

National College for Nuclear in Cannington wins Project of the Year

The winners of the 16th annual Michelmores' Property Awards were announced at an Awards Dinner on Thursday 7 June at the University of Exeter, hosted by comedian and actor Josh Widdicombe. The Awards celebrate outstanding property and construction projects in Devon, Somerset, Bristol, Dorset and Cornwall, across ten categories.



The Winner of Project of the Year (over £5m), sponsored by LHC Architecture + Urbanism, was the National College for Nuclear, Southern Hub at Bridgwater & Taunton College, Cannington.

This cutting edge nuclear training facility based in Cannington, Somerset includes a training workshop, a reactor simulator, resource area and training rooms, sports facilities and a student social area. The new facilities will develop the UK's nuclear curriculum while creating career opportunities and delivering economic growth in the South. The college is a key part of the Industrial Strategy, the Government's plan to develop the technical skills of young people, provide industry with a skilled workforce across a range of sectors and support the country's long-term economic growth.

Hills acted as Employer's Agent and Quantity Surveyor on the project. When announcing the award, Nick Hole, one of the judges, said that the project was a fantastic inward investment and part of the massive regeneration as a result of Hinckley Point which would have a huge effect on the local area. He continued by saying that the project had a very large budget which had been "spent extremely wisely" and would be an asset to the region for years to come.

A second award received for this project was the Digital Construction/Initiative of the Year Award in the Constructing Excellence South West Built Environment Awards.

Hills have also recently worked on a refurbishment project at the College to create six additional classrooms and support areas for students with additional needs. Currently they are providing employer's agent, quantity surveying and principal designer services for the conversion of the existing AstroTurf all-weather playing field to a 3G playing field providing a full-size football pitch capable of providing play for 11, 9 and 5-a-side matches.





Hills' services for the Construction Industry

We are pleased to offer the following services:

- Cost Consultancy
- Quantity Surveying
- Contract Administration
- Project Management
- Employer's Agent
- Project Monitoring Services
- CDM Advisor
- Principal Designer
- Party Wall Advice
- Arbitration
- Dispute Resolution
- Expert Witness
- Partnering
- Builders' Quantities

Philip Rumbelow and his fellow Directors are always happy to discuss your specific requirements. Please see the back page for contact details.

Affordable housing in Bedfordshire

In June Hills completed a project with Grand Union Housing Group, acting as Employer's Agent and monitoring the construction of eight flats at Broughton Manor in Milton Keynes. They have just completed Phase 1A at West Hill, Kettering where 27 units, comprising 17 shared ownership and 10 rented were built and have been appointed for Phase 2A which will see a further 25 units on the site. In Gravenhurst in Bedfordshire Hills will be acting as Employer's Agent for the construction of eight affordable properties and Project Monitoring Surveyor for a further 16 which will be for private sale.

Croydon Regeneration

Hills' office in Croydon will overlook the new Westfield/Hammerson development that will replace the Whitgift Centre in the centre of town. Evidence of the longstanding need to regenerate Croydon town centre and the need for significant investment to address its decline was considered at a public inquiry in February and March 2015. Since then the developer has been acquiring land and relocating existing tenants. They have confirmed that John Lewis and Marks and Spencer will be the anchor stores. The new development will include a multi-screen cinema, numerous other big-name stores and extensive residential properties.

Hills are assisting their client New Look to move to a temporary store before work commences in August 2019 for an expected grand opening in the spring of 2023.



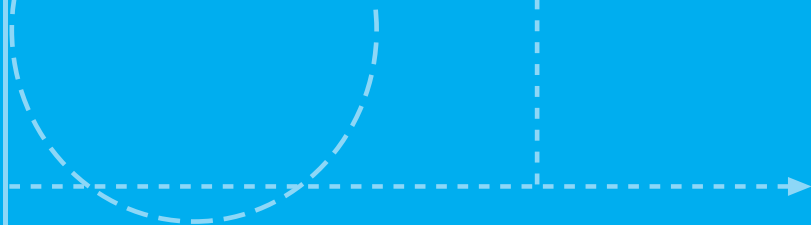
Housing need in Cornwall

New homes are being built in Cornwall at a faster rate than anywhere else in the country, according to new figures. Latest statistics show that Cornwall has the highest annual average increase in new homes in England. Ross Harrison in Hills' Penzance office is well aware of this as he spends most of his time working with social housing providers Coastline, Ocean, LiveWest and Sanctuary acting as Employer's Agent on Section 106 Agreement housing within residential developments in the peninsula.

More Awards

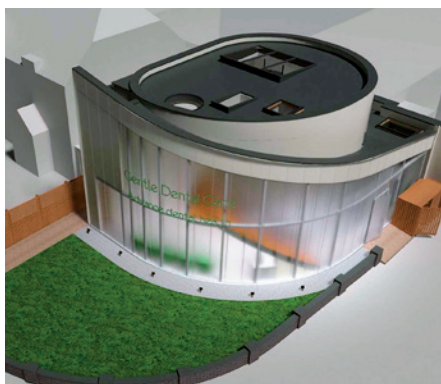
Barton Meadows in Thorverton is the first development in the village for 40 years and consists of ten houses with a mix of shared ownership and rental properties that have breathed new life into the rural community. Hills acted as Employer's Agent on behalf of LiveWest.

The project was awarded Best Rural Development in the Rural Housing Awards. It achieved recognition for having a real 'wow factor' and fitting in really well with the local architecture and design. It was also shortlisted for the Michelmores' Residential Project of the Year.



Stylish Dental Surgery

Going to the dentist in Shirley Road, Croydon will soon be an exciting experience. An innovatively designed circular surgery with ground to roof glass screens letting in light to the whole building is being constructed. Hills were appointed as Principal Designer on the project early this year and are making regular site inspections on behalf of the client to ensure their compliance with the CDM Regulations.



The project is due for completion late this year after which a visit to the dentist will never be the same again.

Crediton Gateway

Two doctor's surgeries in Crediton will be amalgamating and relocating to a purpose-built facility on the edge of the town. The two storey building with large glazed window areas will contain consulting rooms, treatment and staff rooms and will be part of the Crediton Hub at Wellpark which also contains a Tesco store and the new Mole Avon Country Store. Hills worked with Grainge Architects to prepare the scheme for a planning application submitted in November.

Water sports for all

Hills are involved with two water sports centres in Devon. One in the north in Ilfracombe where marine specialists have been involved in the design of the sea wall and slipway. Appointed originally as Quantity Surveyors for the project Hills are now also providing project management assistance for the build of the centre which will also include specialist piling work.

In Exmouth, on the south coast, Hills are working for Grenadier Sustainable Developments who have exciting plans for a new, environmentally friendly water sports centre. The proposed not-for-profit scheme includes training and changing facilities alongside an outdoor events space, retail units and eateries, and is intended to enhance Exmouth's waterfront, water sports heritage and leisure amenities. Offering immediate beach access the aim is to create a building which combines distinctive architectural design with a small carbon footprint, reducing the impact of the building to both land and marine environments.



Europas Building

As Project Manager and Quantity Surveyor, Hills are leading the team to convert and extend the former Europas manufacturing facility in Newton Abbot for new tenants. Work will start on site early in 2019.

Uncertainty or opportunity?

Is uncertainty about Brexit and possible interest hikes unsettling the market with developers loath to take risks? Certainly the retail sector is undergoing change and as a result Hills' London and Milton Keynes offices are diversifying to carry out more locally based work.

Hills' banking clients however continue to lend and our project monitoring role for them is still at a steady level with new clients such as Commercial Acceptances, Cranborne Chase, Titlestone (now Paragon), RQ Capital and West One Loans coming on board.

As Hills' workload continues to rise, we are looking for staff in all our offices. Whether it be a career choice after university, joining as an apprentice or a mature person looking for a change of career, or an experienced quantity surveyor, we are keen to hear from you. Contact Phil Rumbelow to discuss what Hills can offer you: philip.rumbelow@wthills.com

Bullring made up

NYX Professional Makeup, named after the Greek goddess who ruled the night and symbolised beauty and power, have commenced trading in their debut standalone store in Birmingham's Bullring. Hills acted as Project Manager and Quantity Surveyors for the strip-out to landlord's shell and then fit-out of the bright and airy store which sells high-quality, professional makeup at accessible prices.





Specialist Services

Our Dispute Resolution team continue to assist clients through disputes with a prevalence recently of smaller disputes centring around a lack of correct contract documentation.

Our Party Wall surveyors in Exeter, Penzance and Milton Keynes are also busy and projects include a number of schemes in the riverside town of Fowey and one project within walking distance from the Exeter office in the village of Ide. Your first port of call for these services is Geoff Hanna geoff.hanna@wthills.com

Community Power

As a Community Benefit Society, Future Wolverton is owned and run by its members. Its mission is to establish Wolverton as a thriving and sustainable town within the city of Milton Keynes and the Wolverton Town Centre Neighbourhood Plan forms part of Milton Keynes' Development Plan and sets out the community's vision for the area.

Hills are acting as Project Manager, Quantity Surveyor, CDM Advisor and Party Wall Surveyor for the organisation and have recently completed Phase 1 of work on The Old School, a Grade 2 listed building in the heart of Old Wolverton. Work involved refurbishment of the existing house into a Guest House and a new build café adjoining the Main Hall. The three bedrooms in the Guest House will be used for lettings for those working in the local area and provide income to the Community Benefit Society. Phase 2, which commenced in October, will see the refurbishment of the Main Hall to provide a community meeting place.

The young people from a local community special school will assist in the running of both the Community Centre and Guest House, giving them valuable work experience.

Eco-house

2ft walls built of hemp blocks which need no insulation, a ground source heat pump, a green roof and solar panels with battery energy storage and a natural pool in the garden make this house in North Cornwall very special. Hills are acting as Quantity Surveyors for the project which completes in mid-2019.

Regeneration

Kent based developers Gillcrest Homes are committed to regeneration redevelopment schemes and Hills are monitoring two such projects for Close Brothers. St Luke's Park in Wickford, Essex is the redevelopment of the administration building of a former mental health hospital. The hospital opened as an asylum in 1937 and closed in 2010. This building, the water tower and the Grade 2 listed chapel of St Luke are the only original buildings remaining on the site. The £1.8 million project to form 14 apartments is due for completion later this year.

In Canterbury, Gillcrest Homes are redeveloping part of the old St Mildred's Tannery site in Stour Street which is bounded to the north west by the River Stour. The site was occupied by the tannery from the 18th century and, when it finally closed in 2002, it marked the end of 200 years of tanning and leather working in Canterbury. The tannery was associated with six generations of the same family. Canterbury leather found its way into Rolls Royce cars, Bentleys, Daimlers, Ferraris and Jaguars, not to mention the House of Lords.

The redevelopment of the Old Tannery will provide 43 houses and apartments at an approximate cost of £6 million. Completion is due early next year.



Beachfront Luxury

A development of 36 apartments and houses has recently been completed in Perranporth, Cornwall. The luxury development also includes a beachfront restaurant. This £8.4m development by Acorn Blue was monitored by our Penzance office (Edwin Bryant Associates) on behalf of a major lending bank.





Support for young mums

Christian Family Concern, a charity based in Croydon, have a long history of supporting vulnerable families. The Charity works with all sections of the local multicultural community, reaching out to the more disadvantaged and those needing additional support. As they celebrate their 125th anniversary this year, it is a sad reflection of modern life that the objectives for which the charity was founded, namely “the relief of children, young persons and pregnant women in need of care and protection” are still as necessary today as they were in 1893. The charity aims to provide safe, secure, comfortable supported accommodation where young first-time mothers can develop their confidence and skills in parenting and independent living.

Hills are acting as Project Manager, Quantity Surveyor and Principal Designer for the charity on the redevelopment of the ground floor space of their building in South Croydon. The redevelopment will provide additional self-contained bedsit accommodation for vulnerable families. In addition the communal areas are being redeveloped together with a new entrance. The project is due for completion in November and the charity hopes to make them available to families in early 2019.

Remembrance

The centenary of the ending of the First World War was very much at the forefront of the news last month. For one member of Hills’ staff this was particularly poignant. Paul Sowden’s great grandfather, Frank Sowden, was called up in 1916 and after three months training departed for Ypres. He was killed in action on 26th October 1917 in the Passchendaele offensive. Exactly one hundred years later Paul, his father David and other members of his family made an emotional visit to Ypres where, with the help of war diary descriptions, they were able to get to within a few hundred yards of where Frank fell. In a moving ceremony they laid a poppy wreath at the Menin Gate and donated one of the Tower of London ceramic poppies to a museum opposite the cemetery where Frank is buried to create a lasting memorial of Private Frank Sowden from Exeter.



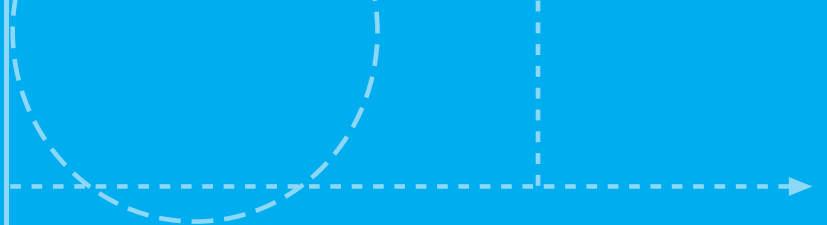
Last month, David and Paul’s son Alexander took part in the Royal British Legion’s Festival of Remembrance at the Royal Albert Hall. They were just two of the 50 people chosen to take part in the Descendants section of the festival which involved everyone carrying photos of their ancestors who had given their lives during the 1914-18 conflict. It was a proud and emotional moment for Paul and his family.

Career for the future

Joel Dugdale joined the Croydon Office on 8 October as a Level 6 Apprentice undertaking a Quantity Surveying degree. Joel will complete his apprenticeship with UCEM as well as in-house training provided by Hills. Thomas Sharp has also joined Exeter as a Trainee Quantity Surveyor and will be completing a distance-learning degree course at UCEM.

News in Brief

- The new Customer Hub and refurbishment of Riverbank House in Bideford for Torridge District Council was completed in October. It will enable local residents to access information, advice and guidance on a wide range of topics and services. Staff will not sit at desks but will have face to face contact and will be available to show customers how to submit online forms and make electronic payments.
- Hills will also be acting as Employer’s Agent and Quantity Surveyor for a project to build rental offices at Caddsdow in Bideford for Torridge District Council
- Work started at the end of September on a development at Tynte Road, Bridgwater for Yarlington where 31 family houses and six flats are being constructed.
- Work is complete at St Joseph’s primary school after a serious fire and although it is a Victorian building it now looks clean and fresh – in fact, like a new school.
- Hills are assisting Finchley Catholic High School to update the means of escape in a multi-level teaching block and will seek further funding next year for additional maintenance work.
- Hills are commencing their first project with Plymouth Community Homes.
- Baker Tom’s Bread is to be made in a purpose-built bakery in Scorrier. Hills are providing quantity surveying services for this project which will see speciality breads, traditional tin loaves, rye and spelt flour varieties, scones, pastries, cakes, brioche rolls, mince pies and hot cross buns prepared in a new facility.
- The Carlton Hotel in Penzance with views over Mounts Bay has been redeveloped into four apartments. Hills acted as Quantity Surveyors.



Extra care

Melrose Court in Poundbury is a range of stylish one and two bedroom self-contained apartments, designed for over 55s looking for comfort and independent living. Hills acted as Employer's Agent and Quantity Surveyor for Yarlinton Housing Group on the recently completed project and most of the flats are now sold. Hills are now working with Magna Housing on a similar project to build 60 apartments on a brownfield site in Gillingham. The site is on a flood plain and the design is being adapted to try to alleviate any risks. Specialist funding for the project is being sought from Homes England.

Fire Fighters' Charity

Poor mental health is a main cause of sickness absence in the Fire and Rescue Service. The most common problems are stress, anxiety, depression, low mood and managing responses to traumatic events. Harcombe House in Devon will undergo refurbishment to provide a bespoke Recovery Centre for members of the fire community. Hills are part of the team appointed to prepare a scheme to maximise the space to provide a comfortable, supportive environment that will provide family areas, recreational space, small and larger group spaces to enable therapeutic interventions - modernising but in keeping with the listed nature of the building. Works are due to start on site before Christmas.

hartQS

Robin Hart continues to work on a number of high-spec architect-designed houses all over Devon, Cornwall and Somerset. The three storey Green House in mid-Devon is complete, providing a very high quality of finish and a sustainable build within its rural surroundings.

In the Teign Valley an agricultural barn is being converted into a two-storey house. As well as providing full post contract quantity surveying services, agreeing costs and drawing up contract documentation, HartQS are also acting as Principal Designer and have had to assist the client through a contractor liquidation.



Further west a traditional Cornish bungalow has been internally remodelled and refurbished in order to provide the owner with an upgraded, thermally efficient home taking full advantage of extensive sea views. In another part of Cornwall hartQS are supplying quantity surveying services for a new-build house with separate annexe on a sloping site which also takes advantage of coastal views with large areas of glazing and balconies

In Somerset Robin is working on the adaptation of an existing farmhouse within Exmoor National Park including the addition of an extension doubling the existing footprint of the property. Traditional masonry walls are being clad with local stone and the use of oak is extensive throughout. We are engaged by the client for the checking of the Main Contractor's payment applications as well as advising on any financial or tender matters.

Swedish design

H&M HOME is a Swedish design-driven interior brand that offers something for every room in the home. The assortment ranges from high-quality bedlinen to clever storage. Founded in Sweden in 1947, H&M opened its first UK fashion store way back in 1976. Forty years later, there are more than 260 stores across the UK and Ireland.

Hills were appointed as CDM Advisor on two H&M Home stores at Hammersmith and Westfield White City.

Hills have given a donation to Prostate Cancer UK this year in lieu of sending Christmas cards. Everyone at Hills wishes you all a very Happy Christmas and a successful and prosperous 2019.



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