

03 Featured
Upcoming Events



New: Events Calendar

Join us at some of these industry events, updated every issue, including the upcoming PMAs.

04 Featured
Building Safety Act



Safety Case Reporting

Now that your HRBs have been registered, focus turns to the compilation of safety case reports.

08 Featured
Mid Rise Blocks of Flats



Cladding Safety Funding

Funding for cladding remediation projects to residential buildings 11 to 18m in height is now available.

10 Featured
Proper Talk



Expert Panel Discussions

EK RCA launches a straight-talking property panel discussion forum in a joint venture with Bridge Insurance.



EK Newsletter

Issue #07 Autumn 2023



SAFETY CASE REPORTS: ARE YOU READY?

Building Safety Act special: Pages 4 to 7



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Autumn Gold

It's been another packed year at Earl Kendrick Project & Building Consultancy. With the full implications of the Building Safety Act coming into effect, the whole industry has been working hard to adapt. As ever, our goal at Earl Kendrick has been to get ahead by taking on board the spirit as well as the letter of the law. We are developing protocols designed to lead the way in embedding state-of-the-art safety standards, especially in the maintenance of residential blocks.

In the meantime, as you may have read in our summer newsletter, we have launched two brand new services of our own. EK Specialist Surveys is a next-generation, integrated survey service offering led by drone pioneer Adam Bailey. As you will read below, EK Specialist Surveys have been approved as a contractor for the UK Parliament, and were recently instructed to undertake roof condition surveys for several buildings on the Parliamentary estate.

Our other new initiative this year is the Surveyor's Collection, a brand new creative consultancy providing interior design and project management services for residential,

development and commercial projects. The Surveyor's Collection is currently involved in a number of high-profile communal area refurbishments, and we look forward to delivering outstanding — and eye-catching — results for our clients.

With so much going on, you won't be surprised to learn that we've welcomed a number of additions to our team. The most recent are Senior Building Surveyors Ben O'Connor (London) and Richard Foster (EK North), so it's my pleasure to welcome them to the team. Others include Claire Hudson, who brings 25 years' experience in the property and construction sectors to her new role as Head of Business Development. Claire will be looking to build on the growth that has seen us take on five new graduate building surveyors in recent months.

This well-balanced group joining our London office comprises Steve Osgood, who is working towards his RICS charterhip, having recently completed the design and construction of his own garden office; Bryan Nkansah, who previously managed a portfolio of 204 residential rooms for a specialist student accommodation firm in Nottingham; Henry Wilkins, who gained five years' experience in the Combined Cadet Force while studying; and Harry Miller, who's already spent four years as an apprentice at two firms of chartered surveyors during his studies. Meanwhile, EK South has been strengthened by the addition of Aleena Paracha, a new graduate from the University of Portsmouth. Finally, our Licence to Alter team is joined by former estate agent and asset manager Chantelle Baker (Building Surveyor) and recent graduate Harry Hodges (Assistant Building Surveyor).

I'm humbled to have such an amazing team — new and old — and to be working with such an eclectic and interesting group of clients. On that note, I wish you and your colleagues and families the very best for the festive period and new year. And I look forward to working with you soon ■

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Upcoming Events

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Autumn 2023



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Nov to March Events

Each issue, we will list out in calendar form upcoming events that we're organising, sponsoring or attending. We hope you'll find this a useful addition to the newsletter! Contact us at events@earlkendrick.com if you want to meet up.

03
NOV

**St George Charity
Clay Pigeon Day**

07
NOV

**EK sponsoring ARMA
& IRPM Manchester
Regional conference**

www.irpm.org.uk

13-15
NOV

**EK sponsoring the
Virtual NLG Annual
Conference**

16
NOV

**Movers and Shakers
Breakfast at The Savoy**

16
NOV

**EK sponsoring the
Live All Day Annual
Conference**

23
NOV

**Interact Future London,
Lunch**

23
NOV

**News on the Block
Property Management
Awards**

HIGHLIGHT



05
DEC

**Student Accommodation
Conference at the London
O₂ Exhibition, only £120**

05
DEC

**EK sponsoring FBE
Christmas Drinks
at Butlers Wharf**

06
DEC

**EK RCA 'Proper Talk'
at Building Centre**

07
DEC

**ARMA & IRPM London
Regional Conference**

www.irpm.org.uk

07
DEC

**Pall Mall Property Club,
end of year drinks at
the RAC**

14
DEC

**Croydon Constructing
Excellence Club,
Christmas Lunch**

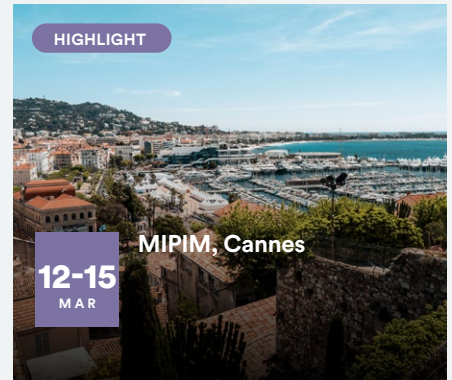
21
JAN

**Propski, 21-27 January,
Val Thorens, Savoie,
France**

08
MAR

**Doyenne does International
Womens' Day 2024, at
Oval, London**

HIGHLIGHT



12-15
MAR

MIPIM, Cannes

20
MAR

**News on the Block
Leasehold London**

22
MAR

**Oxford Weekender,
St Hugh's College Oxford**

To keep up to date with upcoming events hosted/attended by our team, please contact events@earlkendrick.com



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BUILDING SAFETY ACT 2022 IN FOCUS

Height Matters: A Tall Storey

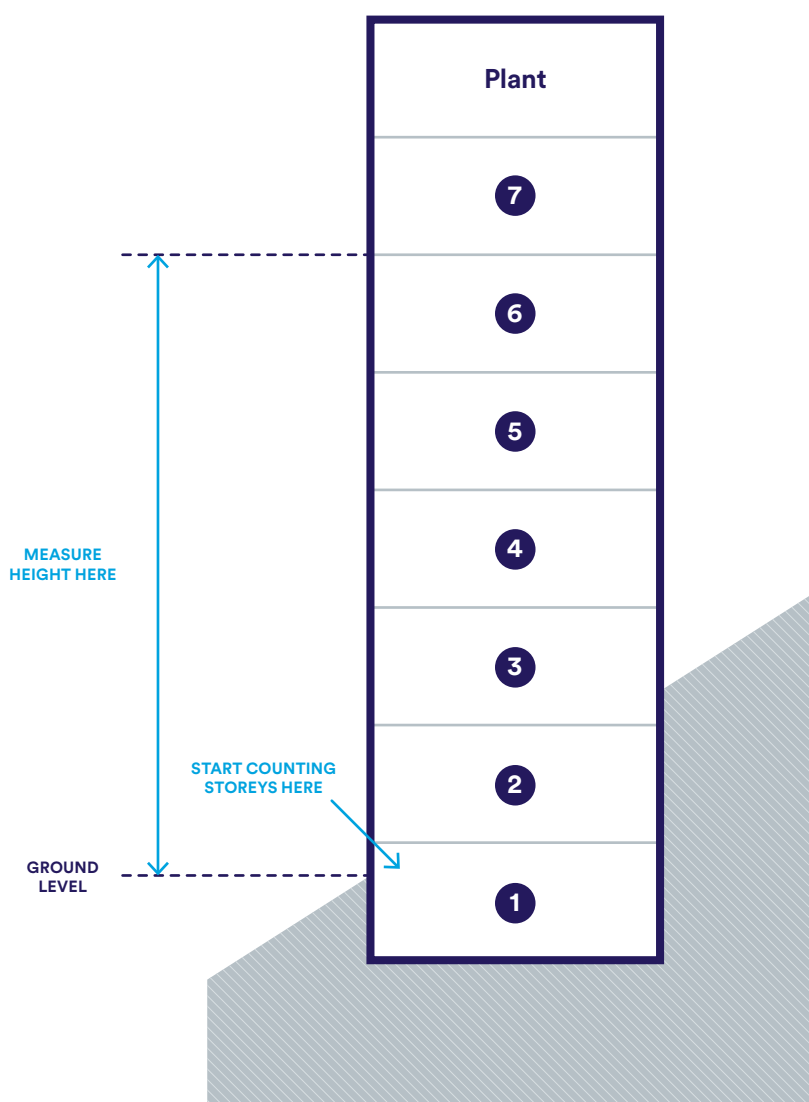
As we go to print on this autumn 2023 newsletter, the managing agents we work most closely with have registered their clients' high rise residential buildings — i.e. those in scope of the Building Safety Act 2022, that are either 7 storeys or above and/or 18+ metres in height.

We helped them to measure the height of their buildings and ascertain the number of storeys. The latter may not sound like a job for a firm of building surveyors, however many missed the fact that a lower ground storey comprising flats whose ceilings are above ground level, is a storey that must be counted in the total, if you follow the government guidance published on 21 June 2023. In this example on the right, the height of the building needs to be measured from ground level to the floor of the top storey (containing flats) — see the dashed lines. Storeys are to be counted from the first storey above ground, and that means storey 1 on the diagram is the first of seven storeys. Therefore, even though the lower ground floor would be considered by many as a basement and to be ignored, in the eyes of the Building Safety Act 2022, this building is a 7 storey building and in scope, irrespective of its height.

If you think one or more of your buildings may have been mis-measured or storeys mis-counted, let us know and we'll help you work it out ■

For any Building Safety Act enquiries, contact me or another EK director, depending where you are in the country.

One seven story tower:
The top storey (storey eight) is used exclusively as a plant area



Source: gov.uk



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▼ Menu

Q

Home > [Housing, local and community](#) > [Planning and building](#) > [Building regulation](#)

Guidance

Register a high-rise residential building

Use this service to apply to register a high-rise residential building in England.

From: [Health and Safety Executive](#)
Published 12 April 2023
Last updated 23 August 2023 — [See all updates](#)

🔔 [Get emails about this page](#)

Applies to England

Related content

Detailed guidance

[Applying to register a high-rise residential](#)

building information' for stage 2, or you've submitted your KBI and feeling relieved.

The KBI stage has taken many managing agents and their Principal Accountable Person (PAP) clients by surprise. It's detailed and takes time to complete, and those who thought the job was done and dusted when they submitted stage one, have had some sleepless nights.

Fortunately for our clients, we have developed a comprehensive KBI preparation sheet and that guides a PAP (and their managing agent) through what is a lengthy online government form. And where necessary, we have visited site and interrogated buildings sufficiently that your KBI submissions are as accurate as practicable — not an easy task with older buildings.

Mistakes may be made, whether they're the type of insulation in the external wall, the structure type of the building or the location of heat detectors. But rest assured; the Building Safety Regulator recently wrote to us to confirm that "If the registration was completed on the deadline date of 30th September then [you] have 28 days from this date to submit KBI." Our advice is to get the KBI submitted as soon as possible now that the deadline has passed — and to use the editing facility once that becomes available, if necessary.

Once the KBI has been completed, there is no time to rest. Safety Case reports are next. See page 6 ■

BUILDING SAFETY ACT 2022 IN FOCUS

Two Stages of HRB Registration

On 1 October 2023, the latest provisions of the Building Safety Act 2022 came into effect. The Building Safety Regulator (BSR) has taken over as the Building Control Authority for 'HRBs' (higher-risk buildings) in England, meaning approved inspectors and local authorities will no longer accept new applications for HRBs.

Under this new regime, developers seeking HRB approval are obliged to provide more comprehensive information at earlier stages in the development process.

For the majority of our clients, the focus is on existing HRBs, whether they were instructed in the mid 19th century or in the last few years.

We have helped dozens of clients to ascertain if their buildings are in scope and if so, HRB registration was next. The deadline for stage one of the registration was 30 September 2023 however, anecdotally, we have heard that hundreds (or thousands) of the estimated 12,500 buildings in scope have not been registered in time. Although at the time of publishing no penalties have been issued to our knowledge, this remains a distinct possibility, as the Building Safety Regulator will be keen to shine a spotlight on non-compliance.

For those that have registered for stage one, you will have a unique HRB registration number per building and either you are preparing your 'key

12,500

buildings in scope for HRB registration, estimated by the BSR



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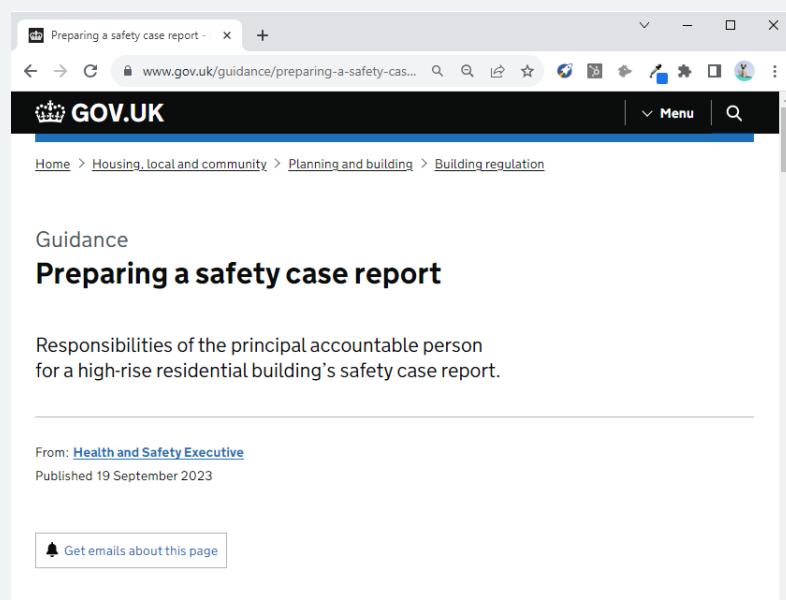
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BUILDING SAFETY ACT 2022 IN FOCUS

Safety Case Reporting

The government published in September 2023 official guidance for Principal Accountable Persons (PAPs) in preparing safety case reports (SCRs) for in-scope higher risk residential buildings (HRBs) in England. Here is a summary of that guidance and how we can help your PAPs, whose responsibilities will often be delegated to you, as the managing agent.



The safety case report is a document that summarises the safety case for a high-rise residential building. It identifies the building's safety risks and explains how the risks are being managed. Building safety risks are the risk of the spread of fire or structural failure. — gov.uk

Now that we are post 1 October 2023, the Building Safety Regulator (an off shoot of the Health & Safety Executive) is encouraging PAPs to prepare their SCR "as soon as possible" ■

What is a safety case and what is its purpose?

A building safety case is a structured argument, supported by evidence, that demonstrates how potential risks are identified and controlled. A safety case identifies a building's fire and structural hazards.

In order to produce a safety case report, the PAP needs to keep (and keep updated) certain information about a high-rise residential building. This information forms part of the building's safety case, which is used to manage the risk of the spread of fire or structural failure.

What information needs to be kept?

Information for the safety case must be kept up to date and in an "easily accessible, digital format". There are several solutions to comply with this "digital" requirement, so do talk to us about these.

This information, that allows someone to understand a building and its safety measures and requirements, forms the 'Golden Thread', and the safety case and all other information surrounding a building's safety forms this 'Golden Thread' of digitally accessible building safety information.

The Key Building Information (KBI) that you have collated and uploaded to the Building Safety Regulator website is the best starting point for the safety case.

There is much, much more besides, and we've developed a market-leading approach to safety case reporting. Do get in touch about our unique, practical approach to safety case reporting and download our factsheet [here](#).

When does the Safety Case Report need to be submitted?

By 31 March 2024. From 1 April 2024, the building safety regulator says it will start to 'call in' buildings for assessment, and it will begin to issue Building Assessment Certificates (BACs). A BAC will only be issued by the Building Safety Regulator if it is satisfied that, at the time it carries out its assessment, the accountable person(s) for the building are complying with their duties under part 4 of the Building Safety Act 2022 (the Act).

The Building Safety Act 2022

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Autumn 2023



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BUILDING SAFETY ACT 2022 IN FOCUS

BSA 2022 Round Table

In late September, we spent a fascinating afternoon discussing all things Building Safety Act with JMW Solicitors LLP at their round table event. It's events like these that get the practicalities discussed and a consensus reached with how to proceed.

Now that all high rise buildings in scope have been registered, we can focus on supporting PAPs and their managing agents with their safety case reports. ■



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Now that all high rise buildings in scope have been registered, we can focus on supporting PAPs and their managing agents with their safety case reports



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‘Mid-Rise’ Cladding Safety Funding Applications

Funding applications for cladding remediation projects to residential buildings between 11 and 18 metres in height are now open.

The Cladding Safety Scheme is an initiative by the UK government to fund remediation or mitigation projects where external wall systems have been determined to be unsafe. Realising that mid-rise residential buildings with combustible external walls were also placing their residents at unnecessary risk while suffering from sky-high insurance premiums and costly waking watch, the government decided to take action to remediate or mitigate buildings over 11 metres too.

In order to be considered for this funding scheme, there needs to be an external wall concern and the building height needs to be accurately measured. If the height is at least 11 metres (measured from street level to the floor

plate of the highest storey that contains flats), then a fire risk appraisal of the external wall construction — helpfully abbreviated to FRAEW — is needed.

If you manage a mid-rise building with suspect cladding, experts ready to guide you and support you throughout your journey are few and far between. This is because suitable professional indemnity (PI) insurance is hard to come by, or prohibitively expensive. It's also because an FRAEW must be undertaken by a professional on the Assessor Panel and done in accordance with PAS 9980:2022.

The FRAEW will make it clear if your building is eligible for cladding remediation or mitigation funding, then you need to make the application on behalf of your client. A company, like us, that can act on behalf of the ‘Responsible Entity’ (freeholder, headlessee, RMC or RTM) then becomes the ‘Applicant’s Representative’ as well as the ‘Lead

Consultant’ throughout the application process, then some, like us, are able to act as project manager and principal designer when the works get to site ■

Why Earl Kendrick for Mid-Rise Cladding Safety?

- ✓ The right professional indemnity insurance in place
- ✓ Proudly on the Assessor Panel to conduct FRAEW surveys
- ✓ Accurate building height measurement
- ✓ Application made by us for convenience and peace of mind
- ✓ Full project management service to bring the remediation works to completion.



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Introducing Our New Head of Business Development: Claire Hudson

We are thrilled to announce the newest addition to our leadership team, Claire, who has joined us as our Head of Business Development. With a rich background in strategic planning, business growth and a relentless commitment to innovation, Claire is poised to steer EK towards exciting new horizons.

A seasoned professional with 25 years' experience in the property and construction, Claire brings a unique blend of leadership, vision and a results-driven approach. Having honed her skills within the latent defect and insurance arena, she has a proven track record of driving revenue and forging valuable partnerships that have transformed businesses. Claire is a passionate advocate for teamwork, open communication, and she fosters a culture of excellence.

In the role of Head of Business Development, Claire is responsible for charting new avenues of growth, identifying strategic opportunities and nurturing relationships with clients and partners.

Outside of work, Claire spends quality time with friends and family, loves yoga and fitness generally, travel and music, all of which reflects her commitment to community and personal growth.

Please join us in extending a warm welcome to Claire. And stay tuned for exciting developments and initiatives. Welcome aboard, Claire! ■



Networking around the clock



I like to keep busy — which is an understatement — and if I can get deeper under the skin of the industry, I will. For example, I have been a member for 10 years and sat (mainly standing!) for a year on the property committee of Pall Mall Property Club. We meet once a month at the prestigious Royal Automobile



Club and share ideas and new business leads with around 50 property professionals from a diverse background — builders, developers, insurers, project managers, architects. We're the only building surveying representatives, I am pleased to say! A highlight this year has been the summer party at The



Oyster Shed by the Thames. Business development has its perks. I am also a member of *Interact* and specifically their "Future London" group. *Interact* is a not-for-profit networking organisation, promoting interaction in the property and construction industry for over forty years. We meet quarterly



and it's always great to mingle with likeminded property people passionate about their roles. Sam, Steve and Henry from EK London joined me for a golf simulation event at PITCH, in Soho. Big thanks for Aureum Finance for hosting another great Developer event and inviting us along.



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Inaugural 'Proper Talk'

EK RCA is a co-founder of Proper Talk, a straight-talking property discussion forum lead by a moderator, grilling an expert panel of industry heavyweights. Our first event in September was over breakfast in the splendid Midland Hotel in central Manchester and focussed solely on the property insurance issues of the day — of which there are several, causing property owners and managers significant concern.

Jack Seton of Flatguard (part of Bridge Insurance) moderated a panel of experts, including our own director James Paul, Board director of the British Insurance Brokers' Association (BIBA) John Batty, and property insurance compliance expert, Kevan Gough of Your Company Matters Ltd.

Such was the interest in the subject matter, the Proper Talk roadshow comes to London on 6 December again with a property insurance focus. James will be fielding questions on reinstatement cost assessments, the results of which have a huge bearing on the premium that leaseholders pay through their service charges. James will explain how over and underinsurance arises, and the risks associated with 'desktop' RCAs. Much of the session will zero in on insurance commissions and their potential banning by the FCA under pressure from the Department of Levelling Up, Housing and Communities (DLUHC).

London Proper Talk on 6 December welcomes to the panel Andrew Bulmer, CEO of The Property Institute, and

Nicola Maher, insurance claim litigation lawyer at Edwin Coe LLP, in addition to returning panellists James Paul, John Batty and Kevan Gough. Our moderator this time will be Jonathan Channing, property management consultant to Earl Kendrick ■

Proper Talk

Spaces at Proper Talk London are limited and by invitation only.

If you would like to be in attendance on the morning of Wednesday 6th December, contact Jonathan Channing at jonathan@earlkendrick.com



Courtyard by Marriott, London Heathrow

We were pleased to add another high-end hotel to our RCA case study collection. This particular building was contentiously (!) over-valued by the original RCA provider. EK RCAs brought our expertise to site, and brought the declared value back down to reality. The site is now appropriately insured for the correct sum whilst maintaining a healthy aversion to under-insurance. Our client is relieved to have their overheads lowered.



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‘Licence to Drill’

On 21 September we hosted an evening reception on a 007 theme at The Building Centre in Store Street, our London home.

Guests included property managers and solicitors who are involved with licence to alter matters, and we concentrated on the recent and future trends we are seeing in licence applications. These include items such as open plan living, amalgamation of units, loft and

basement extensions, garden offices and mezzanines. We also reported on likely forthcoming proposals for leaseholders who wish to increase their EPC ratings to meet required standards for the lettings market.

This then allowed us to introduce Phillipa Burgin of EK Retrofit, who spoke about retrofit matters as applied to residential buildings and individual apartments. The evening was closed

by Julian Davies who gave a short presentation on Party Wall Awards, and when these may be required as part of an alterations or retrofit project.

Our reference to James Bond gave us an excuse to wear tuxedos and enjoy some cocktails at the conclusion of the presentations. Many thanks for all those who could make it, and I hope the evening left you stirred, but not too shaken! ■

LICENCE TO DRILL



New Starters

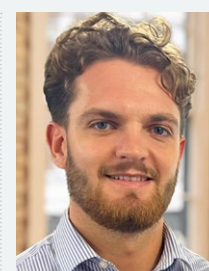
A rapid acceleration in new instructions has necessitated the expansion of the EK Licence to Alter team. We welcome two new starters:

Harry Hodges joined us in September and will be assisting with site inspections and reporting to property managers. Harry has a building surveying background and is keen to progress towards his APC.

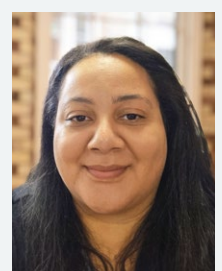
We are pleased to be joined by **Chantelle Baker**, who joined us just this month. Chantelle has many years' experience in the property industry and will be helping with site inspections and report writing.

Good luck to Chantelle and Harry in your new roles!

As usual, please send any licence to alter requests or queries to enquiries@licencetoalter.com



● Harry Hodges



● Chantelle Baker



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Celebrating 5 Years

At the end of September, EK South hosted a late summer get-together with clients to celebrate our 5th birthday on the south coast. It was a reminder how far we have come, especially seeing our diverse client base enjoying the company of the newest members of our team ■



Welcome to Aleena!



Aleena Paracha has joined EK South this autumn, hot on the heels of her graduation from the University of Portsmouth with a first class degree in Building Surveying. Many congratulations Aleena!

Aleena chose building surveying as a career, having witnessed the evolution of London's built environment, from which she took much inspiration. Fortunately for us, Aleena took to surveying rather than architecture, preferring to

contribute to the long term maintenance of occupied and thriving buildings — particularly those with a heritage profile.

With the aspiration of achieving RICS chartership in the near future, Aleena is committed to continuous professional development and embracing opportunities for growth within the industry. She values the importance of staying up to date with advancements in building surveying practices, regulations, and technologies.

Aleena leads an active lifestyle. Swimming is one of Aleena's strengths, and whilst Zoe has yet to persuade Aleena to join her in a cold water dip in the English Channel, we are holding out hope for a charity swim at some point! Aleena has a passion for travel too, having taken a well-deserved 6 weeks off post graduation to experience what South-East Asia has to offer — which is a great deal!



What we've been up to

"UP" is the operative word! The South team have spent the majority of the last quarter climbing up, on and inside roof spaces of all shapes and sizes. Re-covering projects are planned for spring 2024 and an extensive repair has been completed on a Horsham stone roof in East Grinstead, re-using the salvaged existing material that is now extremely difficult to source.

On a roof project on a converted office building in Tunbridge Wells, we have been working with a team of consultants and sub-contractors to determine the feasibility and payback periods of a solar array, utilising the Allume Energy Solshare system. Such an installation means the leaseholders themselves benefit from the power generated, rather than simply the landlord or the national grid.



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Surrey Town Centre Renegeration

CASE STUDY



● Entrance elevation



● Side elevation



It has been an upward journey since joining Earl Kendrick and taking over the reins as the Director of EK Cost Management earlier this year.

We have had pleasure of being appointed by Haslemere Town Council in Surrey on the pre-construction phase of Haslemere Youth Hub. The project comprises a new build youth hub with potential of a combined space for cadets and a multi-storey car park. The freeing up of the old youth hub will allow new space to be created, including a street accessible café.

The site is located within a short distance from Haslemere train station and close to local shops and amenities, which enjoy good footfall, thus making it a prime location.

Discussions have been held regarding modern methods of construction employed

to reduce the carbon footprint by a reduction in waste and emissions, helping the council to contribute to the UK's net zero ambitions.

Thus far, we have analysed and offered cost options for the various schemes before moving to the next phase of the project.

It's fair to say that the project being located adjacent to an ancient woodland area, a flood zone, a busy main road and potential of contaminate land, will present several challenges, but is an exciting journey to be on.

We are delighted to be an integral partner here, helping to create a more vibrant Haslemere through this new build development. And it's a chance to showcase my team's core values including our agility, collaboration and contemporary outlook ■

Are you struggling with tender prices coming back and not aligning?

Are you failing to understand why there are large variances in costs? Perhaps you simply want to know what your project will cost and how it will impact the trio of Time, Cost and Quality?

Get in touch with us at EK Cost Management so we can find solutions for these challenges and create a win-win situation. We love to get to know our clients, work closely with them and their consultants, and develop long term relationships.

For any quantity surveying services for your projects, please do get in touch with us so we can help you.

Services offered:

- Cost Estimating
- Cost Plans
- Tendering & Tender Management
- Pre & Post Contract Quantity Surveying
- Valuations
- Change Management
- Final Account
- Third Party Cost Reviews
- Site Visit
- Contract Administration

Contact us today at rikin@earlkendrick.com to discuss your project.

CGIs by HLM Architects
(HLMAD Ltd)



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CASE STUDY



Birmingham City Centre — Mixed Use Case Study

EK McQuade has successfully negotiated the agreement of a Party Wall Award where we acted on behalf of the Adjoining Owner in relation to a commercial project in the heart of Birmingham city centre. The new development will be mixed-use: offices, hotel and residential, adjacent to the Bull Ring Shopping Centre. The scheme will provide space of 60,000 m².

The notifiable works for the project involved installation of concrete piles for the new structures and crane base adjacent to the line of junction, plus the installation of contiguous concrete piles to form the basement retaining walls.

Project extracts:

- Trial holes and soil investigations undertaken to establish the depth of the existing foundations.
- Damage risk assessment of the Adjoining Owner's property,

confirmation of movement monitoring to both the Building and Adjoining Owner's properties.

- Reviewing the proposals of any access over the Adjoining Owner's land to undertake these works and the assessment of the contractor's method statement for carrying out the excavation works and, in particular, the piling ■

Party Wall Training

We have spent a lot of time this year educating property people on the importance of the Party Wall Act and offering CPD presentations to a diverse group of property professionals including architects, property managers, structural engineers and solicitors.

We have also seen an increase in attendance to our Party Bites sessions which are short succinct monthly CPDs where we take an area of the Act and we explore it for 15 minutes. This year we have covered a whole range of topics such as how to control costs of party wall matters, security for expenses and practical detailing — how to minimise delays in the party wall process. With the end of the year approaching, we will shortly be releasing our topics for 2024 so keep your eyes peeled! ■



Just a quick note to say thanks again for yesterday! That really was a Masterclass. You had listeners with varying degrees of knowledge about Party Walls and it was so very well presented and so informative for all. Especially the reminder at the end why it's important to cover these issues early on in the project.

CPD Masterclass Attendee



EKM hits the road again!

This time we had the pleasure of attending the RIBA CPD Roadshow in Manchester where our Senior Party Wall Surveyor Hazel Springer gave a well-received talk on Party Wall Matters. We also met some fantastic new people, caught up with our northern friends and clients, and lured people to our stall to discuss all things Party Wall with the promise of free chocolates and pens.



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Rights of Light — Bristol and Cardiff

This quarter has seen a good mix of commercial and residential natural light assessment instructions with EKM acting either for the developer or the affected neighbouring owners.

We are currently active on two large live planning applications in Bristol and Cardiff. Both require careful consideration in terms of navigating the obstacles from neighbouring daylight, sunlight and overshadowing impact perspectives, as well as assessing the quality of light within the proposed habitable rooms.

We are assisting our respective clients on strategic advice in respect of Rights of Light impact on the neighbouring property, employing mitigation measures to cover off the associated risks with progressing both developments ■



DEBRA Great Chefs' Dinner

The food was exquisite and we were blessed to meet a number of supporting celebrities, most notably Graeme Souness, Vice President for DEBRA. Graeme was more than happy to get behind EK's 3 Peak Challenge by filming us a good luck message with his Cross Channel Swim Team!

Manchester RIBA CPD Roadshow

We were delighted to host an exhibition and conduct a CPD presentation on Party Wall Matters at the recent September RIBA CPD Roadshow. This was following several RoL presentations to architectural practices over the last few months, so we had plenty of practice behind us. Feedback, I am pleased to say, is always positive!



5-A-Side Success

EK & EKM participated in the Vesta-sponsored 5-a-side football tournament in October which saw us pick up the Charity Plate and just as importantly, allowed me to showcase my 90s retro goalkeeper shirt. It was just enough to put the opposition strikers off and see us through to victory!



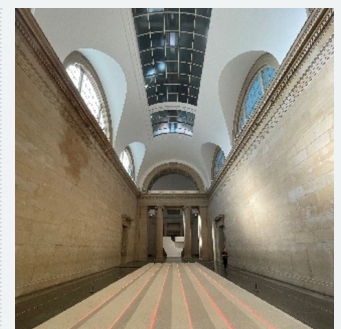
London Marathon 2024

I am proud to have been accepted into London Marathon 2024 and it seemed fitting with my 17 year affiliation with DEBRA that I run my 4th marathon for them. Training has already commenced and my personalised vest has arrived, so I guess there is no backing out now!



A cut above the Everest!

I was proud to be part of the EK 3 Peaks Challenge Team in September raising money for DEBRA. I am pleased to say we made all 3 summits in 23 hours 37 mins... although never again! It was the hardest challenge I have ever completed.



Tate Britain Behind the Scenes Tour

EK were treated by MCD Heritage to a behind-the-scenes tour of Tate Britain this autumn. An interesting evening seeing the work involved in creating exhibition areas, displays and fit outs as well as a tour of artwork!



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Professional Frameworks Through EK

Covering a wide cross-section of market sectors, from housing to arts & culture, Earl Kendrick is subscribed to several property frameworks.

This heralds new growth areas for us in the public sector, through frameworks such as Pretium.

Public sector organisations are obliged to use frameworks, in accordance with The Public Contracts Regulations 2015, in order to purchase services over certain value thresholds. Frameworks are the most convenient way for public sector bodies to procure the building consultancy services we offer here at EK, meaning no lengthy tender processes and loads of buying power!

Most frameworks are free to join and free to access, so we have done the hard work for you ■

	Pretium Rooftop Development Framework		The Guinness Partnership — Asset and Property Management
	Plentific Framework		Fusion 21 Youth Investment Framework
	Historic England		LHC Framework
	Bloom / NEPRO(3) Specialist Professional Services Framework		Waverley Borough Consultancy
	Crescent Purchasing DPS		London Construction Programme DPS
	Procure Plus DPS		NHS Estates and Facilities DPS
	Procurement Hub DPS — Places for People		Flagship Housing Group — Consultancy Services
	London Borough of Bexley Approved List	<p>For more, please contact me at kelly@earlkendrick.com</p>	

Market Sectors

Housing
Healthcare
Heritage

Learning
Later Living
Logistics/Industrial

Leisure & Retail
Arts & Culture
Defence & Security

Infrastructure & Transport
Commercial Workplace



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Graduate Growth

EK London is investing in the building surveyors of tomorrow, today. This past quarter, we welcome no less than four graduate surveyors. Here are their profiles:



Steve Osgood BSc (Hons) has joined Earl Kendrick London as a Graduate Building Surveyor. Steve is an ambitious graduate with a BSc (Hons) in Building Surveying, and a student member of both the RICS and CIOB. Steve is working towards his RICS charteredhip.

With five years' experience in the sector, Steve's career began when providing project management services for a well-established construction company. He played a pivotal role within a collaborative team, taking the lead in project management, overseeing programme deliverables, quality inspections, and cost management across all project phases. This experience allowed him to develop a profound understanding of the latest legislation and essential project deliverables.

Steve possesses advanced proficiency and core skills in building design, heritage conservation, building pathology, contract administration and in industry-standard software, including AutoCAD, SketchUp, and the MS Office suite.

In his spare time Steve enjoys having an active lifestyle. He enjoys channelling his creativity into various home improvement projects, including the design and construction of a garden office ■

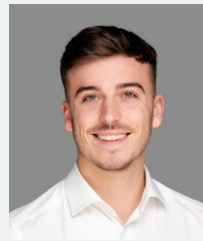


We're pleased to announce that Bryan Nkansah MSc (Hons) has joined our team as a Graduate Building Surveyor. He took an International Real Estate Investment & Finance (RICS-accredited) degree course at Nottingham Trent University and achieved his Masters in 2021.

Prior to joining Earl Kendrick, Bryan worked as a graduate surveyor for a locally managed and governed charitable housing association, based in Essex. Here, he played a pivotal role in providing high quality affordable homes. His responsibilities encompassed conducting comprehensive condition surveys, diagnosing defects and project management duties. He also worked as a Property Manager for student accommodation specialists in Nottingham where he managed a portfolio of 204 residential rooms.

Bryan is a thorough forward-planner with first-class issue-resolution skills. He coordinates tasks to meet project requirements and deadlines and has an excellent work ethic with focus on safety and risk mitigation.

Outside of work Bryan enjoys playing sports, particularly football and boxing. He has a passion for language acquisition and speaks Dutch and Twi, the latter being a variety of the Akan language spoken in southern and central Ghana by several million people ■



Also new to the team is Henry Wilkins BSc (Hons) joining us in the London office as a Building Surveying graduate, fresh out of Nottingham Trent University.

During his academic tenure, Henry undertook a year-long work placement at a large property consultancy firm in Braintree, Essex and there, he assumed the role of Trainee Surveyor, closely shadowing the team leader. As the year progressed, Henry took on increased responsibility, eventually acting as Project Manager for his own projects. Key duties included the creation of tender submission drawings, preparation of preliminaries and preamble, and conducting condition surveys.

Henry is a confident communicator at ease dealing with a diverse clientele. He is self-motivated and keen to look beyond the bare minimum of what is required, ensuring alignment with his goals and striving to find more efficient ways of getting tasks done at the highest of quality.

In addition to his professional pursuits, Henry dedicated five years to the Combined Cadet Force (Army Section), where he imbibed the values of teamwork, loyalty, resilience, and leadership. His final year saw him rise to the position of Non-Commissioned Officer, relishing the opportunity to lead his own squadron and further hone his leadership skills.

Outside of work Henry is an all-round sportsman! He played football for Hadleigh United FC where he was captain. He also enjoys rugby, hockey, cricket, skiing, golf, boxing and was a member of the NTU ski society ■



We welcome Harry Miller BSc (Hons) to our London team. Harry joins us as graduate building surveyor, having four years as an apprentice behind him at two firms of chartered surveyors.

His rather unique path involved an accelerated part-time degree apprenticeship, balancing four days a week in the workplace, with a dedicated day for studies at Anglia Ruskin University. And earlier this year, Harry graduated with First Class Honours in Building Surveying, and he now applies his academic knowledge to his day-to-day surveyor work with us.

Harry's hands-on experience thus far has been predominantly in the education, residential, and commercial property sectors, where he has been involved in diverse projects including full-scale new builds and extensions up to £1.5m contract sum. Harry has a deep interest in project management and longer-term ambitions in property development ■



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From Retrofit With Love

EK Retrofit partnered with EK Licence to Alter in September to host “Licence to Drill” a Bond inspired evening of CPD and cocktails.

We were joined by clients, colleagues and peers to discuss leaseholder alterations as well as the challenges of retrofitting within a leasehold environment. The audience, predominantly property and estate managers, were interested to learn of the available improvements for flat dwellers without a licence as well as the considerations, challenges and importance of pre-planning when undertaking retrofit works through the section 20 major works process ■

*LICENCE
TO DRILL*



**Property Management
Awards 2023**

EK Retrofit is excited to be shortlisted for two awards at PMAs 2023: Phillipa for ‘Professional of the Year’ and the team for the ‘Net Zero Award’. The winners will be announced at the ceremony on 23 November, so wish us luck!



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BUILDING CENTRE
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SINCE 1931



Retrofit Meets: Scalable Solutions 4 October 2023

@buildingcentre
#Retrofit23



RETROFIT 23

EK Retrofit was the proud sponsor of the “Retrofit 23: Towards Deep Retrofit of Homes at Scale” exhibition, housed in our London home, The Building Centre, at 26 Store Street. The exhibition was a huge success and due to popular demand was extended, eventually closing in the middle of October. My panel discussion on Scalable Retrofit Solutions is available to watch on [The Building Centre's YouTube page](#).

Rishi's Green Rollback

Meanwhile, on 20 September, Rishi Sunak announced extensions to the previously set deadlines to transition to clean energy, delays to the ban on the sale of fossil fuelled cars and gas boilers and, most crucially, a delay to the deadline for rented properties to achieve a minimum EPC rating of “C” rather than the current “E” by 2025. It is thought that the deadline will be pushed back five years to 2030, with the aim of reducing the financial burden on individuals and protect the market from mass selling by landlords due to potentially high retrofitting costs.

What we do know is that we still have a hard deadline, written in law, for all residential buildings to be net zero by the year 2050 (SAP rating of A). The managing and sequencing of building fabric improvements within this timeframe remains crucially important through planned maintenance plans, so that when 2050 arrives, the building is ready for the low energy/zero carbon technologies such as air-source heat-pumps (ASHP). The life span of a gas boiler is 15–25 years, so installations are likely to continue for now, but there is more of an incentive than ever move towards low energy/ zero carbon heating, as the boiler upgrade scheme grant has increased its funding to £7,500 which would, for example, completely fund Octopus Energy's newly released ASHP.

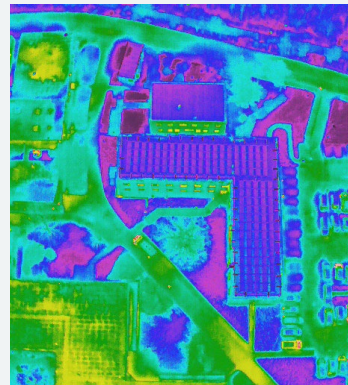
PAS2035

An update to the British Standard for retrofitting, PAS2035, was released. The update removes the previous pathways, mandates airtightness and ventilation testing required on all retrofit projects and introduces a “retrofit evaluator” to oversee all elements of retrofit. The updated standard comes into force in April 2025.

IRPM Net Zero Training

We are working on a net zero training video series for the IRPM, part of The Property Institute (TPI). Achieving net zero is a critical goal in the fight against climate change because it helps limit global warming and reduces the impacts of climate change.

The course will consist of a series of 30-minute videos covering topics such as what net zero means for residential property, Energy Performance Certificates (EPCs) and The Minimum Energy Efficiency Standards (MEES), PAS2035, air-tightness testing, the importance of ventilation when retrofitting, and thermal imaging. The series will include some advanced knowledge videos too, and all will be rolled out later this year and we can't wait to share it.



Thermal Imaging with EK Specialist Surveys

As outdoor temperatures are dropping, we are looking forward to working with EK Specialist Surveys to deliver detailed thermal imaging surveys for our clients' buildings.

New Instructions

We have been investigating reports of thermal discomfort and under-performance within a top floor flat in a conservation area in Hampstead, and using intrusive investigation techniques and our air-tightness testing capabilities to advise on the available solutions.

We are managing and administering a large-scale heat pump upgrade project on a development in Barnet and looking at the cost implications of ‘gas vs electric’ boilers for another client's home refurbishment. As well as reducing their CO₂ output, energy usage and the cost of their bills, improving the comfort that they experience within their homes is an equally important objective.

Air Tightness

EK Retrofit's George Booth has also been contributing to our mission to raising awareness and educating the residential property sector on the importance of retrofitting and its processes. He wrote a highly informative article on air-tightness testing for News on The Block magazine's proptech issue. The concept of being “airtight” in the context of buildings refers to how well a building's envelope — consisting of its exterior components such as walls, floors, roofs, external doors and windows — is sealed. A tightly sealed building envelope minimises — or even eliminates — unwanted air and heat leakage. We are proud to offer this service to our clients and have been delivering demonstrations as part of our ongoing CPD offering.



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Case Study: UK Parliament

Client: UK Government

Project: Roof condition survey

As an approved contractor for UK Parliament, EK Specialist Surveys have been instructed to undertake roof condition surveys for several buildings on the Parliamentary estate including Millbank House, a Grade II listed office block.

Our drone was used to enable full inspection of the roofs without the need for other more expensive and intrusive access solutions such as scaffolding.

With Westminster being an extremely busy location, it meant a safe and time-efficient method was required to record all sections of the roof. This required meticulous planning, including additional airspace clearances, and working with our client to ensure our risk assessments and mitigations met with the expected high standard in such a high-profile location.

The aerial photographic survey assisted our surveyors in making recommendations in relation to repair works and identifying areas that need immediate attention.

Challenges for the drone team included: management of the operation area, maintaining VLOS (visual line of sight) of the drone at all times and ensuring continuous communication between ground crew and the remote pilot.

As a result of the planning and hard work of the team throughout the inspection, it was completed on time and the report was issued to the client within 7 working days ensuring they could action the recommendations as quickly as possible ■





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Launch Party

Thursday 19 October saw the official unveiling of EK Specialist Surveys with a launch event held in Central London.

The event was well attended with guests from all corners of the property and construction industry, from residential property managers through to architects and sustainability consultants. It was a great chance for the guests to meet, network and share ideas, and discover more about our specialist survey services and how these will help everyone to understand better the assets they work with daily.



Autumn's Arrival

The launch fittingly coincided with the change of weather as autumn really took hold. Transitioning from summer to autumn and into winter means building defects manifest in unwelcome, disruptive and potentially expensive ways.

Wet and windy weather translate to leaks and failing roofs and those with responsibility for the management and repair of buildings need to understand where and why these leaks are occurring. Our drone and leak investigation surveys assist in understanding the cause of water ingress into a building and advise of any remedial action needed.

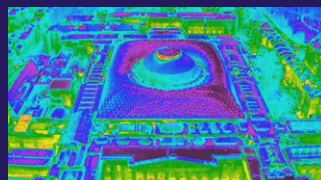
The drop in temperature also means it's the right season to start thinking about how your building is performing from a heat loss perspective. Our thermal surveys are undertaken by qualified thermographers using state-of-the-art equipment. When combined with an assessment by EK Retrofit, you will be able to understand in depth where your building needs improvement and what actions can be undertaken to put those improvements in place.

If you are concerned about how your building is performing, need to find the cause of water ingress into your building, want to understand the condition of your roof or just want some more information on the services provided by EK Specialist Surveys, please contact us.

EK Specialist Surveys break down into these broad categories:



Building Defect Investigations and Roof Surveys carried out with the latest technology and techniques to ensure accurate and comprehensive data collection.



Building Performance Surveys using cutting-edge technology — including thermal surveys — to provide a technical analysis and detailed reports on the performance of buildings.



Construction and Development Imaging using a range of fixed time-lapse cameras, drones and handheld cameras to capture both high-resolution stills and broadcast-quality 4K video footage.



Leak Trace and Detection Surveys investigating all types of leaks using advanced techniques, including thermal imaging, moisture scanning and dye testing to identify problems and recommend the right solution.

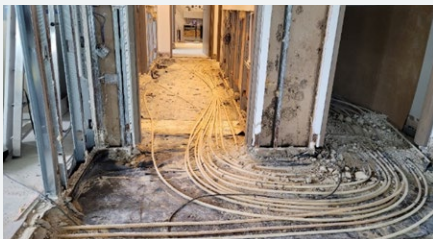


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CASE STUDY



Thanks to Mike!

As we continue to grow and take on instructions from the sublime to the unusual (but always interesting) we are now including the considerable experience of Mike Burkinshaw MRICS who adds to our surveying resource down here in the West office. Mike is an Associate Director who lives within the Bristol area while he also grows another sector of the EK group. We also expect to add another member of staff to our team soon — watch this space.



Insurance claim reinstatement in Bristol

A leak into a Bristol apartment block lasting 18 months is the subject of this case study involving defect investigation, contract administration and principal designer services.

EK West has been instructed as contract administrator for a £500k project to make good a 2000 sq ft penthouse following a leak that had been ongoing for 18 months — unsuccessfully diagnosed until EK West's involvement.

The leak is the subject of a major insurance claim. Once we identified the source, major strip-out (including large

pieces of book-matched marble) and drying works took place and we have now been instructed to oversee the reinstatement.

Contractors were required to provide a critical path timetable, with insurers insisting that the contractor must finish no later than the end of April 2024. Considerable head-scratching went into reviewing suppliers and resources to demonstrate a fixed completion date can be achieved. The owner lives in sunnier climes and when he does return to move back in, it should be a dramatic change from how it is now ■

Darting Across the River

In early October we hosted an idyllic boat reception inviting Carrick Johnson Management Services (CJMS) aboard the Banquet Boat that took us all across the River Dart. Lovely nibbles were served amongst calm waters and plentiful sunshine. Sea legs were not needed but whether a client wants to meet on land or on water... we are ready.

New Kitchens and Boilers in Residential Care Home, Truro, Cornwall

At Earl Kendrick West, like to think we will go to the ends of the earth to get a job done.

It's a sound philosophy and stands us in good stead. Truro is quite close to Land's End, at one end of the earth known as England, at least.

We oversaw a fit-out of 40 kitchens and 26 electric boilers to a residential care block in Truro.

Orders for kitchen colours and worktops were communicated to the installers at a

preliminary presentation and Q&A session. The project involved overseeing multiple kitchen strip-outs and replacements whilst occupants remained in-situ, so establishing a systematic method of removal, isolating services and refitting was key to ensuring things went as smoothly as possible from the start.

Breaking up the works into 5 sequential phases meant that there was opportunity to organise specific packages of works.

In the end, the work was completed within budget and completed within the original five months allocated. Occupier satisfaction was over 95%.

We have since been instructed to lead on the bathroom replacement projects to all 40 apartments where we will be improving the functionality of the bathrooms for residents with mobility difficulties. This looks to take place in 2024.



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Lisa Blatcher
Design Director



Simon Hamilton
Design Director

Introducing the Surveyor's Collection

As many of you know, I have always had a personal passion for interior design, having studied at the National Design Academy earlier in my career. So I am delighted to be teaming up with specialist interior designer Simon Hamilton to offer a brand new service that we hope will be of interest to many existing Earl Kendrick clients. The Surveyor's Collection is a creative consultancy providing comprehensive interior design and project management services for residential, development and commercial projects.

Our focus is on working with high-quality buildings to ensure the internal communal areas are every bit as impressive as those buildings' exteriors and showcase interiors. We also provide technical advice and expertise to ensure these areas are fully compliant with the latest regulations on fire, health and safety and more. A third goal results from the first two: improved capital values for the buildings we work with. I first met Simon while we were

collaborating on the internal communal areas of a prestigious residential development in Chelsea. He's an accomplished Interior Designer and Creative Director of 30 years' standing, with multiple projects successfully completed in the UK and Europe.

We are joined by Lisa Blatcher, an award-winning innovative property and interior designer with extensive high-end residential sector experience. The Surveyor's Collection is driven by our shared passion for producing highly desirable internal common areas.

Together, the team know all there is to know about working with large, prestigious buildings, including heritage properties as well as modern developments. Our goal is to ensure our clients meet all the relevant industry protocols for communal areas, while also ensuring they look fantastic. To that end, we aim to be at the cutting edge of emerging technologies, environmental issues and design innovations. We even have a central London materials

and samples library where clients can explore the possibilities.

As you would expect from any service connected with Earl Kendrick, we are especially at home working with leasehold properties, and communicating with management boards and residents' committees. We also aim to work in close partnership with architects, developers and private clients from the initial planning stage to completion of any given project.

The Surveyor's Collection is a fitting addition to Earl Kendrick's comprehensive suite of services. I'm excited about working with both new and existing clients to transform their internal communal spaces into light and airy interiors, furnished with style and buzzing with creative flair ■

For more information on the Surveyor's Collection services, contact Julian on 020 3667 1510 or visit thesurveyorscollection.com

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