



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 180 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 £400m 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 pound 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.



Successful Project Delivery Examples

Utilising our inter-disciplinary approach, we are able to provide efficient and quality service to our clients, ensuring we deliver projects on time and within budget. Included on the following pages are some examples of previous work we have delivered under the CIF scheme.

With the tools and experiences we have gained through these projects, 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 building relationships with our education clients as a long term investment, and we are dedicated to providing a key set of skills through our in house teams on every project we deliver.

The below testimonials highlight some of these great relationships that we have developed with our existing education clients.

“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 Rob Tyler via the details below

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Baily Garner have worked with Ratton School since 2015 and have provided a variety of services for a range of projects and commissions

RATTON SCHOOL

| | |
|----------------|---|
| Project value: | £1 million |
| Client: | Ratton School |
| Services: | Building Surveying, Building Services Engineers, Contract Administration, Principal Designer |
| Key partners: | Ratton School, Ocklynge Junior School |

Baily Garner began working with Ratton School in August 2015, where a condition survey of the building and grounds forming the school site was commissioned. The survey was required to enable Baily Garner to assist the Client in making informed decisions with regard to improvement and wider management of their estate, situated in Eastbourne, East Sussex.

The survey identified a number of issues with key components of the building fabric which were presented to the school. Upon completion of the report and subsequent proposals, Baily Garner have worked closely alongside the school to prepare bids on their behalf over the last three years, successfully achieving funding for a number of projects in this period to improve the school estate.

The project completed to date comprises replacement flat roof coverings, window and door replacement and replacement of boiler plant and controls, for all of which Baily Garner were responsible for the design, procurement and management of the works on site. The schemes have transformed the school, and has resulted in improved appearance and, more

importantly, 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. We worked closely alongside the School to ensure this was challenge was successfully managed. This required close liaison between Baily Garner, the school and Principal Contractor, to ensure the works were phased in a suitable manner.

In 2017, Ratton School partnered with nearby Ocklynge Junior School to form South Downs Learning Trust. Baily Garner liaised closely with the Headteacher and Business Manager of Ratton School during this time to assist with their due diligence, with a key focus on condition of the asset which they would soon become responsible for. This included a Condition Survey and identification of key works to be considered in the short to medium. We have since worked with the Trust in prioritising these works and have been delighted to have secured much needed funding. We have overseen the successful delivery of these works, continuing our relationship with the Trust.



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**Roof recovering
of 17no flat roofs
areas at Sewell Park
Academy, Norwich
with a new Bauder
Total Roof System,
including replacement
of rooflights, rainwater
goods and fascia
boards**

SEWELL PARK ACADEMY, NORWICH

| | |
|----------------|--|
| Project value: | £800,000.00 |
| Client: | Right For Success Trust & Sewell Park Academy |
| Services: | Cost Consultant and Contract Administration |
| Key partners: | Thameside Roofing, Bauder Ltd |

This project at Sewell Park Academy involved recovering 17 no flat roofs located across the site, which included a variety of listed and non-listed buildings. The roof areas recovered amassed to a total of circa 3500 m2 and tackled the issue of D1 condition roofs leaking directly into pupil teaching spaces.

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.

Further site surveys were carried out to develop the scope of works. Works had to be carefully managed as the roof areas were fairly spread across the site, which meant access routes to the roof areas had to be agreed with the school. As the site was occupied the contractor organised and managed deliveries to minimise disruption.

We prepared a detailed specification outlining the project requirements which, along with proposed drawings, formed a tender package which was issued to six contractors for a 4 week tender period to ensure a competitive price was obtained for the works.

Following the tender period an in depth cost analysis was carried out of submitted tender sums which led to the appointment of Thameside Roofing as the main contractor for the project. Carrying out the tender process ensured a competitive price was obtained which meant extra funding was available for further flat roof areas to be recovered on the site.

The project was delivered under a JCT Intermediate contract and ran from September 2017 to March 2018. The scale of the project meant it would be undeliverable during the academies six week summer holiday period and therefore the majority of the project was carried out on a live school site, requiring access to internal areas for the replacement of roof lights to be programmed in at a time to suit both the school and the contractor.



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Demolition of an ageing sports hall and construction of a replacement building including a dance studio, weights room, gymnasium and new changing facilities - officially opened by ex-student and Olympian Katharine Merry, former 400m sprint bronze medallist at the 2000 Sydney Olympics

BILTON SCHOOL SPORTS HALL, RUGBY

Project value: **£2.2m**

Client: **Bilton School**

Services: **Architecture, Building Surveying, Project Management, Building Services Engineering, CDMC**

Key partners: **Speller Metcalfe, CWA Structural, Sport England**

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.

The school's original sports hall, constructed in the 1960/70s, had historically suffered from persistent damp ingress and thermal inefficiency.

With Planning Approval granted for this traditionally procured project, the site was then discovered to be of significant archaeological interest, resulting in close monitoring during demolition and excavation stages.

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.



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In the last 3 years, Baily Garner have worked closely with Coombe Academy Trust to deliver a number of capital improvement projects totaling £2.1m, and have recently secured an additional £1.2m of funding for further works across their estate

COOMBE ACADEMY TRUST

| | |
|----------------|--|
| Project value: | £150,000 – £1.1 million |
| Client: | Coombe Academy Trust |
| Services: | Building Surveying, Building Services Engineers, Contract Administration, Principal Designer, Cost Consultant |
| Key partners: | Coombe Boys School, Coombe Girls School, Green Lane Primary School |

Baily Garner began working with Coombe Academy Trust (CAT) in 2018. In that time, we have worked closely with the Trust to secure funding and deliver a number of capital improvement projects totaling £2.1m in 2019/20, and a further spend of £1.3m secured for upcoming works in 2020/21. Baily Garner and CAT have delivered 6 projects from inception to completion in the last 12 months, and have been successful with 8 out of 10 funding applications in the last 2 years.

The Trust had been unsuccessful with their attempts to secure the funding in previous application rounds, and Baily Garner were delighted to have worked closely with the Trust successfully in securing the much needed funds.

Baily Garner have successfully delivered 6 schemes across CAT. The projects delivered include a new build facility to Coombe Girls School to provide additional Drama & Office facilities to the School. The majority of our work however has primarily focused around improvements to poor condition elements across the School estates. This included roof

replacement and safeguarding improvement works, which have vastly improved the school estates. The projects which have been delivered also included critical fire improvement works, which has captures replacement of fire doors and fire stopping to improve the safety of building users and compartmentation to roof spaces.

In our time working for CAT, Baily Garner's role has been varied in nature, and has consisted of Building Surveying, Contract Administrator, Project Management, Employers Agent, Quantity Surveyor/Cost Consultant and Principal Designer. We have also given ad-hoc Architectural advice regarding potential internal adaptations, providing guidance on space standards and compliance of the proposals.

Close liaison between the Trust, the various Contractors and Baily Garner ensured all projects were completed safely, on programme and within budget. In a number of instances, this included a detailed Phasing Plan, to ensure the safety of the building users throughout the projects.



Contact: **Rob Tyler**
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Seaford Head School appointed Baily Garner to prepare a number of funding applications for the replacement of existing flat roof coverings, upgrading roofs to current performance standards with thermal improvement works and achieving a 20 year guarantee for the new

SEAFORD HEAD SCHOOL, SEAFORD

Project value: **£1.1m**

Client: **Seaford Head School**

Services: **Building Surveying, Cost Consultant, Contract Administrator, Principal Designer**

Following preparation of a successful Condition Improvement Fund (CIF) bid, Seaford Head School obtained £1.6 million funding for the replacement of flat roofs to the block.

The school, accommodating around 1000 pupils, is split over two sties, both of which were improved as part of the works. During the inspection, areas of water ingress were noted throughout the internal building fabric. In addition to damage to the internal facade, the issues had also forced closure of key ancillary spaces such as toilets, causing further disruption to the school.

Following the funding success, Baily Garner were appointed to prepare a full specification package for the works and subsequently to act as Contract Administrator for the scheme through to completion.

Following completion of 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.

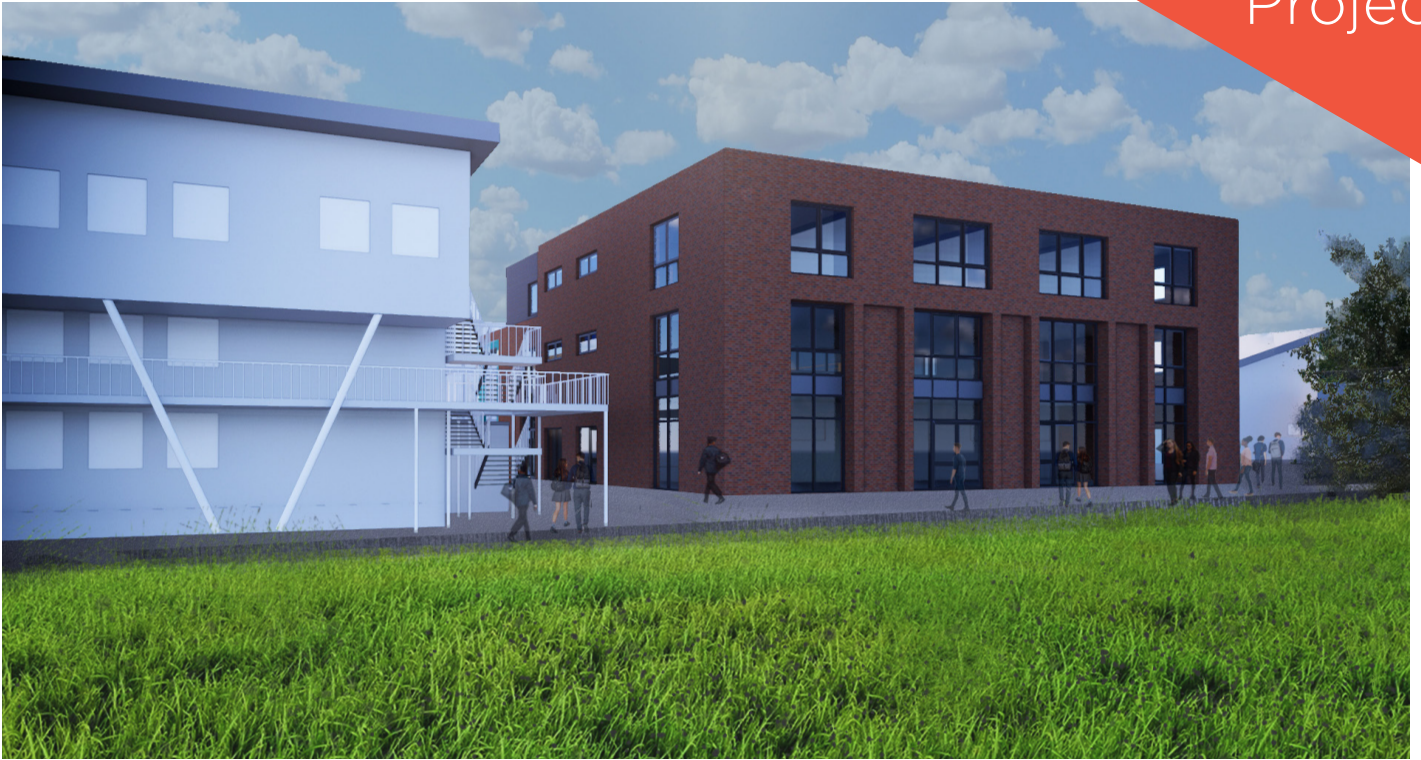
Close liaison with our client was required throughout the scheme as health and safety of students was a priority, particularly as works took place during normal working hours. We implemented a risk register to monitor and mitigate these and other risks, working in consultation with the Health and Safety Advisor and the school.

The project was commended by Seaford Head's Business Manager:

“thank you...for achieving the successful 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.”

“and dealt with the control and monitoring of our CIF Roofing project in an extremely professional manner...ensuring that everything has run as smoothly as possible.”

In the past 5 years, Baily Garner have delivered improvement works across the site totalling £2.4 million, with a further £760,000 of works being delivered in the coming year.



For the past 18 months, Baily Garner have been working closely with Beths Grammar School to undertake a number of surveys and assess the buildings capacity and potential development and expansion options for the School

BETHS GRAMMAR SCHOOL

Client: **Beths Grammar School**

Services: **Building Surveying, Architecture**

Baily Garner have undertaken a Net Capacity Assessment of the entire School which allowed us to assess the range of spaces which the school has to ensure they are compliant with relevant education space standards, including Building Bulletin 103. This provided the assessment tool to enable us to identify areas which require further consideration and improvement.

As part of this assessment, we also reviewed the workings of the school itself, including not only the spaces within the school but also movement around the school grounds and buildings including social spaces and vehicle/pedestrian routes. Nilan our reports then provided details of areas which we believed were underprovided and could be improved, which included basic teaching dining kitchen and storage.

Following consultation with the Senior Leadership Team, Governors, Local Authority and the ESFA, Baily Garner provided a proposal for a new building, which would provide a much needed 8 new teaching spaces, kitchen and dining space to ensure we provided the most suitable and effective teaching and learning environment for the students and staff.

We worked closely with the neighbouring properties and the School to identify a suitable location to ensure that the impact on the residential properties was minimised, including a number of massing models to illustrate the scale and visibility of the proposal. This was also discussed with the Planning Department as part of both the Pre-Application and Full Planning Submission, which concluded with a preferred location in place of the existing Learning Resource Centre. This not only replaced the life expired existing building, but also provided a suitably sized footprint and also minimised the impact on the operation of the School during the works

Baily Garner have also worked with Beths Grammar School in submission of Condition Improvement Fund (CIF) Bids, of which all Bid's submitted in 2019 were successful, totalling circa £1m of funding to improve the existing school estate. These works captured replacement of life expired roofs and fire improvement works across the site.



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Since 2012, we have worked with Wallington County Grammar School to provide Consultancy Services on a variety of projects and commissions

WALLINGTON COUNTY GRAMMAR SCHOOL

Project value: **£270K**

Client: **Wallington County Grammar School**

Key partners: **Architect (Stages 0-7), Project Management, Building Surveying, Cost Consultant, Employer's Agent, Mechanical & Electrical Engineer**

Our initial introduction to Wallington County Grammar School took the form of assistance with an ACMF application for works to replace the school's existing inefficient heating system.

With funding successfully secured for this particular project, our working relationship with the school developed and we were appointed on further commissions, including:

- A masterplanning exercise of the existing school grounds
- Building Surveying, M&E Engineer and QS support for further ACMF and CIF bids
- Delivery of a window replacement programme
- Delivery of a roofing overhaul programme

In 2015 we were approached to assist with the expansion of the school's teaching facilities, a request made by the Local Authority to satisfy their "basic need" obligations.

We were appointed, on a multi disciplinary basis, to deliver a £1m extension to the science block, utilising a traditional Form of Contract.

Whilst working on the science block extension, we were also commissioned to prepare a planning application and CIF bid for the replacement of the existing Horsa hut with a new build DT and music block, with a project value of £2.8 million.

Throughout 2015 we also supported Wallington County Grammar School with their "Free School" application.

This support culminated in our Architects preparing conceptual designs for a new secondary school in Croydon. These designs were developed collaboratively with our Client, as well as all other key stakeholders, they were subsequently utilised as part of the public consultation materials issued in December 2015.



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Assistance with funding applications for Condition Improvement Fund (CIF) with subsequent appointment for delivery of window replacement works

SEWELL PARK SECONDARY SCHOOL

| | |
|----------------|--|
| Project value: | £325,000 |
| Client: | Boudica Schools Trust |
| Services: | Building Surveying, Cost Consultancy, Health & Safety |
| Key partners: | Baily Garner Health & Safety |

We were appointed to assist Boudica Schools Trust with applications for the 2019/20 Condition Improvement Fund (CIF) across a number of sites. Following a successful bid at Sewell Park, we continued our involvement and provided building surveying services, including full design, contract administration, cost consultancy and principal designer roles for the window replacement works. The works comprised replacing existing single-glazed timber windows across the main building with new double-glazed uPVC units to match the original windows in terms of fenestration and finish.

The site is situated in a prominent location, on an elevated site adjacent to a large public park and within a Conservation Area. Therefore, close liaison with the Conservation officers was required with regard to design, fenestration

and the material of the preferred solution. As part of our options appraisal, we approached a specialist, heritage manufacturer, who was able to provide a cost-effective uPVC option whilst remaining sympathetic to the surroundings and aesthetics of the building. This provided a significant cost saving to the scheme in addition to long term savings in future maintenance costs.

Owing to the timescales of the funding award and the scale of the project, elements of the works were required to be completed during term time, so we agreed a detailed phasing plan with the Trust. We liaised with the contractor throughout to ensure the continued operation of the site such that teaching and learning for the building users was not hindered by the works.