

Case Study

Location: Independent Living Inglewood, Kintbury, Berkshire, RG17 9SW.

Project Value: £18.90 million.

Project Partners / Client: Audley.

Lead Consultant: Sutton Griffin Architects.

Architect / Landscape Architect: Sutton Griffin Architects.

Structural Engineer: John Newton Partnership.

CDM Co-ordinator: System² Consulting.

Quantity Surveyor: Altus Andrews.

Project Vision:

The project provides a self contained retirement village complete with the optional facility of 24/7 welfare care and assistance provided by on-site staff. The scope of works comprise the demolition of existing buildings and parts of the existing stately home followed by the construction of 96nr residential units split over a mixture of cottages and apartments. The existing main house will be refurbished and substantial extended to encompass residential units together with new leisure and recreational facilities including a swimming pool, gymnasium and treatment rooms. A new 150 seat restaurant is to be constructed together with separate bar and bistro facilities. The main building is completed with reception and administrative areas. Externally, the project comprises substantial formal hard and soft landscaping and discrete parking for residents and guests.

Altus Andrews have provided all cost planning services for the scheme from its inception and throughout the pre-contract phase. We were responsible for leading the Design Team in undertaking extensive value engineering and reconciliation of the design to meet agreed budgets. We produced detailed Bills of Quantities and supporting documentation for use in competitive tender and administered the tender process through to return. In addition, we were responsible for the tender and full post contract cost control of an initial enabling works contract which culminated in agreement of a £2.50 million final account.

