

Welcome to our Spring Newsletter

Spring has finally sprung, which comes as quite a relief after the recent spate of cold weather. This edition has a real education focus coinciding with our forthcoming attendance at the Academies Show in April and at the ISBA (Independent Schools' Bursars Association) conference in May.

We have included a flavour of our diverse project range in the education sector, from the new £36m secondary school for the London Borough of Sutton, the £4.5m boarding accommodation extension at Cranleigh School and the £170,000 upgraded toilet facilities at Epsom and Ewell High School.

We are also pleased to share with you some exciting announcements. This includes the opening of our new London office, a number of recent staff promotions and our association with no less than three RICS awards! We hope you enjoy this edition and we look forward to meeting our clients and contacts over the coming months.



Work started on site in November 2017 and the school is due to complete in June 2019.

New £36 million Sutton Secondary School underway

Synergy are delighted to be providing Cost Consultancy services for a new £36 million six-form-entry school with 6th form accommodating 1,275 pupils and 95 staff. The building will integrate with the Council's new London Cancer Hub masterplan for the redevelopment of the former Sutton Hospital site. The building for the London Borough of Sutton has a gross internal floor area of approximately 11,000m² and comprises a four-storey central spine with classroom wings and sports and assembly halls each side. Due to the tight site, an external MUGA sits on a suspended deck with

car parking beneath. The building designed by Architype, will achieve both Passivhaus certification and BREEAM Excellent criteria; Passivhaus having been adopted to provide a healthy environment for users as well as an extremely low carbon footprint.

Work started on site in November 2017 and the school is due to complete in June 2019. Education provider Harris Federation will then install IT systems and loose furniture to enable the school to open in September 2019.



The teaching block project involves a full internal and external refurbishment.

Benenden School – West Wing Refurbishment

Synergy are providing Project Management and Cost Consultancy support for Benenden School on the refurbishment and extension of a 1970's teaching block. This project forms part of the enabling works for a larger scheme which comprises a new Music School and School Hall due to commence in 2019.

The teaching block project involves a full internal and external refurbishment including replacement roof finishes, partial first floor extension, new windows and updated mechanical and electrical services throughout. The upper storey will become a modern open plan teaching space, with the ground floor to retain elements of both teaching spaces and private study

areas. Guy Hollaway Architects has lifted the façade with the addition of masonry feature panels and anodized aluminium cladding to the external staircase, thus linking the design to the following phase. The refurbishment is now nearing completion after a 25-week programme.

Synergy opens new London office

We are delighted to announce that Synergy has opened a new central London office in Floral Street, Covent Garden. The new office which opened on 3rd April 2018, provides a central hub for the whole business and a new base for our existing team at Hemel Hempstead. We look forward to continuing to serve our existing clients as well as making new connections in the area.

Our new London address is:
Amadeus House, 27b Floral Street, London, WC2E 9DP.
T: 020 7189 5500

Please note that email addresses and mobile numbers for your Synergy Hemel Hempstead contacts will remain the same.



Sevenoaks Science & Technology and Sixth Form Centre nears completion

Further to our Spring 2017 Newsletter update, the new Science & Technology and Sixth Form Centre at Sevenoaks School is now nearing completion. Synergy is providing Project Management services on this project. The new facility will bring together all four core fields of science and technology under one roof for the first time, as well as providing a focus for higher education advice. Facilities will also be provided to assist Sixth Form students studying for the International Baccalaureate, as well as for their recreational and social spaces.



The new facility will bring together all four core fields of science and technology under one roof.

The building is now fully watertight beneath a complex zinc clad, pre-cast concrete roof, which is highly visible and forms an integral part of the internal look and feel. Look at this 'fly by' drone video <https://vimeo.com/259175749> to see just how the building is progressing. Heating and power 'on' milestone dates are due to occur in April, as part of the wider mechanical, electrical and public health works, with the lift, photovoltaic array and ground water bore hole connections currently underway. Internal fit-out is well advanced, principally the specialist science laboratory teaching spaces and associated support areas. These areas are being prioritised to allow the school departmental migration to commence in June 2018.

The project complexity, bespoke elements, combined with two harsh winters on site have been a challenge for the design team and Contractor alike, on what will be a very high quality finished space.



All materials were carefully selected to ensure that the new extension blended in exactly with the original.

Serving up new facilities at St Michael's Primary School

St Michael's Primary School is located at two sites on St Michael's Street in one of the oldest part of St Albans. With the school on a split site, children had to walk to Top School to have their lunch, down a narrow cobbled pavement and past two public houses.

The solution was to build a side extension to the Lower School. This created a new dining room and small servery for meals cooked and delivered from another school kitchen. With Lower School Locally Listed and situated within the Old Conservation Area, the design was very thoughtfully considered. All materials were carefully selected to ensure that the new extension blended in exactly with the original.

To the excitement of the children, an archaeological dig was undertaken which unearthed a haul of roman pottery fragments, a gold coin and a riding spur.

Selected stone quoins, transom and mullion were recovered from an old Victorian window in the main gable, reassembled, restored and re-glazed in the extension front elevation.

Synergy provided Design, Cost Consultancy, Contract Administration and Health & Safety services on this £150,000 project completed in October 2017



The project overseen by our Building Surveying team comprised alteration and refurbishment to the existing boys and girls toilets.

School toilets receive a much-needed upgrade

The refurbishment of the students and staff toilets at Epsom & Ewell High School were completed over the Summer Holidays 2017 and funded by the Bourne Education Trust's School Condition Allocation (SCA). The project overseen by our Building Surveying team comprised alteration and refurbishment to the existing boys and girls toilets to form a new open plan gender-neutral toilet facility. Staff toilets were also remodelled as part of the project.

The works included new suspended ceilings, energy efficient LED lighting, new cubicles, vanity units, sanitaryware, floor coverings as well as the installation of new shower cubicles within the staff toilets. The project also included the replacement of defective Crittal single glazed windows and doors with new double glazed powder coated aluminium units, and the installation of a fully designed mechanical extraction system to improve air quality within the toilets. In addition to the main refurbishment, sections of corroded galvanised steel pipework in the core corridor floor ducts

were replaced. This has vastly improved water quality within the toilet areas. The £170,000 project was delivered on time, within budget and ready for reoccupation at the start of the new academic year. The refurbishment works have had a positive impact on the school's teaching and learning environment with the new facilities well received by staff and students alike.



The best things come in threes!

We were delighted to hear that three of our projects have reached the RICS Awards 2018, South West shortlist. These fascinating projects range from the roof repair works at Clifton Cathedral in Bristol, the repair and complete refurbishment of 17th century Stockton House in Wiltshire and the extension of The New Room in Bristol which is the oldest Methodist Chapel in the world.

These inspirational projects encapsulate the diverse spectrum of our work within the heritage and ecclesiastical sectors.

The awards celebrate the achievements of property professionals in the South West region. They take place at the Ashton Gate Stadium in Bristol on 17th May 2018. Fingers crossed for all involved!



Landlords – are you ready for MEES?

The government has identified that the built environment is a major contributor to greenhouse gas emissions, which poses a threat to the UK in meeting its carbon reduction targets for 2020. It has been estimated that 18% of commercial properties in the UK hold the lowest EPC ratings of F or G.

The Minimum Energy Efficiency Standard (MEES) was introduced in March 2015 by the Energy Efficiency (Private Rented Sector) (England and Wales) Regulations 2015. The new legislation will make it unlawful from 1st April 2018 to rent out residential or commercial properties with an Energy Performance (EPC) Rating lower than E (i.e. 'F' or 'G'). It is likely that the minimum standard could rise in the future.

From 1st April 2018, the regulations will be enforced upon the granting of a new lease and the renewal of existing leases. Compliance must be ensured by landlords before a

lease is granted. All non-domestic properties must comply with the regulations with the exception for those that do not require an EPC under current regulations, such as listed buildings. MEES does not apply to lettings of 6 months or less, or to lettings of 99 years or more.

The new regulations are mandatory and landlords must take action now to avoid penalties and protect the value of their assets. The regulations will be enforced by Trading Standards officers. All penalties will be based on the rateable value of the property, up to a maximum of £150,000 per breach.



Robert Pearce Boarding House restored after fire



The £4.5m project was completed over a 56-week programme.

Synergy was appointed as Cost Consultants and Project Managers for the rebuilding of the Robert Pearce Boarding House at Bishop's Stortford College, which was part destroyed by fire in 2015. The £4.5m project was completed over a 56-week programme.

The works included the refurbishment of the remaining structure as well as the extension of the building footprint to bring it in line with current regulations. The new accommodation delivers facilities for up to sixty-five students, including space for forty-six pupils to board. There are ensuite facilities to all bedrooms as well as communal kitchen, laundry, living room and study areas.

The building also provides four-bedroom accommodation for the Housemaster, a one bedroom flat for the Resident House Tutor and two ensuite lodging facilities for the Boarding Assistants.

New STEM facilities at Watford Grammar school for boys are first class

Watford Grammar School for Boys is a thriving 11-18 Academy. The school community comprises students from a rich variety of cultures and backgrounds and is academically diverse, with an all-ability intake. Heavily oversubscribed the school identified the need to address the shortfall in Sixth Form teaching spaces. With the assistance of the Synergy team, the school submitted a successful CIF bid to part fund a new STEM centre. Synergy provided a complete construction consultancy service including pre-contract design, Project Management and Cost Consultancy Services.

The new three-storey building was designed to enhance connections between Science, Technology, Engineering and Mathematics recognising the excellent reputation of these subjects within the school and the high proportion of A-level students who continue to study STEM related degrees at University.



Conference area at the new STEM centre.

On the second floor, the building has a superb conference area to allow for more outreach work with local schools and industry. On the first floor there are six mathematics teaching rooms. On the ground floor there is a science lab and engineering suite with a large CAD/CAM area significantly upgrading the School's current facilities. The project was completed on time and within budget in October 2017.

Meet our Education Experts!

Synergy's education teams will be exhibiting at both the Academies show on 25th April 2018 and the ISBA (Independent Schools' Bursars Association) Conference 9-10th May 2018.

The Academies Show
25th APRIL 2018
ExCeL, LONDON

The Academies Show

A leading education event, which supports school business management, teaching quality and pupil outcomes. We are delighted to be exhibiting at this year's event at the ExCel centre. Our team will be available to provide 'on the spot' advice on new buildings, refurbishment, extension and maintenance projects as well as guidance on the CIF bidding process. Please come and have a chat with the team on Stand no. 246.

ISBA Conference

We were delighted to hear we have secured a Headline Partner position at the ISBA conference. This year's event will be at the Brighton Centre. The conference attracts over 400 bursars and senior management staff from Independent Schools nationwide. It provides delegates an invaluable opportunity to listen to high calibre speakers, network with fellow colleagues and access a diverse range of professional advisers and suppliers providing high quality services to the education sector. If your school is visiting the conference, we would be delighted to meet you. Please come and find us on Stand no. 81.



Transformed Art and Technology facilities at Gordon's School

The refurbishment of the Art and Technology Block at Gordon's School in Surrey is now complete. Synergy supported the school in obtaining the financing for this project with a successful Condition Improvement Fund (CIF) bid. The works included the transformation of the design and technology, art and IT classrooms as well as the associated ancillary areas. Synergy Building Surveying Department oversaw this £363,000 project from conception to completion. The works included the renewal of the existing mechanical systems and a complete electrical rewire to remove defective cabling. The out-dated heating was replaced with a new comfort cooling system to all classrooms providing heating and cooling.



Synergy supported the school in obtaining the financing for this project with a successful CIF bid.

In addition, repairs to the 1960's external concrete frame were made, with a protective coating prolonging the life of the building and improving its appearance. The metal Crittal windows and doors were replaced with new double-glazed aluminium windows and doors, improving thermal performance, sound insulation and security. Internally the building was completely redecorated including replacement floor finishes and the installation of new acoustic ceilings with energy efficient LED lighting. Fire precautions to the building were improved with new fire doors to the teaching areas. The works were completed on time and within budget, ready for the school to reoccupy prior to the start of the new academic year. The school were extremely pleased with the project and the improvement this has made to the teaching and learning environment.



The new building provides twenty-eight boarding rooms.

Extended boarding facilities complete at Cranleigh School

Synergy provided Project Management, Employers Agent and Cost Consultancy services for the first phase of an exciting masterplan undertaken by Cranleigh School comprising a £4.5m extension to an existing boarding house.

As part of the overall masterplan strategy, an area was identified where the buildings were of low quality and the space inefficiently used. The proposal was to construct a new boarding house block positioned in the area to the rear of the main school building and adjacent to the swimming pool.

The project included the demolition of a former workshop building and boiler house and the construction of a two-storey boarding house to expand the existing boarding facilities. The new building provides twenty-eight boarding rooms with occupancies ranging from one to four persons, a spacious common room and a central core of welfare facilities. New residences for the Housemistresses comprise a new three-bedroom duplex as well as extensions to the existing quarters.

Designed to achieve a BREEAM 'Very Good' rating, the contract was procured on a two stage Design and Build basis and delivered in forty-four weeks. During works, the main boarding house remained operational throughout.

Associate Promotions at Synergy

It is with great pleasure that we announce that Andrew Henson and Sam Hamilton have been appointed Associates of Synergy Construction and Property Consultants LLP.



Andrew Henson

Andrew joined Synergy's Project Management team in 2014 and has since led many interesting projects such as the £7.2m Van Hasselt Academic Centre for Cranleigh School, the £6.95m mixed use residential & healthcare development for Dulwich Estates and is currently working on the £12m phased performing arts project for Arts Educational Schools.

Joining the business in 2013, Sam is a Building Surveyor with over 14 years' experience in the industry. Sam works with



Sam Hamilton

school clients on a diverse spectrum of education projects from new build to refurbishment and alteration works. As well as surveying, Sam provides Party Wall advice to both Building and Adjoining Owners under the Party Wall etc. Act 1996. Sam has relocated to our new London office and is excited about the new venture.

These appointments recognise their significant contributions to the growth of the business and reflect our commitment to excellence by retaining the best people, with the right skills and qualities.



Guildford Construction Drinks Event – a resounding success

Synergy held their first Guildford Construction Drinks event at the Weyside on 15th March 2018. The well-attended event attracted clients and construction professionals from Surrey and the surrounding areas. As well as delicious canapés and refreshing drinks, collaboration was also on the menu with attendees making new friends and reconnecting with old acquaintances. Keep your eye out for our future events in London and Bath, which will be advertised on our website. If you are interested in joining our guest list, please email Jenny Howard at j.howard@synergyllp.com



Connecting at our Guildford event at the Weyside.

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