

## Welcome to the Spring Issue of our Newsletter

This issue brings a new format following the merger on the 1st April of CM Parker Browne, Cook & Butler and Andrew Turner & Co to form Synergy Construction & Property Consultants LLP.

With staff number of over 90, Synergy is one of the fastest growing construction and property consultancies in the UK.

This growth has been achieved without compromising the Partner led service to all of our Clients which is one of our enduring hallmarks.

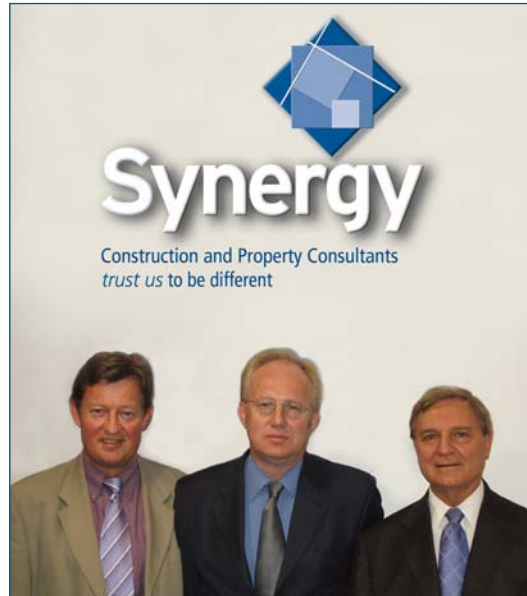
For the foreseeable future we will maintain the trading names of CM Parker Browne, Cook & Butler and Andrew Turner & Co.

We value our relationship with you and look forward to this extending far into the future.

### Graham Harvey-Browne

*Managing Partner*

*Synergy Construction & Property Consultants LLP*



From l to r: Andrew Turner, Graham Harvey-Browne and Jim Barton

## Sir Alex opens Salford City Academy

Salford City Academy is the fourth Academy to be built, opened and operated by United Learning Trust as part of a well advanced programme of setting up city academies in the country's most deprived areas, replacing failing schools.

Salford City Academy, specialising in Business & Enterprise with Sports opened in 2005 in buildings of the predecessor school, the Canon Williamson Church of England High School, whilst the new school was being constructed alongside.

Salford City Academy is situated in an area of real need. Geographically, it is complex, bounded by a motorway, a railway and a housing estate and is on the edge of the Green Belt. The Academy serves an estate with complex social problems and therefore the building needs to be both secure and welcoming.

This certainly presented a challenge to the design team of Aedas Architects and Buro Happold in overcoming numerous acoustic and environmental problems. Tight budgetary constraints also gave CM Parker Browne as project QS and contractor Bowmer & Kirkland another kind of challenge. However, the whole team steered by Project Manager Townson Associates, continued the Partnering arrangement, successfully developed on ULT's Manchester Academy in Moss Side, to deliver another ULT Academy on time and within budget.



Sir Alex Ferguson smiles for the camera with some of the pupils at Salford Academy

The original buildings were scheduled to be demolished once the Academy decanted to its new premises but additional funding was subsequently granted by DfES to adapt part of the existing school to provide a 6th Form block. This has given the Academy superb additional space for minimal additional cost.

The Academy was formally opened this February by Manchester United's Sir Alex Ferguson. Sir Alex, accompanied by The Right Reverend Nigel McCulloch, Bishop of Manchester toured the Academy accompanied by beaming students and a very proud school Principal, Elizabeth Haddock. Sir Alex was clearly impressed by the buildings and by the sight of so many happy, enthusiastic and competent students; his only concern being that the PE master was a City fan!

In addition to Salford City Academy, CM Parker Browne has also partnered in successfully delivering ULT Academies in Lambeth and Northampton. Paddington Academy is approaching completion whilst Walthamstow, Sheffield Park and Sheffield Springs are currently on site. Construction of Stockport Academy has just commenced and other ULT Academies at Swindon, Banbury, Barnsley and Manchester are in the pipeline.

CM Parker Browne is proud to be providing QS and PM services on all of these projects and particularly to be associated with the United Learning Trust Academy Programme.



### Services

#### Quantity Surveying

- Bills of Quantities
- Claims Consultancy
- Construction Cost Consultancy
- Cost Estimating
- Cost Management/Control
- Expert Witness Work
- Fire Insurance Assessment & Valuations
- Insurance Loss Adjustment & Claims
- Life Cycle Costing
- Project Feasibility Reports
- Quality Assurance
- Risk Management
- Taxation Advice
- on construction properties
- Urban Regeneration
- Value Engineering
- Value Management

#### Building Surveying

- Advice to Landlords
- Building Maintenance & Repair Specification
- Building Refurbishment
- Building Technical Audit
- Completion & Handover Management
- Condition Surveys
- Contract Administration
- Cost Estimating
- Cost Management/Control
- Design for New Buildings, Alterations & Extensions
- Detail Design
- Disability Discrimination Act
- Surveys on Buildings
- Employer's Agent
- Fire Protection & Detection
- Party Wall Surveying
- Planned Maintenance Management
- Project Feasibility Reports
- Quality Assurance
- Schedules of Dilapidation

#### Project Management

- Alternative Dispute Resolution
- Brief & feasibility documents
- Claims Consultancy
- Completion & Handover Management
- Construction Procurement/Management
- Construction Programmes
- Contract Administration
- Design Management
- Employer's Agent
- Monitoring of Construction Progress
- Office Relocation Management
- Planned Maintenance Management
- Project Execution Plans
- Project Feasibility Reports
- Quality Assurance
- Risk Management
- Urban Regeneration

#### CCM Co-ordination

- Assessment of Contractor H&S Competency
- Assessment of Designer H&S Competency
- Health & safety advice on buildings
- Health & safety advice on construction projects
- Health & Safety Audits of sites
- Planning Supervisory Service



## A simple Guide to CDM!

As some of you may already be aware, in April 2007 a revised version of the Construction Design & Management Regulations came into effect. This revised version has been put in place to focus on planning & management through competence and has a direct effect on Client duties. Our CDMCs have condensed the 122 page regulations and put together a simplified guide to getting it right!



## Construction Design and Management Regulations 2007 The main Pre-Construction Stages and Duties

**Stage 1**  
Construction project considered

**Stage 2**  
Initial design Phase  
(Feasibility and financial approval)

**Stage 3**  
"Client" appoints "Competent" Duty Holders

### Clients DUTIES are to:

Provide information to CDMC and Designers.

*Taken from the initial design phase, site surveys and from any information available on the site or existing structures*

Allow "sufficient time" and "Resource" for each phase of the project

*Confirm that there are "suitable management arrangements in place throughout the project, to ensure the construction work can be carried out, without risk to Health".*

*Confirm that ALL "designers have discharged their duties in Regulation 11 and their designs are coherent in eliminating risks to Health and Safety to those constructing, using, or maintaining the structure".*

*Confirm that "Contractors are provided with pre-construction information".*

*Confirm that "Contractors have made arrangements for suitable welfare facilities to be provided before works commence on site"*

*Confirm that the (Principal) Contractor will "control and manage Health and Safety Standards on site".*

*Confirm the ongoing co-operation and co-ordination between designers and contractors*

**Stage 3.a**  
CDM Co-ordinator appointed

ANY construction project of more than 30 working days in duration or 500 man working days  
HSE notified using form F10, completed with data provided by Client and Designers

### CDMC Duties are to:

*Ensure they are competent for the task*

*Facilitate Health and Safety cooperation and coordination across the project team*

*Notify the HSE about the project,*

*Collate Pre-construction information,*

*Provide Pre-Construction information to other Duty Holders,*

*Co-ordinate design work, planning and any other H&S information in preparation for the Construction works,*

*Manage the flow of H&S information between Duty Holders,*

*Advise the client on: -  
Their Duty to appoint Competent Designers and Contractors*

*Additional "pre-construction" surveys that might be required,*

*The suitability of the contractors "Construction Phase Plan" and their "Management Arrangements",*

*Adequate Welfare Facilities being in place,*

*On completion of the project, produce a Health and Safety File suitable for the future use of the structure.*

**Stage 3.b**  
"Designer" appointed

Designers are any "trade, business, or undertaking that involves preparing Designs".

*Specifically: - This list is not exhaustive. "Traditional" designers, E.g. a Designer, Architects, Structural Engineers, and Civil Engineers; a Design and Build Contractor; Building Services Engineers or Consultants; Quantity Surveyors. Also those preparing Drawings, Specifications and Bills of Quantity.*

### Designers Duties are to:

*Ensure they are competent for the task*

*Confirm the Client is aware of their duties under the CDM Regulations*

**Through their design, avoid RISK to those carrying out:-**

*The construction work, or liable to be affected by the works,*

**AND on completion**  
*The cleaning any Window, ceiling or roof whether in or on the structure,*

*The maintenance of any permanent fixtures and fittings in or on the structure,*

**AND** using the structure as a work place.

*Through design eliminate hazards that MAY give rise to Risks, and Reduce Risks from any remaining hazards*

*Take account of compliance with the Work Place (Health Safety and Welfare) Regulations*

*Provide other duty holders with information on aspects of the design to assist them in complying with the CDM Regulations*

**There is no CDM requirement to monitor the Contractors H&S performance, but it may be prudent to do so.**  
**Sources of information – HSE web site; Frequently asked Questions. <http://www.hse.gov.uk/construction/cdm/contractorsfaq.htm>**

## Our Building Surveyors Design New Foundation Stage Unit at St Elizabeth's School, Richmond

Work has commenced on the construction of a new Foundation Stage learning unit at St Elizabeth's Primary School in Richmond.

The new building was designed by our Building Surveyors and it replaces an old temporary classroom that has been used by the School for the last 30 years.

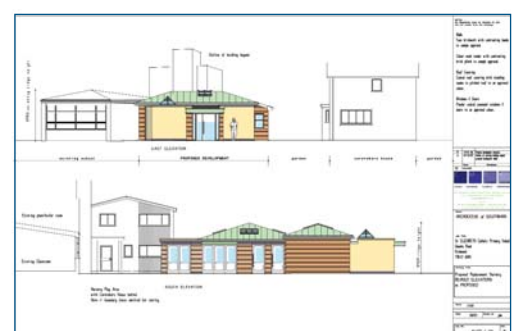
The Foundation Stage was introduced as a distinct phase of education for children aged 3-5 and it identifies 6 key areas of learning.

Our Building Surveyors have worked closely with the Schools Head Teacher Christine Brett

to develop a flexible and stimulating building that provides 'zones' that meet the requirements of Foundation Stage learning.

The new building will include a number of practical areas, ICT resources, a quiet room and a series of folding external doors that will allow easy access to a range of outdoor learning facilities.

Even the toilets will include a bright and imaginative finish with the use of a colourful screen printed cubicle system.



Drawings of the new Foundation Unit

The new facility is due for completion later this year.



## Our continuing relationship with Latymer Upper School, Hammersmith



The new Sports Pavilion

This highly successful independent secondary school, on a large site either side of the A40, caters for 1,000 pupils from 7 to 18 years. The school is continually evolving to meet current educational needs which naturally results in new accommodation being required, as well as re-ordering the existing.

Cook and Butler have been retained as the School's Cost Consultants now for some 20 years and in that period have been involved in a variety of schemes including:-

- Re-ordering the library
- Re-ordering the science accommodation
- A new theatre and music building
- A technology extension
- Re-ordering and re-fitting the dining rooms and kitchen
- Extensive landscaping schemes
- Extending and re-ordering the boathouse next to the Thames
- A new sports pavilion (at their White City playing fields)

Currently we have a stunning new music centre under construction, designed by van Heyningen and Haward, which was procured in a traditional manner and with a construction cost of £4 million.

The next scheme is for an exciting new science building at an anticipated construction cost of £7.8 million and this is currently at the planning stage. Our consistent quality service to the School has resulted in the School Governors and Head Teachers continuing to consult us over all these years.

## Work Commences at Watford

Synergy's sports surfaces division, John Cadman Associates has recently commenced work on the resurfacing of a synthetic pitch for Watford Boys Grammar School. The contract will provide a full hockey pitch and will also be suitable for a significant amount of football. Appointed as Project Managers and CDM-Coordination, the project is within budget and scheduled to complete on time.

The project commenced on site on the 2nd of April '07 and has an 8 week contract period. Completion is scheduled for the 8th of May 2007.

It has been a busy time for the John Cadman Sports Surfaces division, completing both a brand new Multi Use Games Area for Littleheath Primary School and overseeing the resurfacing of the Multi Use Games Area at Lochinver House School. In addition, the team have another 12 projects at various stages of completion.

Both were completed in the school holidays causing minimum disruption. In the process of the resurfacing at Lochinver, the team addressed the ponding/drainage issue on the MUGA which had become unsightly and which proposed a health & safety risk to the staff and pupils at the school. Our Client is delighted with the results which have given the area a new lease of life.

## CMPB out and about

The spring and summer months are always a busy time for CMPB. We travel the country marketing our wares at various exhibitions up and down the country.

In March we attended the SHMIS Conference (Society of Head Masters and Mistresses for Independent Schools) in Norwich then continuing on the education theme, in April we went to AUDE (Association of University Directors of Estates) in the lovely town of Bath and are heading to Newport in May to the ISBA Conference (Independent Schools Bursars Association). These conferences are great for generating interest in the services we offer and give us an important opportunity to catch up with our many education Clients both old and new. It has been said before, but we truly are marinated in education!

In a bid to promote regeneration and sustainability, we are attending Think 07 at the Excel Exhibition Centre, London at the beginning of May. The conference aims to tackle the biggest issues facing the construction industry today, highlighting the latest thinking on Sustainability, Regeneration and Innovation.

With high profile speakers including Al Gore and the Prince of Wales, it should be a great event and one we are proud to be a part of.

If you are planning to attend Think 07, please come and visit us on stand E2.



Chosen and initial brand ideas for the Synergy logo

## Architects to Compete at Bradfield

CM Parker Browne is pleased to continue our relationship with Bradfield College, having been appointed to run an architectural competition for their proposed science building.

The competition will seek to find an architect who will provide a striking new building to compliment the College's vision of hands-on science with the emphasis being based upon learning by doing.

This commission is a continuation of our ongoing relationship with Bradfield College which has included the provision of new staff accommodation and numerous extensions, new build and refurbishment works to their existing boarding accommodation.

In addition we are currently providing consultancy services for two further boarding house extensions over the coming years.

## The evolution of our new 'livery'

After Synergy was chosen as the new name for the merged company, our design consultants Ice Designs briefed three of their design team to work individually on a new style that would not only represent our new company, but in part echo our existing identity.

These alternative treatments, some illustrated below, were then presented to our internal marketing group which includes Managing Partner Graham Harvey-Browne, other Partners and our Marketing Manager Jessica Hardy to choose the appropriate design.

Working closely with the three companies, our designers then developed the selected style, prepared the merger announcement and website [www.synergylp.com](http://www.synergylp.com) and are now rolling out the final design across the company stationery, exhibition graphics and this new look newsletter for example.

Ice Designs have advised us on our brand identity for some 8 years, helping us through two rebranding exercises! Working closely with our in house marketing team and specialist industrial photographer Paul Harvey-Browne, they have also designed and produced marketing materials and websites for some of our clients and colleagues: Stocks Hotel and Golf Club, Ladywell Convent, United Learning Trust and the Guildford construction company, Lampard and Partners.

If you have a requirement for promotional materials, brand marketing or design and production for printed media and the web, then do contact our Marketing Manager Jessica Hardy. [j.hardy@synergyLLP.com](mailto:j.hardy@synergyLLP.com)



## Colleagues

**Managing Partner**  
G P Harvey-Browne BSc FRICS

**Finance Partner**  
S P Worthy MRICS

**Partners**  
M Strachan FRICS  
J A Barton FRICS  
G F Oliver FRICS  
M A Connolly MRICS  
D B Ulyet BSc MRICS  
N D W Inskip  
A P Turner BSc FRICS  
R N Buckley BSc MRICS  
R J Ebdon BSc FRSA MAPM ICIOP  
P J Hammond MRICS  
S J Jopson BSc  
S P Strachan BSc  
J A Cook BSc MRICS  
A P Luff  
S J Inskip BSc MCIOP MaPS

**Associate Partners**  
M J Stevens MRICS  
M T Pinker FRICS  
D J Hawtin AClOB  
P L Grinham MSc AClOB  
W W B Khoo BSc MRICS

**Associates**  
N Walters BSc MRICS  
G Howell BSc DMS MRICS  
R Brooker  
P Campos BSc MBA MRICS  
K J Grover MRICS  
A J Watson MRICS  
R A Crimes BSc MRICS  
J A Lyster  
M J Hare BSc  
O Uduku BSc MSc MAPM ICIOP  
J B Layfield BSc MSc MRICS  
M Chapman  
R Willson BSc MRICS  
D Gleeson BSc

**Consultants**  
T W Kendall FRICS  
J F Cadman DLC MILAM  
D C Williams FRICS  
B W Proctor  
P Latham MRICS

**Financial Controller**  
D Woollard FCA

## Sectors

Commercial  
Consultancy  
Ecclesiastical  
Education  
Healthcare  
Historic Buildings & Conservation  
Residential  
Retail  
Sports & Leisure

# the back page



## Team Synergy Support the BHF!

 **BEATING HEART DISEASE TOGETHER**



Oluchi on last year's ride

At 6am on the 17th June 2007, a sleepy 'Team Synergy' will be mounting their cycles at Clapham Common, ready to cycle the 54 miles from London to Brighton in aid of the British Heart Foundation.

The team will be led by our veteran London to Brightoner and Project Manager, Oluchi Uduku.

With as many as 1 in 3 of us affected by heart disease at some point in our lives, this really is a worthwhile cause.

As a team we would like to raise as much money as possible, so please dig deep and help us raise vital funds!

To donate online please go to : [www.bhf.org.uk/sponsor/teamsynergy](http://www.bhf.org.uk/sponsor/teamsynergy)



## Offices

**London**  
61 Southwark Street,  
London SE1 0HL  
Tel: 020 7928 1066  
Fax: 020 7928 1099  
[southwark@synergyLLP.com](mailto:southwark@synergyLLP.com)

43a Gray's Inn Road  
London  
WC1X 8PS  
Tel: 020 7405 5372  
Fax: 020 7405 2778  
[graysinn@synergyLLP.com](mailto:graysinn@synergyLLP.com)

**Harefield**  
9 Park Place  
Newdigate Road  
Harefield  
Middlesex  
UB9 6EJ  
Tel: 01895 822577  
Fax: 01895 823690  
[harefield@synergyLLP.com](mailto:harefield@synergyLLP.com)

**Chatham**  
Admirals Offices  
The Historic Dockyard  
Chatham  
Kent ME4 4TZ  
Tel: 01634 814714  
Fax: 01634 815999  
[chatham@synergyLLP.com](mailto:chatham@synergyLLP.com)

**Colchester**  
The Red House  
Great Horkesley  
Colchester  
Essex  
CO6 4HA  
Tel: 01206 273676  
Fax: 01206 271537  
[j.cadman@synergyLLP.com](mailto:j.cadman@synergyLLP.com)

**Guildford (Reg. Office)**  
8/9 Faraday Road  
Guildford  
Surrey GU1 1EA  
Tel: 01483 468666  
Fax: 01483 468668  
[guildford@synergyLLP.com](mailto:guildford@synergyLLP.com)

**Liverpool**  
Suite 115-119, 1st Floor  
India Building  
Water Street  
Liverpool L2 0RA  
Tel: 0151 227 9151  
Fax: 0151 236 6186  
[liverpool@synergyLLP.com](mailto:liverpool@synergyLLP.com)

**Manchester**  
Turing House  
Manchester Technopark  
Birley Fields  
Manchester M15 5RL  
Tel: 0161 227 0611  
Fax: 0161 232 1801  
[manchester@synergyLLP.com](mailto:manchester@synergyLLP.com)



## Taking the Marathon to New Heights!

CMPB's Declan Gleeson, a building surveyor in our Guildford office, is taking fundraising to a whole new level (literally!).

Having just completed the London Marathon, the second hottest London Marathon ever, in a very respectable 4hrs 15mins, Declan is now training for an even tougher challenge. In November this year he is heading to Nepal for the 100 mile Himalayan Stage Race. Running for five consecutive days at altitudes of between 11800ft and 5500ft, each day is a different distance (24-20-26-13-17 miles), the middle day being a full marathon and will be Declan's 13th marathon to date.



Declan still smiling after 26.2 miles!

The 100 mile challenge is the last of three fundraising events this year (also partaking in the London to Brighton Bike Ride as part of 'Team Synergy') in which he aims to raise £3/4k for Cancer Research.

We are very proud to have him as part of our team and wish him well in his gruelling training over the coming months.



## Miles and Lorna – a World-Class Partnership!



In the December issue you may have read about Miles and Lorna, for whom CMPB are providing sponsorship. Well . . . they have just returned from the Blackpool Festival of Dance and are still in shock.

They were unaware that the entire week would be international competitions; Miles and Lorna found themselves competing each day against the world's best dancers from 29 different countries – each competition had over 110 couples competing, many from the former USSR.

No British couple has made the Ballroom final for the last five years, but Miles and Lorna managed it. Finishing seventh in the world – a fantastic achievement and completely unexpected! In the Latin-American section, although they reached the semi-final, when the results were checked they came eighth, missing the final by just one place.

No British team has won the International Team Competition event for over 20 years, so hopes were not high – they won by the most slender of margins! The mainly British crowd went wild with delight, and as the Festival is in its 50th year, the achievement will not be forgotten for years to come.



So congratulations to Miles, who was the British team captain, and his partner Lorna - CMPB seem to have picked a winning team!



## Congratulations

Robert Willson, a building surveyor in our Guildford office and his wife Bronwen have had a baby girl.



Imogen Edith Rose at just two days old

Born by caesarean section at just 33 weeks, Imogen Edith Rose Willson weighed just 2lb 05oz. To press she is still incubated and is very small but is strong and breathing well. We wish them all the best of luck!