

# BLUE LIGHT



# UNDERSTANDING THE BLUE LIGHT SECTOR



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**Metropolitan Police Station Refurbishment**  
Lead Consultant and Multi Discipline Design Services on the refurbishment works to eight police stations across London.

Through our experience with existing blue light clients as well as those in the wider public sector, we are aware of the pressure created by being asked to 'do more for less'. Despite reductions in funding, society's expectations for emergency services to serve, protect and keep the public safe remain at a high, and ever-increasing level.

We know that police, fire and

ambulance services are experiencing significant changes in emergency response, utilisation of technology and working practices within their buildings (including the impact of the Covid-19 pandemic).

These challenges need to be addressed through approaches and delivery mechanisms that are fully justified and supported with robust business cases.

At Baily Garner we have experience working with a wide range of buildings including those within conservation areas and listed structures. We support Blue Light organisations in their identification, use, creation and disposal of property assets through three key areas: Performance, Design and Delivery.



**Eltham Fire Station**  
Contract administrator for the demolition of existing concrete walkways and installation of new steel walkways in the listed fire station.

NEVER LEAVE COOKING UNATTENDED  
Turn your cooker off

# PERFORMANCE

**There is an increasing focus within the sector on the performance of buildings and the opportunities organisations have to address and reduce the financial impact over a built asset's life.**

To support clients in this area, we utilise modern tools and processes such as thermal modelling, Psi Therm and BREEAM assessments to establish the energy performance of buildings, which is something we are currently doing for the London Ambulance Service NHS Trust. This enables us to provide comprehensive and evidence-based approaches to the construction of new

projects and refurbishment of existing buildings. This delivery is enhanced through the use of our traditional skills to inspect existing building stock, identify defects and performance issues, and develop low maintenance refurbishment solutions.

We also have extensive knowledge and experience in specifying robust products and components, ensuring these are adapted to suit

the end users' requirements, with our quantity surveying team able to provide detailed life cycle cost analysis.

Through close liaison with clients we are also able to utilise our knowledge of the construction industry's 'soft landings' process, particularly focusing upon the performance of buildings in use. Collaboratively working with our clients, we focus upon addressing

the 'performance gap' between design and occupied building performance.

Underlying advice on the performance of buildings, is our Asset Management expertise, enabling the collation, review, analysis and assessment of buildings to inform asset management strategies.

**Kensington Fire Station**  
Refurbishment of this prestigious fire station formed part of our ongoing programme of works for the London Fire Brigade.



**Kingston Police Station**  
Lead Consultant and Multi Discipline Design Services for the station refurbishment, which forms part of the eight stations worked upon in the transformation of the Metropolitan Police Service Estate.

# DESIGN

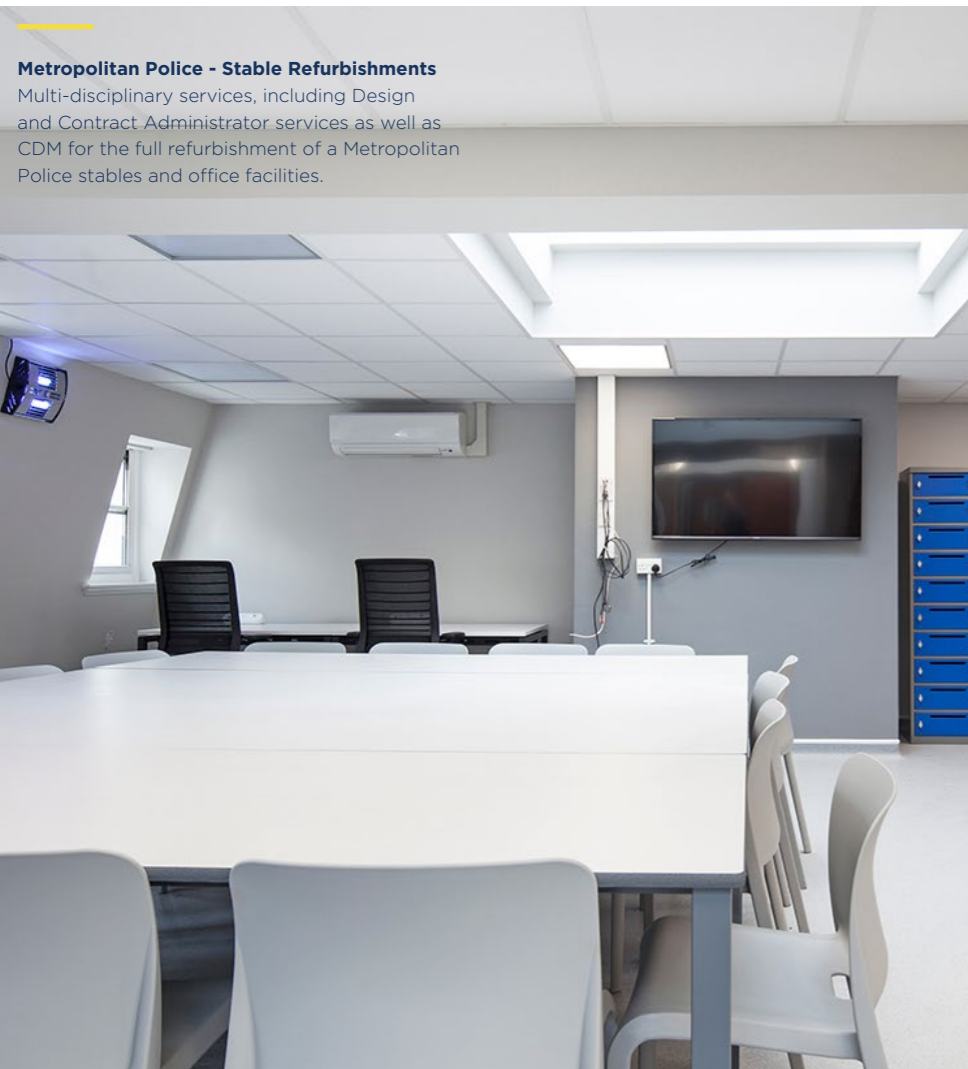
**Blue light services face a changing working environment focusing upon the need to ensure that building design and layout are maximised to achieve optimum value, whilst providing adaptability for the future.**

Our design teams, through the BIM agenda, utilise Revit and therefore have the skill set to develop and produce detailed 3D models which facilitate the design process for the entire professional consultancy team.

We have developed our design experience, bespoke to the blue light sector, ranging from new emergency service operational buildings, adaptations to building layouts to achieve smarter working, custody suites and even stables.

Our design philosophy will focus upon detailed space analysis to ensure every area of buildings and sites are maximised.

We possess a core group of designers who are conversant with the specific design requirements of blue light clients. In addition, our design teams are able to integrate experience from delivery of projects from wider sectors within the construction industry including education, commercial and housing.



**Metropolitan Police - Stable Refurbishments**  
Multi-disciplinary services, including Design and Contract Administrator services as well as CDM for the full refurbishment of a Metropolitan Police stables and office facilities.

**West Mercia and Warwickshire Police - Custody Suite Inspections**

Quarterly inspections of custody suites across seven West Mercia and Warwickshire police forces to assess the condition of the suites, particularly the cells, to ensure they were being kept in a suitable condition and well maintained.

## DELIVERY

**The blue light sector is faced with project delivery challenges including internal governance approval alongside challenging delivery environments such as constrained sites and 'live' operational buildings. Baily Garner have extensive experience in delivery of similar projects with such constraints.**

We understand that the blue light sector is heavily regulated and contains multiple organisational levels and approval processes. We have a long history of working within the public sector and

supporting clients to comply with necessary information requests and providing justification to support property and construction works.

With the focus upon the 'One Public Estate' and need for blue light organisations to deliver within restricted budgets, the drive by government for community programmes to deliver collaborative property projects between public sectors, plays strongly into our extensive experience and background in the consultation process.

Once schemes move into the development phase, we can demonstrate our skill set to support clients' business cases, through our extensive experience in developing robust and accurate

cost estimates to inform budget setting. Our quantity surveyors are currently working with Thames Vallley Police to provide a similar service. Alongside this, our in-house qualified value managers are able to assist our clients in achieving project aims, with a limited budget, whilst still achieving value.

Finally, our ability to work with a wide variety of stakeholders and interested parties in conjunction with our construction project knowledge will enable us to work with blue light organisations and their operational/facility management departments to ensure a comprehensive and achievable project delivery programme.



### Marlowe House

Full refurbishment works to provide a dojo, bleep test track, and a fitness area, as well as shower and changing facilities for the Metropolitan Police fitness training facility.



### OCC Hindlip Park

Architecture, building services engineering, and health and safety for the design of a new shared Operational Communications Centre at the West Mercia Police Headquarters in Hindlip.

# EVERYTHING IN ONE PLACE

**Our multi-disciplinary team works collaboratively with our clients to develop unique solutions to suit their specific business needs. A summary of our services is provided here:**



## ARCHITECTURE

- Conceptual Design
- Planning
- Technical Design
- BIM

## BUILDING SERVICES

- Mechanical, Electrical and Public Health (MEP) Design
- Performance Design
- MEP Clerk of Works
- Investigative Surveys

## BUILDING SURVEYING

- Defect Analysis
- Change of Use
- Cyclical Repairs and Maintenance
- Office Fit Outs
- Party Wall and Neighbourly Matters
- Planned Maintenance Programmes and Strategy
- Refurbishments
- Schedules of Condition
- Technical Due Diligence Surveys
- Dilapidations

## COST CONSULTANCY

- Quantity Surveying
- Cost Modelling and Cost Benchmarking
- Whole Life Cycle Costing
- Strategic and Project Procurement Advice
- Value Management and Value Engineering

## HEALTH & SAFETY

- Principal Designer
- CDM Advisor
- Monitoring Inspections and Audits

## PROJECT MANAGEMENT

- Client's Representative
- Construction Management
- Contract Administration
- Employer's Agent
- Project Management
- Risk Management

## QUALITY CONTROL INSPECTORS

- Clerk of Works
- Quality Control Inspectors
- Latent Defect Analysis and Guidance

## SUSTAINABILITY

- Energy/Low Zero Carbon Strategy
- Sustainability Statements
- EPC
- BREEAM Assessments
- Part L Compliance (SAP & SBEM)
- Whole Life Cycle and Life Cycle Costings

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