

## Hills celebrate 125 years

Hills can trace our origins back to 1895 so next year will be our 125th year in the construction industry. To kick things off, a celebration took place in Southampton in September, reminiscent of events in the 1950s when everyone attended an annual dinner and dance. The staff are proud to be part of an organisation that has weathered the highs and lows of the construction world and is moving forward into the 2020s with confidence.



Further celebrations are planned with our clients and professional colleagues during 2020.

### Timeline

- 1895** Founded in South Devon by Victor Cattermole Brown
- 1923** William Thomas Hills becomes a partner in the business
- 1931** The partnership becomes W T Hills & Co
- 1945** Office opened in Cardiff
- 1970** Office opened in London
- 1996** Office opened in Exeter
- 1999** Office opens in Milton Keynes
- 2000** Head office moves from Torquay to Exeter
- 2002** Purchase of March Project Management
- 2007** Purchase of Edwin Bryant + Associates
- 2014** Merger with HartQS

## Biblical Research

Tyndale House is a Cambridge-based research institute housing one of the world's most advanced libraries for biblical scholarship. Through their in-house academic programmes they research the history, language and context of the Bible. They also offer rented private desks and affordable accommodation for those working in biblical scholarship or related disciplines at a postgraduate or higher level.

Hills are currently acting as Project Manager, Quantity Surveyor and CDM Advisor for a project to refurbish the downstairs of this attractive three storey building in the heart of Cambridge. This includes work to the Board Room, Library and Dining Room and renewal of the heating system, taking out existing radiators and replacing with modern air conditioning, all whilst students are in residence.



An interior designer from America has been brought in by American donors to assist with the enhancement and modernisation of the accommodation. With a number of items being sourced from America, Hills are having to keep close control on costs to ensure that the works remain on budget.



## Hills' services for the Construction Industry

We are pleased to offer the following services:

- Cost Consultancy
- Quantity Surveying
- Contract Administration
- Project Management
- CDM Advisors
- Principal Designer
- Party Wall Advice
- Arbitration
- Dispute Resolution
- Expert Witness
- Partnering
- Builders' Quantities

Philip Rumbelow is always happy to discuss specific requirements. He can be contacted on 01392 218010 or by e-mail [philip.rumbelow@wthills.com](mailto:philip.rumbelow@wthills.com)

## New facilities

Work started on site in July to provide Minehead Town Council with a new Community building which will provide changing rooms for Minehead Football Club as well as a function room for the local community. Funded partly by a number of grants the single storey building is positioned next to the football pitch in the centre of the town. HartQS are working with Louise Crossman Architects on this project.

## Nightriders

In June this year Pete Lightfoot and Scott Hayward took to their bicycles for a unique night time ride around Bristol. About 400 Nightriders raised money towards Wallace & Gromit's Grand Appeal as they pedalled (fairly gently) from dusk until dawn with refreshment stops every 25km. Riders took in the iconic sights of Bristol on an epic 100km route around the inner city. "It was worth it for the experience of crossing the Suspension Bridge at 2am in the morning with no traffic at all" says Scott.

From the moment a child arrives at Bristol Children's Hospital, The Grand Appeal is there for them. For over 20 years they have provided 360° support to the 100,000 young patients the hospital cares for each year and Pete and Scott's efforts raised nearly £600 in sponsorship towards the Appeal.



Scott (right) and Pete (third from right) before they set off

## Debenhams return to base

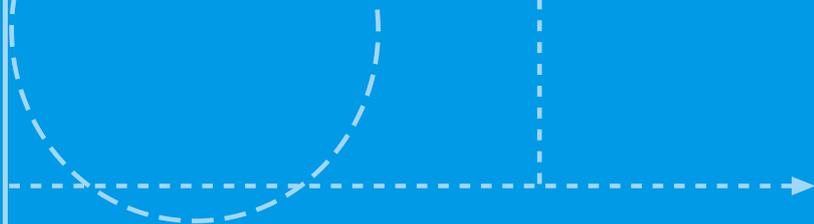
Debenhams have revamped their Oxford Street store to provide office space to house their Head Office staff. The retail space has been reorganised on all floors to release 70,000 sqft on the top two floors.

Hills were appointed as the Cost Consultant for the office fit out works. This was a £4.5 million fast track project starting on site at the end of June and completing at the beginning of October.

Debenhams existing Head Office in Regents Place is being re-let to a tenant who already occupied part of the building.

This is part of Debenhams' wider turnaround programme, which includes reorganising its business units into a new operating model, tightening its leadership team, and cutting back on non-core activities to concentrate on the core business.

Their new offices in Oxford Street will bring them closer to the business and their customers.



## Archaeology on site

Hills are monitoring a project for funders Close Brothers to construct student accommodation in the centre of Exeter. The development will provide 64 student flats with commercial units on the ground floor. The project has recommenced following extensive archaeological investigations.



In the decades after the Roman Conquest (around AD55), what is now The City Arcade in Fore Street lay within a legionary fortress and barracks which for about 20 years housed the Second Augustan legion, comprising around 6000 men, and later formed part of the Roman town of Isca Dumnoniorum. Archaeologists on the site have made a particularly unusual discovery of a large oval sunken feature (5m in diameter and 1.7m deep) of Roman date which had a quantity of lime and charcoal in its base. This is believed to be an early example of a lime kiln, where limestone would have been heated inside the kiln to make lime for use as mortar in buildings. This is only the second example of a Roman lime kiln excavated in Devon to date and a rare find nationwide. Finding the kiln was quite a surprise as big industrial features within the Roman town boundaries are very unusual.

## Poet's home

Guessens Mews is the redevelopment by Netherdown Ltd of the prestigious grade II\* listed Guessens Court building located in the sought after village of Welwyn. Once a 13th century farmhouse the building has been extended over the years and was the former home of the renowned 17th century poet Edward Young. Hills are monitoring the project on behalf of Close Brothers.



The designs have been carefully created, taking into account the beautiful period features of the house and enhancing the original glory and character of the building. Wattle and daub walls and old timbers that are uncovered as the work proceeds are carefully left intact.

Four homes on two and three floors will be developed in the main building and two new build houses are being built nearby. The existing Little Guessens will also be converted into a three bedroom house.

## Bank monitoring

Hills' staff travel all over the country monitoring projects for a number of funders who lend to building developers. From the initial report to the funder confirming that the value of the loan is correct, through monthly valuations, Hills liaise with both the funder and the developer regularly.

The majority of projects are in the range of £1-£2 million where funding is given to small and medium sized developers. For example work for RQ Capital includes monitoring projects to build three new bungalows in Shefford, a pair of new build semi-detached houses in Berkhamsted and the conversion of barns to form two houses in Guilden Morden.

We continue to work closely on our ongoing panel appointments with Close Brothers, Hampshire Trust Bank, Commercial Acceptances, and Arbutnot Latham. New clients this year include Fox Investments, RQ Capital, Paragon Bank, a FTSE 250 company and specialist mortgage, savings and business finance provider, and West One a specialist loan and mortgage lender. Amongst the twelve ongoing projects we are monitoring for Paragon is a project to build 40 houses near Eastbourne costing £6 million and we have seven current projects with West One.

## Award

The Green House near Tiverton has won a prestigious RIBA South West Award 2019. The house, designed by David Sheppard Architects "appears on the landscape as an organism that has moulded itself to its environment". HartQS acted as Quantity Surveyors on this interesting project.



## Redesign

The proposed development by Magna Housing of 59 extra-care flats in Gillingham has been redesigned as required by the planners and determination of the planning application is anticipated in January. Hills continue to support their client to bring the project forward.

## Poppy Lodge

Work at Galanos House, a Royal British Legion care home with specialist facilities for dementia sufferers who are ex-armed forces or their dependants, is on site. Galanos House was highlighted in a Channel 4 programme on dementia for using a method called Butterfly Household Model of Care which encourages the residents to embrace their past and allow them to live in their own realities thus reducing anxiety and increasing wellbeing. Part of the recent project has been the construction of a day care hub which will provide a programme of entertainment and activities on a daily basis. This will include a dementia café support group, where people with dementia and their carers can meet in a safe and welcoming environment. The café is open to everyone and is a great opportunity to meet others and share experiences with volunteers on hand to offer support and practical advice. A 10-bed extension to the existing dementia care unit is also underway.

Hills have worked with the RBL over a number of years providing project management and quantity surveying services for projects at their offices, break centres and care homes including the original 30-bed dementia care unit at this site.

## Watersports for all

An exciting seaside development in Exmouth started on site in August for completion next summer. Grenadier Exmouth's Watersports Centre will provide a mixed development which will offer water sports, retail units, a restaurant and café, car parking and an outdoor events space. A local artist is teaming up with school pupils to create images of natural wildlife on 1,400 metres of board around the site.

Edge Watersports, run by a world class kite surfer, will be a tenant for the watersports centre which will contain changing facilities, accessible external showers and training rooms for a number of different sports including paddle boarding and kite surfing and possibly endurance sea swimming and beach yoga. A slipway will be provided from the prom to the beach.



Local celebrity chef Michael Caines will lease the two-storey restaurant and café with a covered terrace overlooking the bay. Michael owns the nearby Michelin starred Lympstone Manor but says that this venue will provide casual dining together with a dog-friendly café space downstairs offering lighter bites, homemade ice cream and coffee and pastries. Michael plans to utilise the talent of the local college and academy to bring young people through an apprenticeship scheme and give them the chance to get into the hospitality and catering industry. This development forms part of the regeneration of Exmouth seafront and will bring benefit to both tourists and local people.

## Royal visit on Emergency Services Day

Prince William recently visited Chudleigh to officially open the £1.8m project to modernise and refurbish the Grade 2 listed Harcombe House Recovery Centre for The Fire Fighters Charity. The Centre provides treatment for emergency services staff's mental and physical health as well as their social needs. The fully-accessible facilities include an impressively equipped gym and sports hall with anti-gravity treadmill and specialist treatment rooms. They also have an indoor swimming pool and hydrotherapy pool and a



range of dedicated rooms and spaces designed to support individuals and groups with their mental health. Hills have been providing QS and CDMA services as part of the team working with the charity to upgrade the house and Phase II of the project will include refurbishment of the outbuildings.



## New retail client

Fat Face in Oxford has relocated to a new store in Queen Street after having to move from Cornmarket Street due to a redevelopment project. This is Hills' first project with Fat Face and was followed by projects at Waterloo Station and London Bridge Station.



As Project Managers and Cost Consultants they have overseen work to replace the shop front, entrance doors and glazing at the unit as well as the fit out of the new store.

## Cornwall Housing



Hills' Penzance office is benefiting from the demand for luxury and affordable housing in Cornwall. Penlowarth House in Penzance (now known as PZ360), a former tax office

in a six-storey post war building, dubbed the ugliest and tallest building in the town, will be re-clad and have a further floor added to provide five new apartments with offices remaining on the lower floors.

In St Ives, Carrick Lodge, a former care home, is being converted into five apartments with five more accommodated in an adjacent new building. In St Ives at Oceanis the roof will be removed to form a penthouse at the top of the building and the remainder will be refurbished.

Meanwhile the social housing providers continue to have a strong presence in Cornwall. Hills are working with Sanctuary Housing on two mixed developments in Mitchel and St Buryan; have just handed over 75 units in Helston for Coastline; are working on an urban regeneration scheme for Ocean in Polgrean, St Blazey where ten blocks of 1950s Cornish flats which are unfit for purpose are being demolished and replaced with 62 modern homes with community space; have a number of schemes on site with Livewest and are looking at an extra care project in Bodmin for Coastline which will provide 60 self-contained flats providing independent living for the elderly.

## Specialist moves in

Following the conversion and extension of the former Europlas building in Brunel Industrial Estate, Newton Abbot where Hills were Project Managers and Quantity Surveyors, a new tenant moved in at the end of September. Benbow Group are specialists in delivering prestige projects that demand high quality bespoke joinery, architectural metalwork and display cases for exceptional interior and heritage projects. Their work can be found in museums, hotels, high class retail, office and leisure facilities and even private yachts. The vast majority of their work is carried out in their own workshops using over 90 of their own skilled craftsmen. Teignbridge District Council have worked with Benbow to facilitate this move to more efficient modern premises with opportunities for future growth.

## 20 metre piles below

When you build in the Bridgwater area you have to be aware that you are on the Somerset Levels and the ground is basically peat. For this reason Yarlinton's development of 36 houses and flats for rent and shared ownership at Tynte Road will have 20 metre piles — more concrete below ground than above.

## New lift up

Hills are working for the charity, Croydon Vision, who promote quality of life for those who are blind or visually impaired by encouraging greater independence, confidence and personal development. A new lift in their three storey building will improve accessibility for their clients.

## Dart views

HartQS are Quantity Surveyors on the construction of a private house close to Agatha Christie's home, Greenway. The design includes external copper and timber cladding with stone and render finishes. Extensive glazing and external terraces will enable the owners to enjoy the beautiful views from inside and out.



## News in Brief

- The new Linac building at Royal Devon and Exeter Hospital, Wonford which houses a linear accelerator used to deliver external beam radiation treatment to cancer patients is now on site and due for completion in December. The machinery is housed in a massive concrete bunker attached to the existing Exeter Oncology Centre and is designed so that a further bunker can be built adjacent to it if required.
- Hills will be acting as Quantity Surveyors for clients Education South West for a new Science Block at Teign School in Kingsteignton. Hills experience in this field includes a science block at Kingsbridge Community College for the same client and the refurbishment of a science block at Mounts Bay Academy.
- Hills continue to work for the Roman Catholic Diocese at Finchley Catholic High School on Phase 2 or their fire safety work. Future work includes the remodelling of the entrance to the Stephenson Block to four apartments. Hills acted as Quantity Surveyors.

## Principal Designer

Hills have two professionals working full time in the role of Principal Designer under the CDM Regulations. Much of this work is for retail and restaurant clients where fast track fit-outs are required. Hills carry out this role for clients on their new projects and their ongoing maintenance projects and can offer a similar service for any type of construction project.

## Retirement

After 30 successful years at Hills, company director Andrew Hill retired at the end of July this year. Andrew joined Hills in the Bristol office in 1989 and has managed the Milton Keynes office for the last 20 years. He became a Director in 2006 and has played his part in managing and directing the company through a highly successful period of its history. Andrew has handed over the management of the Milton Keynes office to director Paul Sowden and associate director Pete Lightfoot, with Pete dealing with the day-to-day management of the office. Both Paul and Pete are long-standing members of the Hills' team and will ensure that Hills' commitment to quality professional advice is maintained in the future.

## Congratulations

Scott Hayward was married in early August at Lakeview Manor in Dunkeswell. Scott and his new wife Rebecca, who is a primary school teacher, honeymooned in Mauritius where they enjoyed snorkelling, swimming with wild dolphins and whale watching as well as the usual sunbathing and cocktails. Scott joined Hills in 2007 as a trainee and is now working towards chartered status.

## New faces

Hills have welcomed several new faces this year. Tobi Omowo and Bronte Cameron have joined our Croydon office and Louis Curtis has joined Milton Keynes office, all as Graduate Quantity Surveyors.

New staff in Exeter include Hugh Brookman, Assistant Quantity Surveyor and Tina Way on reception.

Hills have given a donation to RNLI Lifeboats this year in lieu of sending Christmas cards. Everyone at Hills wishes you all a very Happy Christmas and a successful and prosperous 2020.



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