



## Beacon Rise, Cambridge

Frankham Consultancy Group were commissioned to replace balcony decking in order to replace it with non-combustible materials.

Client:  
**Places for People**

Value:  
**£750k**

Services:  
**Contract Administrators**

Start and End Dates:  
**May 2023 - November 2023**

## Overview

Frankham Consultancy Group were commissioned to replace balcony decking in order to replace it with non-combustible materials, enabling the client to obtain an EWS1 certificate. The works also included renewal of defective glazed balcony screens and roofing membrane to the main courtyard areas.

## Added Value

The client elected for a negotiated tender to be adopted within the original contractor who constructed the block, Aspen Limited. Frankham developed a specification and a contract sum was agreed that met with the clients budget and in line with Frankham's Cost Plan Assessment.

The client had also requested some additional works to be incorporated during the pre-contract stage. This included introduction of the replacement of the courtyard roofing membrane following ongoing maintenance concerns. Frankham swiftly negotiated an adjusted contract sum based on an agreed specification.

Frankham monitored the works during construction on a frequent basis, ensuring both H&S and quality standards were maintained which resulted in minimal defects being identified at completion stage.

## Challenges

Consideration needed to be given to how the works were going to be phased to minimise disruption to residents but ensuring works were undertaken in a logistical manner. This was achieved by a programme of works being developed that enable a flow of work activity between the two main balcony courtyard areas.