



Case Study: Sandwell Homes | High Rise Decent Homes

Client: Sandwell Homes ALMO



Project

Sandwell Metropolitan Borough Council have an £80 million programme to bring 50 tower blocks up to the Government's Decent Homes Standard by 2010. Rider Levett Bucknall have secured a 5 year partnering framework contract and are working alongside Sandwell's Urban Design Department to design, manage and control the programme. Rider Levett Bucknall have also been appointed to support Sandwell on their £230m Low Rise Decent Homes programme which commenced in 2005.

Our role

Rider Levett Bucknall's appointment is to provide a full range of consultancy services including all design disciplines in addition to our traditional Project Management, Quantity Surveying and Building Surveying roles. To do this we have teamed up with two other consultancy firms to provide the complementary services, including Architecture, Landscape Architecture, Structural, Civil and M&E design.

To maximise the value obtained from the budget, Rider Levett Bucknall is working closely with Sandwell to scope the whole programme of works. Emphasis is being placed upon value engineering a standardised set of design solutions, details and components which will be employed on all projects.

Client benefits

Partnering is the cornerstone of Sandwell's approach and Rider Levett Bucknall's expertise in this area has been instrumental in helping formulate the overall approach.

As a result, the delivery supply chain can be given early knowledge of the forward work programme, helping further to drive down costs and optimise value. Rider Levett Bucknall are working with the three contractors involved to establish a single supply chain for the programme going forward.

Incentivisation and continuous improvement are key components of the delivery model. All contracts are placed on an open book basis linked to a target cost and Guaranteed Maximum Price with a pain/gain mechanism for cost under/overruns. KPI's have been established to measure contractor and supply chain performance in year and this in turn impacts on the amount of work any contractor is awarded in a subsequent year.

Target set for both contractors and consultants to deliver year on year savings on their delivery costs.



Testimonial

"The assistance on PM procedures and financial management was particularly appreciated. (We have received an) excellent service from Rider Levett Bucknall, particularly with financial control."

Alan Wakeman,
Urban Design Manager, Sandwell Council



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