



Building work commenced on four semi-detached family houses on Annandale Road, Sidcup



London Bridge station completion and reopening by HRH Prince William, Duke of Cambridge



Janet Aburn's challenge, to raise £1,500 by cycling 280 miles from London to Paris



A warm welcome to our latest edition of 'LIFE', this year we celebrate thirty six years of business, Richard Chitty has now been with us for twenty five years, Anton Ricks, Keith Carson, Ian Castle, Richard Sheehan and Brian Gallagher have joined the 'over twenty year gang', we can't thank them enough for their loyalty.

We also continue to develop the next generation of young professionals and congratulate Lindsey Dobbin, Matthew Cowell and William Taylor on their recent professional and academic achievements.

With regards to business I am sure we are all seeing the affects of Brexit, the uncertainty continues to delay decision making. Recent tragedies have also seen a change in the world of compliance and construction detailing. As a proactive company we have worked

hard to address the current challenges. Our design and compliance teams have a wealth of experience so please do not hesitate to contact them.

After many years Pat Saville my PA and I will be retiring as Trustees of Dennis Wise & Frankham Group Charitable Trust, it has been a truly wonderful journey. We have met so many unbelievable and generous people, we can't thank our friends, clients and supply chain enough. Your support has helped us raise in excess of £1,250,000 an amazing achievement by all. A special mention must go to Pat who's been a 'Star' we both wish the Charity every success for the future.

On that note can I thank all our clients, staff and supply chain for your continued support of Frankham and wish you all a Merry Christmas and a prosperous New Year.

Steve Frankham MBE

Royal reopening for London Bridge Station

HRH Prince William, Duke of Cambridge, performed the formal Royal Grand Opening of the rebuilt London Bridge station on Wednesday 9th May 2018. The new station, completely rebuilt over the past five years together with the bus deck and refurbished Underground Station as a transport hub, complements the new developments in this part of London serving the business, health, tourism and journalism communities around the site.

As part of the station redevelopment, new retail units have been incorporated making London Bridge station a shopping destination in its own right. In addition to the eight units opened in 2017 under Phase 1, eight new units have recently been completed and now trading in Phase 2; Frankham Consultancy Group is responsible for the technical reviews of the Phase 2 units, with another 54

units in the pipeline including major local, national and international brands.

The design and construction quality standards are of particular note – simple palettes of high quality materials, high lighting levels and attention to detail.

To date, the tenant brands have been delighted with the levels of interest and business generated. The quality standards were set by the real step change in the design and construction of the station infrastructure and superstructure and being carried over into the retail fit-outs.

Further more, the Health & Safety record on the site has been outstanding. Again, careful meticulous planning with the brands and their contractors has paid dividends with no serious incidents to report.

Frankham Consultancy Group are providing the following Technical Review Services:

- Project Management
- Architectural
- Structural Engineering
- Mechanical Engineering
- Electrical Engineering
- Health & Safety and CDM Services
- Fire Engineering (in association with Affinity Fire Engineering)
- Fire Alarms and Suppression (in association with Protec)
- Public Address and Voice Alarm (in association with Fourways)
- Electromagnetic Conformity (in association with EMC London)



Frankham Developments, Annandale Road, Sidcup

Frankham Developments have commenced building work on the development of four semi-detached family houses on Annandale Road, Sidcup.

The well appointed four bedroom and four bathroom houses feature open plan ground floor living accommodation flowing directly into

generously proportioned gardens, with a separate office/study area and utility room. The middle floor contains three large double bedrooms and a family bathroom with the top floor being a large master suite with walk-in wardrobe area and large en-suite bathroom. For further information, please contact Oliver Morse on 020 8309 7777 or oliver.morse@frankham.com



Frameworks

Framework Success

Orbis Professional and Technical Services Framework for Property Capital and Revenue Works. Frankham was accepted under the following lots: Lot 3 Building Surveying, Lot 4 Building Services Engineering Consultancy and Lot 5 Structural Engineering Consultancy.

Keepmoat Rooftop Homes Framework as part of their 'whole house' design team. Core services include: Architecture, Structural Engineering, Mechanical Engineering, Electrical Engineering, Public Health including above ground drainage, Civil Engineering, Soft Landscape Architecture, Highways Engineer, Thermal Engineering & Air Tightness Engineering, Daylight Modelling Engineer, Acoustic Engineering, Fire Engineering, Home Quality Mark (HQM) assessor, Principal Designer, Planning Consultant, BIM Information Manager and Party Wall services.

The London Fire and Emergency Planning Authority's Multi-Disciplinary Professional Services Framework. Core services include: Commission Manager, Project Manager, Cost Consultancy, Contract Administrator,

Principal Designer, Architectural, Building Surveying, Mechanical and Electrical Engineering and Civil and Structural Engineering.

Chelmer Housing Partnership's Development Consultancy Framework for Lot 2 EA services.

The Eastern Shires Purchasing Organisation's (ESPO) Property Building and Infrastructure Advice and Management Services Framework (2664-18) for Lot 1A – Project Management and General and Technical Advice on Building and Property Matters, London and South East and Lot 2A – Project Management and General and Technical Advice on Infrastructure Matters, London and South East. (198 words)(perhaps insert company logos).

Sanctuary Housing Group Development Consultancy Framework – Employer's Agent. Supply of EA services relating to Sanctuary's development programme specific to Housing of all tenure types (social and affordable housing, shared ownership, and outright sale), for London & the South East.

Sanctuary Housing Group Development Consultancy Framework – Structural and Civil Engineering. Supplying Structural and Civil Engineering Services relating to Housing developments to the Sanctuary Group, for London & South East and the East of England.

University College London Hospitals NHS Foundation Trust – Lot 4 Mechanical, Electrical & Plumbing (MEP) Engineering Services.

NHS Shared Business Services Construction Consultancy Services. Core services include: Lot 1 Architectural, Lot 2 Project Management, Lot 3 Civil and Structural Engineering, Lot 4 Quantity Surveyor, Lot 5 Mechanical, Electrical and Public Health (MEP), Lot 6 Principal Designer, Lot 7 Building Surveyors, Lot 8 Health and Safety, Lot 9 Environmental Services (incl. BREEAM and SKA), Lot 10 Energy Efficiency Services and Associated Products, Lot 11 Fire Safety, Lot 12 Ancillary Services.

Request for Site Control



I recently came across a box of old work folders from my early career in the Property Services Agency (PSA),

where I had the privilege of working on the Crown Estate developing my knowledge of the construction industry and honing my skills as a future Chartered Surveyor.

Flicking through one of the folders, I found several W1429 forms, which was what a Superintending Officer (SO) would complete to requisition the services of a Site Control Officer. Site Control attendance, or Clerk of Works as is commonly known, would have been anticipated for all projects undertaken across the Crown Estate, from circa £50k upwards and invariably this would necessitate both building and civil engineering (B&CE) and mechanical and electrical (M&E) expertise.

The importance placed upon effective site control was well understood at that time and this was reflected in whether this would require full time, or part time attendance and the fee applicable for this service. As example, the construction of the Prince of Wales Village Hall, a new-build facility at the Royal Hospital Chelsea (1984), attracted a site control fee of £16.5k for the B&CE elements and £3.3k for M&E. This represented 7.6% of the estimated construction value of £258k. There were other examples I came across at 11% of £69k; 4.45% of £148k and 6.6% against a CV of £160k. With fees at these levels, for the Regional Site Control Office, these were happy days. However, what this reinforces is that historically site control was recognised as important and intrinsic part of the construction process and an absolute necessity to provide assurance.

As I write investigations are underway in respect of the Grenfell Tower incident.

I'm not suggesting for a minute that more robust site control would have prevented this tragic fire, but ascertaining whether the necessary checks were in place and that the required sign-offs were provided would be of assistance to the investigation team as this would be evidenced in site control site attendance reports and correspondence logs with the SO/PM and contractors. Would the outcome have been different if the cladding was detailed as an 'area requiring special attention'? Perhaps these were and the controls were in place, only time will tell?

It's all too easy to comment with hindsight, but maybe, just maybe it is time for us to revisit some of the controls of the past and to reintroduce some of these for the projects of the future and make that request for site control?

by John Powell

Staff news



We are delighted that **Holly Garland** has been promoted to Associate Director of Frankham Risk Management.



Well done to **Matthew Cowell** for qualifying as a Chartered Building Surveyor.



Congratulations to **Lindsey Dobbin** who has formally completed his training to Incorporated Engineer level.



Congratulations to **William Taylor** for achieving full member status with the Association of Project Management.

Completing twenty years and more service with Team Frankham



Richard Chitty
25 years service



Ian Castle
20 years service



Anton Ricks
20 years service



Keith Carson
20 years service



Brian Gallagher
20 years service



Richard Sheehan
20 years service

Welcome new team members from Carillion

We would like to take this opportunity to wish a very warm welcome to our new colleagues from Carillion.



Phil Neenan
Technical Director



Philip Fifield
Building Surveyor



Paul Rossiter
Quantity Surveyor

Charity News

Janet's London to Paris Challenge

Janet Aburn of Frankham Consultancy Group took on the challenge of cycling from Greenwich Park in London to the Arc de Triomphe in Paris, a distance of 280 miles over a period of four days.

Janet's aim is to raise £1,500 for the Big Bus Challenge. Janet together with her husband Colin set off from Greenwich Park to begin their journey to Paris.



Well Done Janet & Colin you are super stars thank you for raising money for the Big Bus Challenge. You can still support Janet through Virgin Money Giving.

https://uk.virginmoneygiving.com/donation-web/fundraiser?fundraiser-ActivityId=788856&stop_mobi=yes



Tessa

Guide Dogs for the Blind have let us know that Tessa, the guide dog puppy which Dennis Wise & Frankham Group Charitable Trust have sponsored has entered the next stage of her guide dog training.

We wish her the very best of luck as she moves a step closer to becoming a life-changing guide.

