



Oxford City Homes

Project Title: Cardinal House

Project Outline:

OCC has been awarded Homes and Communities Agency (HCA) grant funding for the redevelopment of Cardinal House, a sheltered housing block in Littlemore. The development involves the refurbishment and alteration of the existing sheltered housing block together with 20 additional new units to Level 4 of the Sustainability Code with an approximate construction value of £3.5 million. This project has been granted planning approval and the aim is to start on site in Feb 2010.

Project Manager: Mike Davy

Design Team: Frankhams

Project Summary:

The project consists of alterations and refurbishment of an existing sheltered housing accommodation block consisting of 33 flats, built in the early 80's and an extension to form 20 new 1 bed 2 person flats built to Code 4 of the Code for Sustainable Homes.

Planning Consent was obtained in September 2009 and the scheme was competitively tendered in October and November 2009.

Oxford City Homes have secured a £1.24m grant for the project from the HCA.

A NEC engineering and construction Contract is about to be awarded to the successful tendering contractor using Option A – Priced Contract with Activity Schedule.

The Clarkson Alliance were appointed by Oxford City Homes because of their knowledge and experience of managing projects under the NEC 3 suite of contracts and their collaborative approach to risk management.

(Scope)

The scope of the project involves part demolition of the existing structure and stripping out internal partitions and finishes. Internal alterations and refurbishment of the existing structure to form 33 no. 1 bed 2 person flats and the construction of a new extension to form 20 No. new build 1 bed 2 person flats.

The stripping out involves the removal of asbestos from the existing building and the construction of the new extension requires connecting to the existing underground drainage systems. The original accommodation was designed with a number of internal gutters which can cause problems with roof leaks at a latter date. The design of the new accommodation seeks to eliminate this potential problem by placing the gutters at the eaves eliminating the need for valleys.

(Aims)

To provide 53 1 bed 2 person flats for people of 55 years and over. The facility will have communal facilities meals and laundry to improve the quality of life for local residents in their later years.

(Challenges)

Completing the project before the 31st March 2011, which is a condition precedent of the HCA grant agreement. Failure to do so could mean that the City Council loose their £1.24m grant.

(Solution / business benefits)

Providing affordable sustainable homes for the over 55's within the local community.

(Aspect of the project that relate directly to TCA's project management style)

The Clarkson Alliance adopts a risk focused approach to the management of their projects. The proposal to alter and refurbish the existing building and extend onto the existing structure brings about certain risks. The Clarkson Alliance undertook a full risk analysis of the challenge of completing the project by the Longstop date of the grant and devised strategies with the project team to either eliminate or minimise the effect of each of these risks.

The Clarkson Alliance Ltd worked with the designers Frankham and Oxford City Homes to brainstorm all of the possible risks of failing to achieve completion bt 31st Marc 2011. They then evaluated the likelihood of each risk arising and the consequence to the project if that risk arose. A strategy to either eliminate or reduce the effect of the risk was then devised and actions to implement this strategy were then assigned to the party within the project who had the most appropriate skills, knowledge and experience to mitigate each risk.

Value of overall project: £ 3.39m

Duration: 15 months Completion March 2011



Oxford City Homes

Project Title: Lambourn Rd.

Project Outline:

Oxford City Council has been awarded Homes and Communities Agency (HCA) grant funding for the construction of 38 new units of mixed types with an approximate construction value of £5.8 million.

The site was previously occupied by 'Glen-Lyon' bungalows which had become structurally unsound. Of the original bungalows only one remains and is due for demolition as a part of this project.

The contract for the construction phase has been tendered in accordance with OJEU regulations on the terms and conditions of the NEC 3 Engineering and Construction Contract, Option A – Priced Contract with Activity Schedule.

The Clarkson Alliance were appointed by Oxford City Homes because of their knowledge and experience of managing projects under the NEC 3 suite of contracts and their collaborative approach to risk management.

Project Manager: Mike Davy

Design Team: Frankhams

Project Summary:

The project consist of the design and construction of 6 No. 1 bedroom, 2 person flats, 4 No. 2 bedroom, 4 person flats, 10 No. 2 bedroom, 3 person bungalows, 16 No. 3 bedroom, 5 person houses and 2 No. 5 bedroom, 6 person houses.

Planning Consent was obtained in September 2009 and the scheme was competitively tendered in October and November 2009.

Oxford City Homes have secured a £2.883m grant for the project from the HCA.

A NEC engineering and construction Contract is about to be awarded to the successful tendering contractor using Option A – Priced Contract with Activity Schedule.

Scope

The scope of the project involves the construction of 38 No. new build flats, bungalows and house. As part of the project the resident of the last remaining bungalow on the site is to be accommodated within one of the new bungalows. In order to achieve this in an efficient and effective way this has involved some careful planning and detailed sequence of the works by The Clarkson Alliance.

Construction works will start on the site and when the bungalows have been completed the existing resident will move in allowing the last remaining bungalow to be demolished enabling the rest of the scheme to be completed.

Challenges

Completing the project before the 31st March 2011, which is a condition precedent of the HCA grant agreement. Failure to do so could mean that the City Council lose their £1.24m grant.

Solution / business benefits

Providing affordable homes for the local community.

TCA's project management style

The Clarkson Alliance undertook a full risk analysis of the challenge of completing the project by the Longstop date of the grant and devised strategies with the project team to either eliminate or minimise the effect of each of these risks.

The Clarkson Alliance Ltd worked with the designers Frankham and Oxford City Homes to brainstorm all of the possible risks of failing to achieve completion by 31st March 2011. They then evaluated the likelihood of each risk arising and the consequence to the project if that risk arose. A strategy to either eliminate or reduce the effect of the risk was then devised and actions to implement this strategy were then assigned to the party within the project who had the most appropriate skills, knowledge and experience to mitigate each risk.

Value of overall project: £ 5,791,690

Duration: 15 months Completion March 2011