

Stock Investment Programme

Crawley Borough Council

Services: Multi disciplinary services including project management, contract administration, principal designer, quantity surveying and building surveying

Contract Dates: 2008 - 2019

Contract Value: £29.5 million & £10pa for planned maintenance

Contract Type: ACA TPC 2008

Keegans were appointed to provide technical services to review and assist with developing and implementing a strategy for the delivery of Crawley Homes Decent Homes programme. Since the commencement of works in 2008, we managed the delivery of the programme and represented the Client at operational and at strategic core group level with our core delivery team embedded into the Clients office. This relationship has continued through to the current planned maintenance programme with the appointed framework contractor with an average £8M spend. For the last 7 years we have worked in partnership with Crawley Homes and have been instrumental, as the Cost & projects Managers, building surveyors and principal designers in assisting Crawley Homes in delivering its £30m stock investment programme to achieve the Decent Homes Standard and cost managing the planned maintenance programme which has followed. Work has included Kitchen and bathroom replacement, boiler replacement, electrical works, window and door replacements for decent homes. Within the planned maintenance work more kitchen and bathroom works have been completed, boiler replacement programme continues along with the electrical testing and rewiring as well as external decorations as well as upgrades to hostels, leaseholder blocks and sheltered housing.

Our team in Crawley are co-located within Crawley Homes' offices for the majority of their time. Our staff have worked together seamlessly in collaboration with Crawley's in-house surveying staff to develop and implement a robust approach to the planning and management of the large scale investment in its stock.

Keegans have introduced a number of systems and processes to accurately track the delivery of each work stream within the contract as well as to ensure that all staff operatives both on the client side and within the contracting organization deliver all of their programme objectives to ensure timely delivery of the work within the allocated cost and time related programs.

Keegans undertake a full administrative role in managing the Contractor in the delivery of the five-year Crawley Homes planned works programme. This programme is being delivered in a collaborative approach with the constructor and we undertake extensive reviews and monitoring of the constructors performance to ensure the client's value for money objectives are met at all key stages of the project.

We produce a programme which gives details of the control measures in place which discussed at our monthly core group meetings with the client. The findings of these meetings are then disseminated to the operational team and Keegans then monitor performance of these through the weekly tracker that we have mentioned above.

In this way Keegans are able to ensure delivery of all of the Client objectives and to ensure the best use of the budget available.

