



FRANKHAM

LAKESIDE COURT

STONEWATER

The Frankham Building Surveying team supported this national RSL in identifying and rectifying concerns regarding the external fabric to this medium rise residential/care accommodation block in Eastbourne.

We initially completed a range of intrusive building fabric and structural inspections to the external cavity walls, windows, louvres, doors and the roof coverings. This informed our feasibility report which included comprehensive recommendations to undertake cavity wall tie replacement, provide rigid foam external wall insulation, replace windows and doors (including providing automatic opening ventilators on the upper floor) and roof covering repairs.

All of our recommendations were accepted and we moved to complete a detailed works specification and drawings within a JCT IC contract form ready for competitive tendering, including Principal Designer duties under the CDM Regulations.

We supported Stonewater's procurement process and made recommendations on contractor selection.

Across a six-month site phase our building surveyors delivered a contract administrator/QS role and working with our principal designer we monitored the contractors progress in particular through weekly site visits and miunted monthly progress review meetings. Site safety was monitored during site visits by our principal designer. We assessed the contractors monthly applications for payment and issued payment certificates to the client.

We ultimately snagged and signed off the works, accepted and approved the contractors HSF/O&M file and agreed the final account.

Client:
Stonewater Limited

Value:
£703k

Services:
**Building Surveying
Structural and Civil Engineering**

Date:
November 2018 - February 2020



CASE STUDY