



Housing



BAILY • GARNER
-is forty!



Introduction

Over the last 40 years we have learnt a thing or two and not just how to survive four recessions! We have been delivering housing for 40 years under all political colours.

We know our first priority is to work collaboratively with our Clients in an open honest environment whereby we add value and provide the best possible **independent** professional advice.

In the 1970s, we delivered the first Housing Corporation funded major repair scheme with tenants insitu, in the 1980s we delivered the first ERF funded scheme within Tower Hamlets and probably the first Local Authority transfer from London Borough of Merton to South London Family Housing Association again in the 1980s, and we are now involved in a wide range of innovative funding mechanisms to deliver high quality homes across all tenure range.

The modern concept of high rise, high density urban hubs is exemplified in the Aldgate Development where our client has secured two blocks providing 150 new homes. A further example is at Addlestone Town Centre Regeneration where we act as Independent Certifier for Bouygues Developments in a ground breaking town centre regeneration comprising 110 bed space hotel,

multi-screen cinema, 20,000m² commercial space and 130 new homes.

Over the last few years our projects have ranged in value from £1m to over £450m and include the early stage cost modelling/cost plans for three large estate regeneration programmes, carefully evaluating alternative mix and tenures with a potential blend between some refurb, some redevelopment, complete refurb and complete redevelopment.

The world of development has become increasingly complex with technically demanding built forms reflecting high levels of efficiency with lower carbon use, visually attractive buildings, mix of tenures and the introduction of institutional investors.

Procurement continues to evolve with two stage open book, joint ventures and collaborative working through the BIM agenda. 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, Developers and a series of Joint Venture Vehicles for the delivery of modern homes, making a positive contribution towards our environment and peoples lives.



Rectory Park



Aldgate Place



Stockwell Park



Hitchin Square

Experience



Stonebridge



Stonebridge

Over 40 years we have seen many changes in the world of construction and housing in particular. From grant levels at 100% down to less than 20% and with an increasing number of our clients providing new homes with no grant at all. Homes for sale are now a common ingredient in most of our projects with sales values ranging from £360 per sq ft through to over £1400 per sq ft, this together with PRS is quite a transformation particularly in the last 7 years.

Clients can rely upon our long track record and experience as modern professionals to operate in the new exciting world.

We have a mixture of Quantity Surveyors, Building Surveyors, Project Managers and Value Analysts to deliver the services you require. With experience ranging from small infill sites to large scale redevelopment and regeneration, our experience is here to be tapped.



Windmill Park, Mill Farm



Rayners Lane

Skills and Services



Golf Links



Redmayne House, Stockwell Park

Within Baily Garner LLP we have Building Surveyors, Quantity Surveyors, Project Managers, Value Analyst, Electrical, Mechanical, Environmental Engineers and Architects and via our sister organisation Baily Garner (Health and Safety) Ltd 'Health and Safety' Specialists. We refer to ourselves as **interdisciplinary** which means the various disciplines **talk and support** each other providing a collaborative approach which we extend to working relationships outside of BG.

We have over 160 professionals from which to assemble a project team. Each team has only one clearly identifiable leader. That means that whilst we may be appointed as Employers Agent or Client Advisor often on the larger projects, the service is delivered via a mixture of Quantity Surveyors, Building Surveyors and Project Managers. It also means we are able to draw upon the expertise from our Architects, Electrical, Mechanical and Environmental Engineers to help identify and resolve potential challenges before they become issues.



South Kilburn



More West (Silchester Garages)



Spa Meadows

What next?

Baily Garner LLP has always invested in people and services, more so than ever over the last few years.

Our investment in people includes establishing a wider entry level to BG which is now possible through apprenticeship, day release school leavers and graduates. We are currently sponsoring 43 individuals to become professionally qualified and 6 of our senior people have recently become Members of the Institute of Asset Managers.

We continue to develop our skills and services which includes the establishment of our electrical, mechanical and environmental engineering group which from a cold start now represents over 17% of our total fee income. Our services are also growing organically which includes the role of Independent Certifier/Fund Monitor, Value Management and Business Model Development particularly in relation to tenure mix and regeneration opportunities.

We believe the last five years has seen more change within our industry/profession than the last 50 years put together. Principally this relates to the continued introduction and development of modern tools revolving around the BIM Agenda. At Baily Garner our Architects have been using Revit as our default tool for a number of years producing 3D models. We have now cascaded the 3D model into our Quantity Surveying, Building Surveying, Electrical, Mechanical and Environmental Groups such that we now have a fully integrated platform. This means we can now produce component schedules, cost plans and design MEP solutions from the architects 3D Models and ensure the design development is fully integrated

We believe by utilising modern tools Clients now have a broader choice of procurement and by delivering enabling works it is now possible to put together the best procurement package without being wedded to the design and build approach.

Contact us for more information.



South Kilburn



Finchley Road



More West (Silchester Garages)



Lidcote & Cumnor, Stockwell Park



Lidcote & Cumnor, Stockwell Park



Back cover

10	11	12
13	14	15
16	17	18

10 Lakewood, 11 Golf Links,
 12 Canonbury Road, 13 Armagh Road,
 14 Bedwell & Barret, 15 Stonebridge,
 16 Mill Farm, 17 Sydenham Road,
 18 Plaistow Hospital Site

Front cover

1	2	3
4	5	6
7	8	9

1 Stonebridge, 2 Hitchin Square,
 3 Finchley Road, 4 South Kilburn,
 5 Spa Meadows, 6 Silchester Garages,
 7 Gala Bingo, 8 Vaudeville Court,
 9 Farm Lane

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For more details of these projects visit our website:

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