



ARCHITECTURE
BUILDING SERVICES ENGINEERING
BUILDING SURVEYING
COST CONSULTANCY
ENERGY CONSULTANCY
INDEPENDENT CERTIFIER
PROJECT MANAGEMENT
QUALITY CONTROL INSPECTORS

The History of Baily Garner

Baily Garner were established in September 1976, as Chartered Building Surveyors with a simple vision of offering a high standard of professional service based upon traditional values with fresh ideas.

From this humble beginning, we have enjoyed organic growth and now comprise of over 160 professionals operating from our head office in South London and our regional offices in London and Birmingham .

Our projects range in value from £4,000 to £400 million providing services to the Housing, Commercial, Education, Care and Health Sectors. We continue to develop our skills and services into a truly interdisciplinary professional practice incorporating Architects, Building Services, Building Surveyors, Environmental Engineers, Project Managers, Quantity Surveyors and Health and Safety Specialists.

Condition Improvement Fund

The Condition Improvement Fund (CIF) provides academies and sixth-form colleges with a platform to bid for capital funding to address condition related issues to their buildings and sites. The fund prioritises issues with key building elements and services.

Baily Garner provide support to academies in connection with the preparation of this Bid documentation. The nature of projects which we undertake range from multi-million new build and extensions, to refurbishment of existing building elements.

We currently boast one of the most successful records nationwide with regards to achieving funding through various funding streams, having worked with over 100 Academies to bid for over £100m grant funding in the last 5 years.



Darrick Wood School - Two Storey Extension

PROJECT VALUE - £2.4M

SERVICES - Employers Agent, Architects and Principal Designer



Baily Garner were appointed following the submission of a successful CIF Bid on behalf of Darrick Wood School to act as Employers Agents and Architects to deliver a two storey extension on top of an existing one storey building. Due to limited funds in previous years the school was only able to build the ground floor of their proposed extension. Having been successful with their funding application, they were subsequently able to build the additional floors needed to primarily address the overcrowding of their existing dining facilities.

The new extension also provides a new drama and music space with a new expansive drama studio on the top floor. The existing ground floor changing rooms were also

reconfigured to provide high quality changing facilities and a new layout which improves movement between the old and new extension. As part of these works, the existing drama and music rooms were demolished to provide a significantly expanded dining facility which meets the needs of the school. In having different phases of works within the school, we carried out a number of design sessions with the school and its board of governors to ensure we took into account all the needs and requirements from the different stakeholders to deliver a finished scheme which will improve the school experience for the students.

Ratton School- Roof Covering, Window Replacement & Heating Upgrade Works

PROJECT VALUE - £1M

SERVICES- Building Services Consultant, Building Surveying, Contract Administrator and Principal Designer



Baily Garner began working with Ratton School in August 2015, where a condition survey of the buildings and grounds forming the school site was commissioned. The survey was required to enable Baily Garner to assist the client in making their informed decisions regarding improvements of the building in a phased and methodical manner.

The survey identified a number of issues with key components of the building fabric, which were presented to the School. Upon completion of the Condition Report, Baily Garner have worked closely alongside Ratton School to prepared bids on their behalf over the last 3 years, successfully achieved funding for 3 separate projects in this period totalling circa £1 million.

The projects completed to date comprise the replacement of flat roof coverings, window and door replacement and replacement of boiler plant and controls, resulting in improved comfort for the building users and thermal performance of the buildings. The projects have not been without their challenges, the most significant being the need to complete extensive construction works within the school term whilst ensuring the continued operation of the school.

Sewell Park Academy - Replacement of Flat Roof Coverings

PROJECT VALUE - £800K

SERVICES - Cost Consultant, Building Surveying, Contract Administration and Principal Designer



Baily Garner prepared documentation on behalf of Right For Success Trust for a 2017/18 CIF Funding application, including evidence of project need, demonstrating how value for money would be achieved and how the project would be delivered.

With funding successfully secured through the CIF application, Baily Garner were appointed as the Cost Consultant and Contract Administrator for the project along with Principal Designer Services.

This project at Sewell Park Academy involved re-covering 17 flat roofs located across the site, including a variety of listed and non-listed buildings. The roof areas re-covered amassed a total of circa 3500 m2 and tackled the issue of leaking roofs

directly above pupil teaching spaces. Following completion of the improvement works the performance of the building has dramatically improved and the school now benefits from peace of mind as the new system carries a 20 year guarantee.

Bilton School - New Build Sports Hall

PROJECT VALUE - £2.2m

SERVICES - Architecture, Building Surveying, Project Management, Building Services Engineering and CDMC



Baily Garner has been involved on a number of projects for Bilton School, a successful mixed secondary school in Rugby, assisting them to secure funding and then successfully delivering various projects.

Baily Garner undertook a value management exercise to maintain control of the budget throughout the project. New facilities within the distinctive new sports centre include a dance studio, weights room, fully equipped gymnasium and new changing facilities. The building also incorporates an observation area and spectator gallery which has greatly assisted in the assessment of A-level PE students at the school.

Externally, coloured panels on the striking new building were agreed in consultation with the school and local residents. The four-court sports hall has underfloor heating linked to an air source heat pump and photo voltaics installed on the roof to increase energy efficiency and reduce running costs. The new facilities at Bilton School have been made available for use by the local community during the early morning, evening or weekends.

Successful Project Delivery Examples

Utilising the tools and experiences we have gained, as identified in the previous pages, we have developed fantastic relationships with a number of education clients. These working relationships have grown from strength to strength over a number of years. We see our relationships and projects which are delivered alongside our education clients as a long term investment, and we are dedicated in providing a key set of skills through our dedicated teams in house.

Utilising our inter-disciplinary approach, we are able to provide efficient and quality service to our clients in ensuring we deliver projects on time and within budget.

The below shows examples of those relationships which we have developed with our existing education clients, and these fantastic working relationships which we have developed.

“To ensure that your academy is constantly in tune with it's built environment you need a comprehensive ‘Master Plan’ which identifies not only the key areas which need to be developed but which also sympathises with the culture and ethos of a school. Baily Garner produce just that through thorough consultation with staff and students they help set a vision which motivates great teaching and learning...”

Baily Garner provide this assistance in a way which makes school leaders feel a sense of control and ownership. Through regular site visits school leaders feel well informed and able to concentrate on raising academic standards which can wrongly take a back seat during large disruptive building projects.”

Jonathan Wilden, Headmaster, Wallington County Grammar School

“Just a brief note to thank you ... for achieving the successful CIF bid outcome for 2016/17 for Seaford Head. For this to follow on from the successful £1.1m bid in 2015/16 is just tremendous...”

It is very tricky pulling together these bid documents and needs input far in excess of a cursory glance and hastily constructed narrative. The criteria are very specific and to pitch them in an appropriate way in order to register ‘maximum points’ demands far more. This success is a result of great commitment and hard work...”

David Greaves, Business Manager, Seaford Head School

If you would like one of our Surveyors to visit your school and discuss your options please contact Bradley Webster via the details below

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