

Welcome to our Autumn Newsletter

Since the Spring, much has happened in the world around us. With the heart-breaking news of the Grenfell Tower disaster, the Construction Industry has never been more in the spotlight. Our hearts go out to all those that were affected and we wait in anticipation for the results of the Public Inquiry which will no doubt probe construction practice, legislation and regulations. At the time of writing Brexit remains an enigma with negotiations still at initial stages making it too early to foresee implications on the industry e.g. future trends on tender levels.

Turning to Synergy news, it has been a very busy time for our business with our teams bringing to fruition many of our school summer vacation projects. However no sooner than the dust is settled on these, our teams are already eagerly working with our school clients on their exciting plans for the future including support with the next round of LCVAP and CIF bid submissions. As well as education, this edition provides a

flavour of our diverse sector range both works 'in progress' and completed, with projects ranging from ecclesiastical and heritage right through to the commercial and automotive sectors. Finally, we focus on some of the exciting events we have hosted or sponsored this year. If we did not get the chance to meet you at one of these, we hope to catch up with you over the coming months.

Caffyns Car Showroom Project Underway



Works are underway for a new two-storey Audi car showroom in Worthing for Caffyns PLC. In addition to a generous eleven-car sales floor the new drive-through service reception provides a workshop, offices, canteen and meeting room.

Working with Architects SRA, Synergy is providing Project Management and Cost Consultancy services on this project which is due to be completed in June 2018.



Extension links to the New Room via a glass roofed atrium.



Delivering The New Room Vision

Built in 1739, The New Room in Bristol is the oldest Methodist Chapel in the world and the foundation of the early Methodist movement. It was used by John Wesley and early Methodists as a meeting and preaching place and the centre for helping and educating the needy members of the community.

The New Room was in desperate need of improvement and expansion. The existing facilities lacked space to welcome visitors and properly tell the story of the Wesleys. The archives were unsuitably housed and there was inadequate space for the extensive library. In addition, there were no educational facilities and insufficient refreshment amenities. The New Room Trustees undertook a successful fundraising campaign to safeguard the future of this remarkable building. With extensive heritage experience Synergy were appointed as Cost Consultants on this special project. Working alongside Architects Purcell 'a vision for The New Room' was created.

The scheme comprised the construction of a new three storey building in the Horsefair Courtyard. The new building seamlessly links to the New Room by a glass roofed atrium. The building provides meeting rooms, kitchen, café and refreshment areas. It also provides vital education and resources facilities to house the archives and library as well as an education room to offer opportunities to visitors, especially the young.

Synergy were delighted to work on this most rewarding project, which was completed in June 2017.

'Around the World' in just one night!

Synergy is pleased to be supporting the forthcoming networking event organised by 'Women in Property' and the 'Bristol Property Agents Association (BPAA)'. Synergy is sponsoring this alongside ISG, Stride Treglown, Burston Cook and The P Group which is being held on the evening of 4th October 2017 at the impressive Bristol Harbour Hotel. The evening will bring together construction professionals from across the south-west with guests invited to 'travel the world' and sample drinks and canapés from fish & chips with cider, to prosecco with strawberries & cream, whilst being entertained by The Brunel Quartet in the Sansovino Hall which was once the former banking hall of Lloyds Bank.

If you would be interested in attending this event, please click below for more information on how to book <http://bit.ly/2wnRwZq>

Academy Team ready to help your school!



In all, Synergy has secured funding for £13.5 million of projects this year, amounting to £48 million since 2012. We are actively looking for other Academies to assist for the next round of bidding. Each of our bids includes a wide range of supporting documents required by the EFA to demonstrate clear evidence of need, proper project planning and value for money.

If you are considering submitting a bid and would be interested to find out how we can help your Academy, please contact Jenny Howard on j.howard@synergyllp.com who will arrange an appointment with a member of our CIF team.



Major Residential Scheme breaks ground

Due for completion in April 2019, construction work is now well underway on a major residential scheme for our client Thameswey Developments Ltd. St. Dunstan's RC Church once occupied the vacant land under development, prior to the construction of their new church nearby.

The scheme comprises 107 apartments to rent on ten upper floors over ground floor shops and a basement car park. The location in Woking Town Centre is very close to the main line railway station with frequent and fast services to London, and is expected to be particularly attractive to young professionals. Synergy are providing project management and quantity surveying services on this project.



Due for completion in April 2019, construction work is now well underway.



Pavilion provides a multi-use function room offering spectacular views.

Framlingham College's Fowler Pavilion Complete

You may recollect from our Spring Newsletter that works were underway for a new pavilion at Framlingham College, Suffolk. We are pleased to report that this project is now complete and, as you can see, the building looks stunning!

This design and build project started just before Christmas and was largely due to a generous legacy from Yela Fowler in memory of her late husband Derek Fowler DFM who joined the Royal Air Force on leaving Framlingham College in 1940.

The new pavilion provides a multi-use function room and offers parents, students and visitors spectacular views over the adjacent cricket and hockey pitches whilst enjoying refreshments in comfortable surroundings. The accommodation doubles up as a room for presentations and lectures as well as providing six changing rooms, toilet facilities, kitchen and servery.

Synergy provided Cost Consultancy and Employer's Agent Services on this impressive project.

"As a result of a generous legacy from the family a former pupil, we have been able to plan and build an exciting new pavilion in a short space of time to complement the excellent

sporting facilities at the College. This was a complex, bespoke build and we were greatly reassured to use Synergy's Project Management and QS expertise to ensure that we received a spectacular building on budget and in time for the start of the new Academic Year. Their attention to detail and unwavering commitment during often challenging times of this complicated build played a major part in the overall success of the project."

Andrew Payn – Director of Operations
Framlingham College



Synergy provided Cost Consultancy and Employer's Agent Services.

Supporting children to make safe choices about drugs

Our Managing Partner Rob Buckley recently attended a presentation by the Daniel Spargo-Mabbs Foundation, which highlighted the risks to young people in relation to drugs and alcohol. Following this, we decided to include an article featuring the important work of this charity in our newsletter. A big thank you to Fiona Spargo-Mabbs for putting this together.



Photography by Marcus Ascott: <http://www.ascottphotography.co.uk/>

The Daniel Spargo-Mabbs Foundation is a drug and alcohol education charity founded in January 2014 by Tim and Fiona Spargo-Mabbs in response to the death of their 16-year-old son Daniel having taken ecstasy. They felt that if it could happen to someone like Dan it could happen to any young person, that this is a risk close to all our doors, and they wanted to do all they could to prevent any harm happening to anyone else's child.

The DSM Foundation aims to support young people to make safe choices and reduce harm, through increasing their understanding of the effects and risks of drugs and alcohol, and improving their life skills & resilience. They work with young people, families, teachers and professionals in schools, colleges and community groups across London and Surrey, and increasingly further. They have developed an evidence-based, evaluated drug and alcohol education programme for young people, parents and teachers, Making Safer Choices, delivered through PSHE, workshops, training sessions, and online resources. This all has Daniel's story at its heart, told wherever possible by his mum Fiona, which gives it a relevance and reality with which young people can identify.



They also commissioned a powerful verbatim play by award-winning playwright Mark Wheeler, 'I Love You, Mum – I Promise I Won't Die'. The text was published by Bloomsbury in February 2017, and is already being studied & performed by young people across the UK. A specially adapted version of the play was toured professionally into schools between January and March 2017 by StopWatch Theatre Company, with huge impact, and the DSM Foundation hope to repeat this in spring 2018.

Their work has grown rapidly, from a pilot in two schools in summer 2015, to currently well over 100 schools, colleges and community groups at the start of this academic year, and that looks set to continue. This rapid growth has happened almost entirely through recommendation between schools, demonstrating not only that there is a need for the support and resources they can offer, and a gap in provision, but also that their work is highly valued.

For more information:

please contact admin@dsmfoundation.org.uk
or see the website www.dsmfoundation.org.uk



Synergy has been carrying out planned preventative surveys for our clients for many years.

Plan your maintenance – protect your investment

It's an all too familiar tale. A contractor is appointed and an exciting new building project is underway. However no sooner than the new building is completed the organisation receives a large bill for unexpected repairs to an existing building on the estate.

So how could this scenario have been avoided?

Carrying out a planned preventive maintenance (PPM) survey of the existing estate on a regular basis (about every 5 years) can literally save thousands of pounds. It provides an assessment of the condition of the buildings (roof, window, floors etc.) and the mechanical and electrical equipment (boiler, electrics, etc.). It allows problems to be identified sooner rather than later and provides a priority grading to aid budgeting of any required works.

An intuitive PPM programme also considers the timing of projects to achieve economies of scale. A good example is of a window replacement programme, which could be coordinated with external repairs so that scaffolding only needs to be erected once.

For our school clients a PPM can be a standalone exercise or

is increasingly used as an integral part of a strategic Master-plan. For the Voluntary Aided and Academy sectors, these robust documents often provide overwhelming evidence to support capital-funding applications such as for the Condition Improvement Fund (CIF) and the Local Authority Co-ordinated Voluntary Aided Programme (LCVAP).

Synergy has been carrying out planned preventative surveys for our clients for many years. As well as education our clients range from commercial right through to the ecclesiastical and heritage sectors.

We are here to help, irrespective of your building or portfolio size. We will work with you to develop a plan to meet your bespoke business needs.

For more information, please contact Jenny Howard on j.howard@synergyllp.com



Smiles at our South-West Summer Drinks Party.



Hemel Hempstead team host inaugural event.

Networking Events are two of a kind

On 6th July 2017, Synergy hosted the ever-popular South West Summer Drinks Party. Held at the elegant Huntsman Pub in the centre of Bath, the event attracted construction professionals from Bath, Bristol and the surrounding areas. In addition to enjoying delicious canapés and refreshing drinks, our guests reported they gained valuable contacts on the night. Following the success of this event, Synergy decided to

host a similar event in Hertfordshire. This inaugural event held on 14th September 2017 at the unique setting of the Watford Colosseum, was a great success and will be repeated in autumn 2018.

If you are interested in attending our future events, please email Jenny Howard on j.howard@synergyllp.com

Mixed used development nearing completion in Dulwich

Located on Croxted Road in Dulwich SE21 and occupying a former Unigate Dairy Site a mixed-use scheme is being carried out by The Dulwich Estate. The £6.9m construction project comprises a four-storey mixed-use development incorporating a doctors' surgery with seven consulting rooms, a pharmacy, three retail spaces and nine apartments. It will be the new home for Rosendale Road Surgery, providing state-of-the-art surgery facilities for local residents.

With Synergy as Project Managers and Quantity Surveyors and working with The Dulwich Estate's architect Panter Hudspith and main contractor R. Durnnell & Sons Ltd, the project commenced on site in January 2016 and is due to be completed late Autumn 2017.



The £6.9m project comprises a four storey mixed used development.

Andover Church gets ready to unveil new facilities

Synergy's Quantity Surveyors are currently involved with refurbishment and alterations to Andover Baptist Church. The concrete tiled roof had roof lights that leaked badly and provided insufficient natural light to the hall and worship space. The existing room configuration also did not meet the current needs of the church. Architects Allen Associates designed an imaginative scheme which included the construction of an entrance foyer leading to new offices, the creation of additional meeting rooms on the first floor and flexible ground floor meeting rooms. In addition, the scheme provides updated kitchen and toilet facilities. The original roof is being replaced with a zinc standing seam roof, which incorporates new roof lights. The hall and worship space will be flooded with an abundance of natural light.

Works are well underway with the new roof now installed and the trail of buckets that were required prior to the works no longer required.

The internal fit out is currently in progress with this rewarding project due for completion in the New Year.



Existing roof lights leaked badly.



Works underway with the new roof now installed.

New Sports Centre development promises superb facilities



Sports Centre is due to start on site in April 2018.

Kingham Hill is a co-educational Independent School for 11 to 18 year olds set in the heart of the Oxfordshire countryside. Appointed as Quantity Surveyor and Employer's Agent, Synergy is working with the school on their new Sports Centre development, which is due to start on site in April 2018.

Sensitively designed by the Architect, Thinking Buildings, the new development will sit at the southern end of the school grounds and incorporates extensive changing facilities, a four-court sports hall, a classroom, squash court, climbing wall and a gallery events space and kitchen. Synergy will be working alongside the school and their selected Contractor Beard Construction to deliver the completed building in early 2019.

Guildford office: 8/9 Faraday Road, Guildford Surrey GU1 1EA.
Tel: 01483 468666 Fax: 01483 468668 guildford@synergyLLP.com

Bath office: 2 Bath Street, Bath BA1 1SA.
Tel: 01225 461704 Fax: 01225 447650 bath@synergyLLP.com

Hemel Hempstead office: Unit 1, Grovelands Business Centre, Boundary Way, Hemel Hempstead, Herts, HP2 7TE.
Tel: 01442 212755 Fax: 01442 212759 hemel@synergyLLP.com

