations, etc.

The main difference with these cards is the suggested actions to avoid the hazards and risks, for example the CDM Duty Holders Card states:

- Working at Height - Consider buildability of roofs, access, edge protection and subsequent maintenance.
- Specify and use non-fragile roof assemblies.
- Design out the need for ladders during construction, cleaning and maintenance.

The other priorities listed are:

- Plant and Vehicle - Transport risks.
- Manual Handling - Avoid/reduce Muscular Skeletal Disorders
- HAV and Noise - Communicate Risks
- Asbestos - Identify before works start
- Cement Dermatitis - Prevent direct contact
- Slips & Trips - Plan storage and circulation
- Workforce - Promote and discuss Health and Safety issues

The cards are available from local HSE Offices or by contacting the HSE Luton Office Administrator for the Construction Team on 01582 444200.

Ignore the above at your peril!



The staff of CM Parker Browne donned hard hats and reflective vests at this year's Staff Conference at Billesley Manor, Stratford - showing that site safety matters.

Construction Pollution - New Guidance on the Horizon



Construction projects will increasingly need to demonstrate that pollution, both noise and air, they cause are within the legal limits. Both these forms of pollution cause risks to health and nuisance to the site personnel and those local to the site.

The BRE are publishing new guidance to assist with good environmental practice and covers:-

- Pre-Project planning
- Site preparation
- Demolition
- Earthworks and landscaping
- Haulage routes, vehicles and plant
- Fabrication process
- Internal and external finishes

These new documents will not only be of value to contractors, but also others involved in the construction process, health and safety managers, project managers, etc and Clients wishing to establish best practice regimes on their projects.

To coincide with these documents the BRE are holding a Conference near Watford on 30th October 2003 to explain how the new guidance will help reduce pollution from construction sites and the commercial and financial benefits that can be achieved at corporate and project levels.

Public Consultation at York Hall



York Hall in Bethnal Green, London, is synonymous with British Boxing Legends and has been ever since it opened in 1929 – but now the building and the associated 1960's Leisure Centre next door needs some love and attention. The property is held in high regard by the local residents but its out of date layout, fabric and infrastructure give the London Borough of Tower Hamlets who own the facility a financial headache.

So what to do? Call in CM Parker Browne's project managers and quantity surveyors – which is exactly what the Council decided to do! We have been appointed to chair a six month Consultative Working Party formed of seven local community groups, Council Officers, an Architect, Services Consultant, a fundraising consultant and ourselves. The objective is for the group to determine a consensus refurbishment design/layout for York Hall and a redeveloped leisure centre that is viable.

The consultative group are coming to the end of their six months and we are due to write our report within the next two weeks.

Any basic and normal remit of design and construction planning and management would never have been acceptable on this project; there has been a need to expand our work to include important vital aspects of conflict management, excellent communications, public meeting consultations, PFI, enabling development, and investment returns using net present value concepts.

We look forward to helping Tower Hamlets to map out the future for this famous London venue.

Quantity Surveyors Keep Busy at Independent Schools

Here are some examples of our recent work:

Staff Accommodation, Bradfield College



Five staff houses, comprising of 1Nr three bedroom house, 2Nr two bedroom houses and 2Nr one bedroom houses.
Contract sum £416,000. Completed June 2003.
Architects – Gotelee Orchard-Lisle

New teaching wing, St. Catherine's Junior School to be known as Upper Court from 26/9/03



Teaching wing comprising one science laboratory, four classrooms, a cloakroom and toilets. Also, extension to Church House comprising a classroom, an office and a resources room.
Contract sum £689,211. Completed May 2003. Architects – MHB Design

Teaching and Changing Accommodation, Cranleigh Preparatory School to be known as the Chalet



Two science laboratories and preparation area, six classrooms, boys and girls changing rooms.
Contract sum £1,094,675. Completed July 2003.
Architects- Gotelee Orchard-Lisle

St Peter & St James' Hospice Gets Planning Permission

Following on from our experience in acting as Quantity Surveyor for the Children's Hospice, "Christopher's" near Guildford, Surrey and for a refurbishment scheme at St Joseph's Hospice, Hackney, we were delighted to have been appointed in 2002 as both Quantity Surveyor and Project Manager for the proposed £5 million development at St Peter and St James' Hospice near Lewes in Sussex.

Working closely with the design team led by Architects, The Miller Bourne Partnership, the project brief has been refined and value engineered to carefully meet the Client's needs. Miller Bourne submitted a planning application last winter and we were delighted when approval was given to the application in the Spring of this year.

We wish our client well in the task of fundraising to get this vitally important and urgently needed development under construction. Any donations should be sent to: St Peter & St James' Hospice, North common Road, North Chailey, Lewes, East Sussex BN8 4ED



St Peter & St James Hospice
New Development Proposals

St Peter & St James Hospice, near Lewes, Sussex – Proposed Development Scheme which received planning permission earlier this summer. CMPB are QS and Project Manager. Illustration reproduced by kind permission of the Architect, Miller Bourne Partnership

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