



Housing



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-is building!

Introduction

The world of development has become increasingly complex with technically demanding built forms reflecting high levels of efficiency, lower carbon use, visually attractive buildings, mixture of tenures including social, affordable, sub-market, market rent, shared equity, shared ownership, open market sale and the introduction of institutional investors. Procurement continues to evolve with two stage open book, joint ventures and collaborative working through the BIM Agenda.

Over the last few years we have been leading these changes with the development of our Design and Build, Quantity Surveying and Cost Management Services to include Project Management, Independent Certifier and Fund Monitor. All of these services are led by our Chartered Quantity Surveyors, Project Managers and Building Surveyors, fully integrated to provide the correct level of skill and expertise to advise and deliver your modern complex projects.

Our Quantity Surveyors are utilising the latest tools compatible with the BIM Agenda producing cost plans from £5m through to over £450m plus. Our open market sale values range from £360 per sq ft through to over £1300 per sq ft with construction costs from £1500 per m² to £2900 per m².

Within this increasing complex world you need more than ever **independent** professional advice and we are pleased to be working with Housing Associations, Local Authorities and a series of Joint Venture Vehicles for the delivery of modern homes making a positive contribution towards our environment and people's lives.

It is not all about bricks and mortar, we are also proud of our approach to **social value**, not just through the build contract, but through us as an organisation. We have apprentices in IT, Finance and Administration. We have also broadened our entry level and training programmes to include school leavers, year out students and graduates.



10 Cambridge Avenue, South Kilburn



11 Aldgate Place



12 Vauxhall Bridge Road



13 Finchley Road

High Rise



14 Aldgate Place



15 Aldgate Place

In the 80s and 90s we were demolishing high rise blocks and replacing with low to medium rise structures. Lifestyle, demand, viability models and the scarcity of land have required a different approach. Over the last 15 years we have seen a re-emergence of high rise developments for all forms of tenure. Our tallest block is 41 storeys at Oakmayne Tower where our Client has secured, through a Development Agreement, a number of floor plates within this prestigious building.

Aldgate Place is a large scale regeneration project where our Clients have secured 150 homes through a Section 106 arrangement. All of these projects make a significant contribution to the local environment and reflect the complex nature of housing, particularly in London.



16 Oakmayne Tower



17 One Woolwich

Shared Ownership and Open Market Sale



18 Rayners Lane

Rayners Lane is the final stage of a large estate regeneration programme and will provide 152 new homes all for open market sale. The project has been designed such that it can be procured in up to 5 phases thereby managing our Client's risk in an area where sales values are circa £360 per sq ft.

Craven Park was completed in December 2014 and provides 150 homes for shared ownership where sales values and sales rates have exceeded expectations with a build cost of just over £1500 per m².

Abbey Road is a two phase development under a joint venture providing 242 new homes with 750m² of retail.

Stockwell Park is a £127m estate regeneration programme where new build has enjoyed strong rental and capital growth over the last three years with sales values exceeding £1000 per sq ft.



19 Stockwell Park



20 Craven Park



21 Abbey Road

Quality



22 Stonebridge

The construction industry particularly in London is showing a strong recovery from recession which brings its own challenges in terms of the availability of resources and materials. In some instances the supply chain has been slow to respond with shortages of bricks, tiles and some cladding components.

Delivering a quality product is critical to the success of all projects irrespective of tenure and value as indeed is predictability of programme. Our technical people are available to review specifications, programmes and cash flow forecast, together with monitoring works in progress against programme, predictive spend and quality parameters.

On many of our projects show homes are produced setting the benchmark for quality throughout the development. We have also utilised this show home approach within some of our estate regeneration projects to demonstrate to existing residents what can be achieved and how their new homes will look, which has had a positive outcome in assisting decant programmes.



23 Stonebridge



24 Craven Park



25 Craven Park



26 Craven Park



Back cover

27	28	29
30	31	32
33	34	35

27 Farm Lane, 28 Stonebridge,
29 Finchley Road, 30 Bridges Wharf,
31 Oakmayne Tower, 32 Stonebridge
Site 10 - Spring, 33 Leybridge Estate,
34 Silchester, 35 Winterfield

Front cover

1	2	3
4	5	6
7	8	9

1 South Kilburn, 2 Aldgate Place,
3 Rectory Park, 4 One Woolwich,
5 Stockwell Park, 6 Craven Park,
7 Abbey Road, 8 Rayners Lane,
9 Balfron Tower

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