
Stock Condition Surveys

Royal Borough of Greenwich

Service: Building Surveying

Form of Contract: RB Greenwich bespoke contract

Contract Value: £600,000

Contract Timeline: April 2019 - April 2022

Project Overview

Keegans were awarded the Royal Borough of Greenwich (RBG) project as a result of a successful tender bid in April 2019. The project brief is to provide building condition and M& E survey data at an elemental level to populate the RBG Asset Management System, Concerto. This requires a very detailed room by room assessment of all building structures to build a full asset register within the database. From this RBG can extract a suite of report types to provide budget costs for property maintenance and repair over a 30-year period. This covers all the corporate stock including:

- Parks and open spaces
- Offices
- Shops
- Depots
- Theatres
- Mortuaries
- Museums
- Road lifting bridges
- River tunnel entrances
- Operational marine structures

Following an initial Project Inception Meeting we carried out a number of Pilot Surveys at selected sites. These sites were chosen as a diverse mix of the overall property portfolio to allow a full review of the survey data and report outputs from the Asset Management System, Concerto, prior to a full roll out of the programme.

A full programme was developed for the site surveys, delivery and validation of the survey data, and any sites requiring measured drawings. As part of this process we employed a management tracking database to assign surveyors and engineers to sites, monitor appointments and record schedule changes and progress on a daily basis.

Access to sites was generally arranged by e-mail and telephone call by each assigned survey to establish excellent communication channels with property managers and explain the survey requirements, timescales and any specific access requirements. This provides significant value in enabling local managers to provide site specific detail and any information they hold on the issues affecting a property, which can include historic issues with heating systems or water penetration. Surveyors also benefit from understanding particular issues that have been experienced with types of construction and components.

Throughout the project we have maintained a schedule of monthly progress reports and meetings with Royal Borough of Greenwich at which progress against the delivery programme is reviewed and any issues arising during or from the project work are discussed. This gives an ideal opportunity for feedback from both RBG and ourselves and ensures any potential challenges are reviewed and planned for well in advance.

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In tandem with this, we hold weekly meetings with the Keegans surveying team at which we review project progress on surveys, data input and CAD production. Surveyors feedback on any issues identified and discuss the planned survey work for the forthcoming period. We believe that maintaining good management data and ensuring that this is available and shared with all parties is a major component of delivering surveying projects successfully.

One of the main issues was ensuring we carried on the surveys during the pandemic and the lockdown period. The client was keen for us to continue the work and as there were health & safety issues with the buildings we could class this as emergency works. By liaising closely with the property managers we found that we were able to keep on schedule. This provided significant value in enabling local managers to provide site specific detail and any information they hold on the issues affecting a property.

More recently the commission has been expanded to include the Boroughs School Buildings and as a result we were able to appoint 2 new members of staff to ensure we were able to resource the commission and continue to deliver to the required programme.