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Voted top employer

Keegans are delighted to announce that for the 6th year in a row we have been voted into The Building Magazine Good Employers Guide 2014.

The study shows that within the last year there has been a rapid turnaround in the industry's fortunes. After half a decade of shrivelling contracts and lay-offs, sites are kicking back into action across the UK and employees are beginning to benefit.

The Building Magazine also commented that stability is probably the key measure of how contented a workforce is. The average turnover rate among Building's good employers was 10.4%. Keegans is 5%.

We have also been listed in the Top 250 Consultants and the Top 50 surveying companies in the industry in this years Building Magazine guide.

Primary School Expansion Programmes

The primary schools population in London Boroughs is expanding and the capacity of available primary school places has to increase to meet these demands. Many of our clients are now actioning programmes of expansion and new builds for various schools in different boroughs. Keegans are proud to be supporting many of them in delivering these programmes.

In particular our quantity surveying team are gaining a reputation for being specialists in primary school expansions. In addition to the completed school expansion projects for Brent Council, Royal Borough of Kingston and Haringey Council we have recently been appointed by Croydon Council to deliver their £30m



school expansion programme consisting of 5 schools (4 of them complete new builds) and as well as Southwark Council to deliver their £60m Primary Expansion Programme across 12 schools (4 of them new build schemes).

In conjunction with our sister company ECD Architects, we have also established a dedicated multi-disciplinary delivery team that work on all school projects harnessing their expertise and experience. The team are currently delivering school expansion projects for LB Bromley, LB Wandsworth and Wokingham Council.

We believe that the key to delivering successful expansion projects is to create schools that provide value for money for the client yet still achieves high design quality that enhances children's learning experiences and considers future use, enabling flexible spaces and eases maintenance with durable products. As well as a school that allows opportunities for the wider community to use, enjoy and be proud of.



It is crucial that sufficient time at the early stages of the project is given to the definition of requirements and design solutions, as this is the period in which there is the greatest opportunity to add value. Changes made during the design and construction phases become increasingly costly to implement.

If you would like to find out more about our primary school expansion projects or our expertise in this sector and how we can help you, please contact Daniel Jenkins on 0207 939 7542 / email: daniel.jenkins@ecda.co.uk



Fortune Chirere

Introducing our new colleagues

Fortune Chirere MRICS MCIQB - Senior Quantity Surveyor

We would like to introduce you to Fortune Chirere who joins us from Surrey County Council and is part of our Quantity Surveying team as a Senior Quantity Surveyor. Having previously worked on high profile projects such as Weymouth and Portland Olympic Park and Stonehenge Visitors Centre, Fortune is a welcomed addition to the team who brings with him a wealth of experience across all sectors in cost management. He is a specialist in Construction Law and Practice, and is currently working towards a Master's in this subject.

Telephone: 020 7199 0915

Email: fortune.chirere@thekeegansgroup.com



Waseem Riaz

Waseem Riaz MRICS – Senior Building Surveyor

Waseem Riaz is a chartered building surveyor and project manager and joins Keegans from Pellings as a Senior Building Surveyor. He is currently managing the delivery of Haringey Homes, Decent Homes Programme.

Telephone: 07551 157 413

Email: waseem.riaz@thekeegansgroup.com

Andrew McQuade BSc (Hons) - Assistant Quantity Surveyor

As part of Keegans programme to recruit and train new graduates, we are delighted that Andrew has joined our team of Quantity Surveyors. Andrew completed his



Andrew McQuade

degree at Sheffield Hallam University with a degree in quantity surveying and is now working towards his MRICS qualification with the support and guidance of Keegans management team.

Telephone: 020 7199 0929

Email: andrew.mcquade@thekeegansgroup.com

Simon Tong BSc (Hons) MAPM iCIOB - Senior Project Manager

Simon joins our Project Management team from Croydon Council. He has over 10 year's construction industry project management experience. More recently he has accumulated experience within the education sector and has delivered successful school expansion education projects.

Telephone: 0207 199 0900

Email: simon.tong@thekeegansgroup.com



Simon Tong

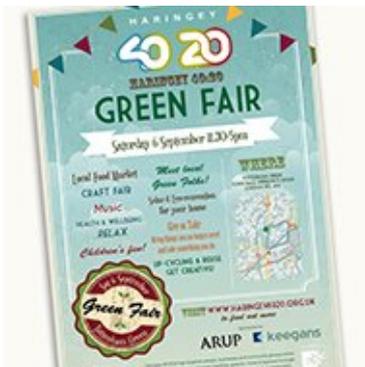


Celebrating 30 years of Keegans

As the nights draw in and winter approaches, it seems a while ago now that we celebrated Keegans 30 year anniversary on a warm and sunny evening at the OXO Tower.

A fantastic evening with clients, contractors and suppliers enjoying good company, fine views across the Thames and the odd glass or 2 of bubbly.

Thanks to all that made it a memorable evening and here's to the next 30 years of Keegans.



Proud Sponsors of Haringey's 40:20 Green Fair

Haringey was the first Local Authority to commit to reducing boroughwide CO2 emissions by 40%. They established Haringey 40:20 which brings together residents, businesses, social enterprises, charities and community groups across Haringey helping to create a better future for everyone living and working in the borough.

To help promote and celebrate these efforts, Haringey hosted a Green Fair event for the local community in September at Tottenham Green, N15. Attracting thousands of visitors, it provided a fun day out for the local community with music and performances, fete stalls, activities for children, environmental workshops, local food market and more!

Keegans have a long history of working in partnership with Haringey Council to help improve homes, schools and community facilities. We were extremely proud to be sponsoring their Green Fair event. Alongside sister company ECD Architects, we are currently appointed as the Council's SMART Homes Advisors helping

householders to improve the energy efficiency and warmth of their homes through the Council's SMART Homes project. We are also working with Homes for Haringey to help deliver their year 7 and 8 Decent Homes programme.



ARMA conference

Once again Keegans were present at the annual ARMA (Association of Residential Managing Agents) conference and afterwards at the Westminster Arms for an evening of networking with key clients in the residential property management industry.

Throughout the conference there was a strong backing for ARMA-Q, a scheme to add an ethically enhanced backbone to the professional body representing block managing agents.

An audience of around 300 members at the Queen Elizabeth Conference Hall in Westminster was told that ARMA-Q was a necessary first step to "inevitable" statutory regulation. All the association's members should have signed up by January 2015, although there will be a further year's period of grace for those companies that have genuine grounds for not meeting the criteria.

Following the conference it was great to see so many of our key clients and share a drink or 2 with them at our networking event at the Westminster Arms.

We look forward to seeing many of you again at the Annual Property Awards dinner on 4th December at Troxy.



Construction (Design & Management) regulation changes - What Does It Mean For Duty Holders?

In July 2011 a Cabinet Office lead initiative called the "Red Tape Challenge" captured a number of comments from the public about CDM which led to an additional review of CDM 2007. The changes put forward by the HSE are significant and are planned to be implemented in April 2015.

The key changes, currently under consultation with the construction industry, are:

1. The role of CDM Coordinator ceases
2. Withdrawal of the Approved Code of Practice
3. Additional duties placed on the client
4. The introduction of a new role called "The Principal Designer"
5. The duties and deliverables once carried out by the CDM Coordinator to be undertaken by clients and The Principal Designer (Lead Designer function)
6. Domestic work will fall under the new regulations

So what will happen if Principal Designers become responsible for dealing with the whole project health and safety risk management coordination?

The Directive makes health and safety management an absolute requirement during the design and construction phases so chances are that under the proposed changes current CDM Coordinators are likely to have new clients - designers and contractors will assist them with the duties laid on them by the new regulations. So you can be rest assured that you will still have capable health & safety coordinators protecting you and your health & safety requirements on your projects.

To keep abreast of these changes, Keegans CDM co-ordinators are working closely with our sister company ECD Architects to manage these changes (if implemented) and be able to continue to offer quality health & safety advice and management on all our projects.

For further information on these proposed changes please contact Andrew Morrison on 0207 199 0923.

EPC ratings to impact letting of commercial buildings from 2018

Proposed legislation contained in the Energy Act 2011 relating to Energy Performance will have a major impact on Commercial Letting in England and Wales by 2018.



It is proposed that from April 2018, landlords will be unable to rent out commercial premises which do not reach a minimum Energy Performance Certificate rating of E or above. The implications of this legislation will mean that landlords will be unable to let buildings out after April 2018 with a rating of F or G unless they take active steps to improve the energy efficiency of those buildings. At least 18% of UK commercial properties will be affected, and if older EPC's are down rated due to upgrading the calculation software this figure could rise to 30%. If improvements are not made the industry runs the risk of nearly a third of its commercial buildings becoming unlettable.



SMART Homes (Green Deal Communities Fund) launch

The launch of the SMART Homes project (Green Deal Communities Fund) which is being run by Haringey Council alongside five other London boroughs, including Camden, Enfield, Hackney, Islington and Waltham Forest recently took place in Haringey. Following a competitive tender, Keegans along with sister company ECD Architects have been appointed as the SMART Homes Advisers. Funded by DECC (£6.5 million), the scheme provides up to £6,000 of grant funding towards 'deep' housing retrofit measures and principally solid wall insulations, in addition to funding for other measures (e.g. windows, loft insulation, etc.) and a streamlined, one stop shop approach to the undertaking of works. Uniquely, householders wishing to undertake works and receive the grant will benefit from Keegans, independent support as a dedicated professional to help them through the process.

As SMART Homes Advisers we will carry out home visits to potential householders, review the Green Deal Assessment and make recommendations for works, carry out a risk analysis, assess ancillary works needed (eg: drainage etc) and approve the final quotation and schedule of works as eligible for a grant. We will also approve the grant for payment on completion, and carry out a post completion survey in a sample of cases.

The scheme is running up to 31st March 2015 and it is anticipated to undertake a grant funded solid wall insulation (and associated measures) on 1,600 properties across six boroughs.

Other aspects of the programme have been designed to further develop the local retrofit market and includes projects supporting supply chains, training and local employment/SMEs.

For more information on this scheme please contact James Traynor or Nick Newman on 0207 199 0900.

If you would like to find out more about Keegans, our sister companies or further details on the information provided in this newsletter, please email info@thekeegansgroup.com or Tel: **0207 199 0909**.



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