

# CASE STUDY

## BUILDING SURVEYING



## SANCTUARY HOUSING

### PROJECT SUMMARY

Instructed to undertake Contract Administration role for a fire reinstatement project

### TEAM

Manchester Building Surveyors

### LOCATION

Southport

### CLIENT

Sanctuary Housing

### DATES

April 2022 – November 2022

Graham + Sibbald were instructed to act as Contract Administrator to project manage and administrate the delivery of the construction programme at 36 Seabank Road, Southport. The purpose of the appointment was to;

- Produce a detailed description of works and supporting material specifications.
- Invite contractors to tender and complete a tender analysis report.
- Produce architectural drawings to support the necessary planning applications.
- Provide post-contract services as Contract Administrator.
- Provide continual technical support throughout the project.

The property had been left in serious disrepair following years of inoccupation and a fire in the roof void of the 2<sup>nd</sup> floor flat, which left the roof open to the elements and vulnerable to prolonged issues of water ingress.

All 3 flats had been vacated for several years so the level of ingress, wet rot and pest contamination was severe.





## APPROACH

The first stage comprised of undertaking an initial site survey to identify the full extent of damage caused by the fire and its affect on the structural integrity of the building. Additionally, the extent of ingress and the building's prolonged exposure to moisture required careful consideration, thereby placing health and safety at the top of renovation agenda.

As the property required a suitable drying out period, a temporary roof cover was specified to offer protection from the elements and assist with the drying out phase, which would run concurrent to the down-taking process.

The scope of works included new kitchens and bathrooms throughout, a full new roof including rainwater goods, alongside various external fabric repairs including new windows, doors and pointing repairs.

The property resides within a Southport Conservation Area and therefore careful consideration was required when specifying replacement materials.

Upon award of the contract, we worked closely with the appointed contractor, and the Client to ensure the project was delivered according to their brief and ensured their requirements in time, cost and quality were satisfied throughout.

## KEY CHALLENGES

A key challenge during the project was ensuring the property had been fully dried out prior to installing new finishes, whilst trying to meet the construction programme. As the property featured a basement (that was also severely damp) and one of the neighbouring properties was vacant, further difficulties followed with access, drying times and means of ventilation.

## RESULTS

The project was delivered to the client's satisfaction and below budget despite the project suffering 19No contract variations, many of which were unbeknown to the project team until the down-taking phase had been completed.



## KEY MESSAGE

G+S delivered the project and exceeded the Clients expectations within the brief. This was the result of good teamwork and collaboration between all parties, approaching challenges in a sensible and logical manner. A clear and concise description of works also played a vital role in providing the client with a high-quality outcome. Key attention to detail within the building surveying team, supported by cost management is a key role in providing a successful project for our Clients.

## Key contacts:



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