

5 Featured
Cladding Remediation



Funding Secured!

Huge team effort secures full BSF funding for high rise residential development in Liverpool

8 Featured
Company News



EK Specialist Surveys

Drone surveys, thermal, rope access, leak detection and time-lapse services under one brand

11 Featured
Upcoming Event



Licence to Drill!

Cocktail evening and licence to alter CPD, 21 September. Your mission awaits!

15 Featured
Exhibition



Retrofit 23

Retrofit Meets: Scalable Solutions: Our Phillipa Burgin presents at Retrofit 23, on 4 October.

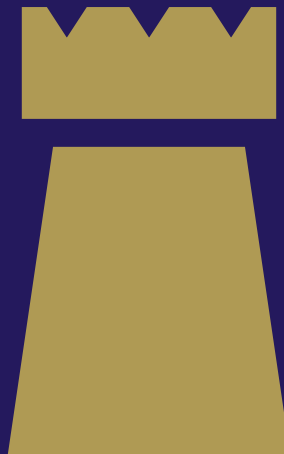


EK Newsletter

Issue #06 Summer 2023



ARMA Partner of the Year 2023





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This summer is an exciting time at Earl Kendrick. For one thing, we're still basking in the glow of winning 'Partner of the Year' at ARMA Ace Awards in June. We've always seen ourselves as a partner to our clients rather than just another service provider, so it gives us great satisfaction to learn that the residential property industry feels the same!

To add to the good vibes, we have had lots of new starters joining the team, or rather teams, as we have new recruits at EK North, South, RCA, and McQuade teams, plus at our London office – recently relocated to the Building Centre (photo above).

On that note, we have launched EK Specialist Surveys, a next-generation, integrated survey service offering state-of-the-art solutions to building owners and managers. Led by drone pioneer Adam Bailey, EKSS also offers rope access, thermal imaging, leak tracing and time-lapse photography to enable better and more accurate surveys for specialist purposes.

We know building owners are under increasing pressure to reduce costs without compromising on safety. Earl Kendrick has been at the forefront of responding to this demand by drawing on the latest technology

and innovative techniques. The launch of EKSS confirms our commitment to providing solutions tailored to the changing needs of our clients.

The same goes for the Surveyor's Collection, which we're excited to have launched recently. You can read more below (page 16) about this brand new creative consultancy providing interior design and project management services for residential, development and commercial projects.

We are also keen to do our bit for wider society, so we are proud to support DEBRA UK, the Butterfly Skin Charity, a national support organisation for people living with the incredibly painful genetic skin blistering condition, epidermolysis bullosa (EB). This September, a team from Earl Kendrick will be taking on the gruelling Three Peaks Challenge to raise funds for DEBRA. That gives us the rest of the summer to get into shape! You can support us by making a donation at the link here: <https://donate.giveasyoulive.com/fundraising/ek-three-peaks-challenge>. In the meantime, we look forward to working with you in the weeks and months ahead, and wish you all a productive and enjoyable summer ■

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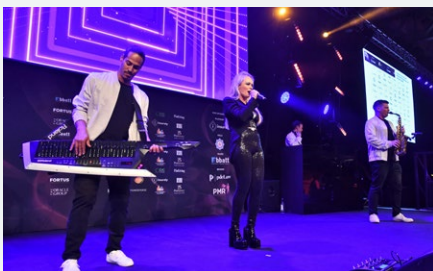


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New Premises

We've moved into new premises: The Building Centre in the heart of Bloomsbury becomes EK Group's new HQ and the perfect office and event venue – do come and visit as there is plenty to see at this unique hub for the built environment. Ongoing at Building Centre since May until the end of September is 'Retrofit 23', of which we're a proud sponsor. Read more about our green retrofit consultancy on our EK Retrofit page in this newsletter.



Shanly Homes

Earl Kendrick is supporting Shanly Homes to remedy life-critical fire-safety works in a selection of their residential buildings over 11m in line with the requirements set out in the developer's pledge.

On 30 January 2023, the government published a developer remediation contract reflecting the pledge, writing to housebuilders and developers urging them to sign the contract in order to make their pledge commitments legally binding.

Shanly Homes have appointed EK to support them in honouring their commitments, advising on the necessary work to address life-critical fire safety defects arising from design and the construction of their buildings in scope. We're offering technical support, advisory services and acting as contract administrator for cladding remediation schemes.

Partner of the Year

I am enormously proud to be leading the London team that spearheaded our group-wide ARMA Ace Award.

It means a great deal to us, especially coming from the sector's leading body, supporting property managers and their clients.

What a night! A glittering ceremony at London's Old Billingsgate, this year's awards saw record-breaking numbers of entries and attendees, and we fought off stiff competition from a wide range of industry suppliers, many of whom are our friends in the sector. We look forward to forging ever-closer relations with The Property Institute (TPI), and with more ARMA Partners too ■





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New Blood at the Brighton Office

Exciting times for EK South, with two new members of staff starting this summer.

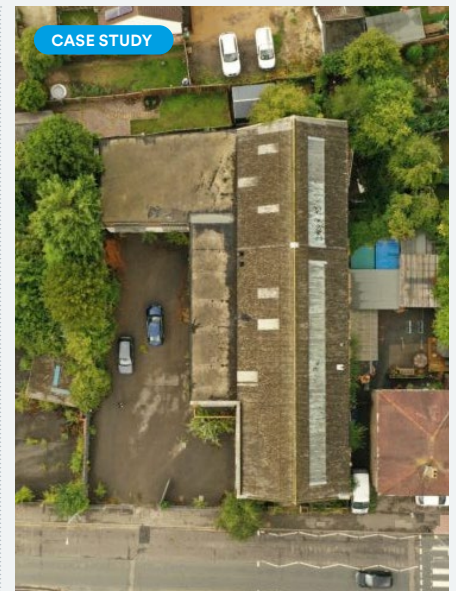
Tim Blackwood MRICS is a Senior Surveyor with considerable experience of working in local authority, having worked for Adur & Worthing Councils, and Portsmouth City Council too. Tim also benefits from his trade background too – as a carpenter. His experience in the construction sector spans two decades and has afforded him exceptional technical knowledge of construction techniques, defects and corresponding repair solutions. I have been impressed with Tim’s experience in a wide range of sectors: residential, education, leisure and religious worship. At the moment, Tim is hands-on away from the office too –altering and refurbishing the family home. For activities in his own time, Tim has listed family, property, fishing, golf and football...Presumably in order of importance!

Liam Curran AIRPM AIOSH is a Building Surveyor bringing to EK South 8 years of residential and commercial experience, mainly in Dorset, working on medium/ large scale projects with a number of different clients including managing

agents, developers, social housing and estate owners. Liam has a passion for the historic and conservation sectors and looks forward to supporting the growth of work in this sector with EK.

Liam is completing his APC pathway in building surveying ready to sit his end point assessment in 2024 focusing on procurement, client care, house maintenance repair and improvement and construction technology. Whilst continuing his building surveying apprenticeship through University College of Estate Management, Liam supplements his studies with invaluable day-to-day experience in building pathology, contract administration and project management.

Liam is a member of both the Bournemouth Property Association (BPA) and Leasehold Management Professionals (LMP), Dorset-based property committees where he helps organise events and facilitates networking with likeminded professionals. Outside of work, Liam’s passions include anything ‘retro’, so he’s always on the lookout to increase his collection of vinyl, mid-century furniture and artwork ■



Crowborough Railway Retail Park

Location: East Sussex

EK was engaged to carry out a pre-acquisition building survey of the railway retail park, consisting of the railway tavern and feedback factory. Although they aren’t listed, they are buildings of historic significance within the local community.

We attended the site at a time convenient for the client and conducted a survey including the use of a drone, which allowed for the aged roofs to be inspected in detail, therefore thorough information was conveyed to the client regarding the building’s condition.

After the survey was completed, a comprehensive report was sent to the client giving them information about how the building is fabricated, what current defects are present or likely to occur in the future, where the building is lacking in respect of current building regulations such as insulation and what should be investigated further. We recommended that legal enquiries are made regarding the nature of the building’s heritage. All part of our holistic service.

Meet Zoe and the team at our Brighton (late!) Summer Drinks on 14th September

Location:
Brighton Beach House
The Terraces, Madeira Drive
Brighton BN2 1AY

Date & Time:
Thurs 14th September 2023
From 4.30pm–11.00pm

RSVP to
chelsea@earlkendrick.com
by Friday 1st September 2023

Summer Party

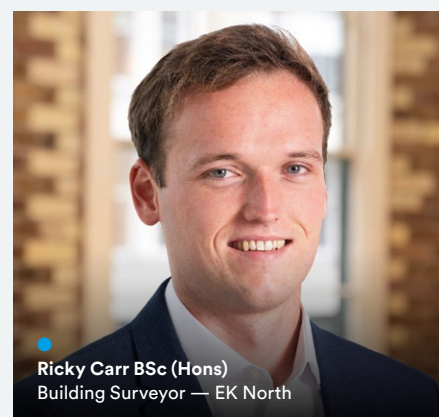


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Ricky Carr BSc (Hons)
Building Surveyor — EK North

Ricky Carr joins EK North

We have welcomed Ricky Carr to our surveying team this summer, joining from a large national firm. Ricky brings with him his experience within the education sector, assisting schools and academies to apply for capital funding for works projects — which is where we come in. Ricky's contract administration skills are first class, evidenced by the case studies he can reel off; such as renewals of heating and lighting systems and multi-million pound roof replacements. His impressive range of surveying talents extend to dilaps, development monitoring and pre-acquisition building surveys. Having studied building surveying at Northumberland University, Ricky is developing his qualifications and we are supporting him towards his MRICS.

Funding Secured!

As the residential property management sector works tirelessly to remediate high risk blocks of flats suffering from combustible cladding, it's always a pleasure to share some good news.

After 3 years and a huge team effort, full funding has been secured from the BSF. EK North launched numerous appeals to ensure all relevant elements were included in the remediation works. A contract sum of £4.5m here meant a total funding requirement of £6.5m once VAT, professional fees and more were included. With only 50 flats in the 1980s building, you can appreciate that the works perhaps would never have happened without government funding.

Works to this high rise in city centre Liverpool are set to begin in August, and we're working hand in hand with the managing agent, Berkeley Shaw Real Estate Ltd (who recently acquired Keppie Massie's block management arm). Having secured planning permission for the client, we are finalising building control approval.

The combustible cladding here is timber, plus more timber on the balconies — all to be replaced with non combustible components. There is significant brickwork too (removal and reinstatement), and replacement of insulation with appropriate cavity barriers and fire breaks, adding to the cost of the works, which will be safely carried out from scaffolding ■



After 3 years and a huge team effort, full funding has been secured from the government's Building Safety Fund



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Serendipitous Award Shortlisting



We were delighted to have been shortlisted for the Midlands Residential Property Awards 2023 and although we were not the eventual winner of 'Residential Property Consultancy of the Year', it's pleasing to be recognised.

Why is it serendipitous? Well, we did not enter the awards and subsequently discovered a kind client had nominated us, recognising our good work for them and our growing presence in the heart of the country. Such awards evenings are always enjoyable, socialising with developers, contractors, project managers and other building consultancy professionals ■



Building Safety Round Table

I hosted a Manchester round table discussion on the Building Safety Act 2022, inviting TWM Solicitors and Arc Tech Fire Engineers. We attracted a select audience of around 35 and received great feedback, citing that such an event is the perfect way to absorb and understand the practical implications of this new act, especially as we are in the middle of the registration period for high-rise residential buildings.

It was a pleasure to see a wide range of property professionals from student housing, block management, housing associations and developers.

We will host another likely round table discussion in Manchester followed by one in Birmingham too by the end of the year ■

CASE STUDY



Britannic Park

Location: Moseley, Birmingham

Following on from an RCA and compilation of fire plans (to satisfy the new 2022 fire safety regulations which came into effect on 23 January this year), EK has been instructed to act as contract administrator and principal designer for a roof refurbishment project in Moseley, Birmingham. We will have the winning contractor line the gutters and put down a new water proofing membrane. The managing agent is Realty and the 113 flat building — converted from offices 24 years ago — is called Britannic Park. Part of our instruction is to measure the height of the building too.



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The perils of working at height

We know what working at height safely means for contractors.

For us surveyors too, it means being aware of any perils that might not usually be encountered whilst on the job, surveying.

'Divebombing' seagulls can pose a very serious threat and it's not as humorous as it might sound. And it's a risk we often have to assess before venturing out onto a roof. Simply having access therefore, doesn't mean it's safe. The presence of safety rails and even the wearing of harnesses, does not necessarily yield a safe working environment. For instance, we assess how slippery a surface is and the amount of ambient light. Bird attacks won't necessarily feature on a standard working-at-height risk assessment but at EK West, we encounter our fair share of wildlife and seagulls don't always stick to the shoreline! They can be very aggressive and territorial, especially when their nest is nearby. Some will release droppings, others drop dead bones from food waste while others won't hesitate to make physical contact to ward off contractors and surveyors simply going about their duties! In these circumstances, it's often safer to employ drones, but if access is a must (for example, core sampling or checking physical condition) don't be surprised if a surveyor suggests calling in a professional falconer to provide the necessary cover! ■

If you have any questions about working at height scenarios, please contact: mazhar@earlkendrick.com



● Working at height risk assessment required!



At EK West, we encounter our fair share of wildlife... seagulls don't always stick to the shoreline!



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Introducing EK Specialist Surveys

Earl Kendrick Project & Building Consultancy is proud to unveil EK Specialist Surveys, a next-generation, integrated survey service offering state-of-the-art solutions to building owners and managers.

The business of surveying is changing. Building owners are under increasing pressure to reduce costs without compromising on safety or the long-term health of their properties. Leading surveyors are responding by drawing on the latest technology and innovative techniques to produce timely and accurate data on the condition and performance of buildings, both efficiently and economically.

Earl Kendrick has been at the forefront of this trend for several years, from offering high-tech drone surveys to developing fast and agile rope surveys. Now the group is bringing all its specialist survey services together under one umbrella.

EK Specialist Surveys is led by Adam Bailey, a pioneer of the drone industry, who was the first to provide drone surveys of the built environment, and has continued to lead innovation within the property and construction sectors. Adam is also an experienced building surveyor in his own right and has also worked as a property manager in residential block management.

Adam Bailey said: "From drones to rope access, and thermal imaging to leak tracing and time-lapse photography, a wide range of technology is now available to enable better and more accurate surveys for specialist purposes. We are pleased to be able to bring these together under the umbrella of EK Specialist Surveys. And I am confident that we have a solution to meet any surveying challenge our clients bring our way".

Earl Kendrick Group Director Julian Davies adds: "Earl Kendrick have always

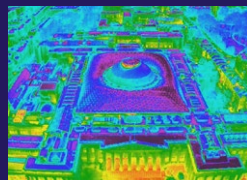


been go-to surveyors for building defect inspections such as leaks, cracking, dampness, defective building envelopes and more. We will now be able to route all such enquiries through our new specialist building survey division. Adam and his team combine specialism in new, non-invasive technologies with the expertise of experienced chartered building surveyors, and offer our clients a state-of-the-art "one stop shop" for defect issues. The beauty is that they'll quickly assess the defect and then advise on the best inspection strategy using the available technologies." ■

EK Specialist Surveys break down into five broad categories:



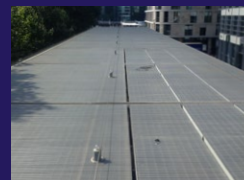
Building Defect Investigations and Roof Surveys carried out with the latest technology and techniques to ensure accurate and comprehensive data collection.



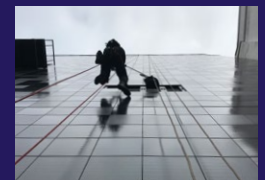
Building Performance Surveys using cutting-edge technology – including thermal surveys – to provide a technical analysis and detailed reports on the performance of buildings.



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.



Roof Safety Inspections to guarantee the strictest safety standards by testing eyebolts, guardrails and ladders.



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



We carried out a visual inspection of the external areas of the building by way of rope access to all elevations

Case Study: Maritime House

Maritime House is a purpose built commercial premises comprising of office space for the London Borough of Barking and Dagenham and was constructed in the 1970s. It was built using a concrete frame structure with concrete panels to the external façade with infill windows to each level.

EK Specialist Surveys was engaged to perform an external rope access condition survey to the windows and frames following issues raised regarding safety and water ingress. Access to Maritime House was completed using mobile weight anchor and a specialist inspection team. We carried out a visual inspection of the external areas of the building by way of rope access to all elevations from the roof areas, and via windows within the property. All frames, glass units and mastics seals were inspected along with localised concrete cladding details. Our survey identified that the windows at Maritime House are estimated to be in excess of 20 years old, and were found to be defective in several areas. This suggested that they were reaching the end of their life span and recommendations were put forward for lasting solutions ■

Here are some of our rope access survey and inspection services:

- External Façade Inspections
- Planned Preventative Inspections
- Investigating Defects
- Roof Surveys
- Masonry and Concrete Inspections
- Gutter Inspections
- Photographic Recording
- Specifications of Work
- Window Condition Surveys
- Building Materials Sampling

Our safety testing services:

- Mansafe Systems Testing and Certification
- Height Safety Testing
- Ladder Testing
- Eyebolt Testing
- Concrete and Masonry Testing (hammer rebound)
- Lightning Conductor Testing
- Guardrails Testing
- Edge Protection Assessments



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First of all, let me introduce myself...

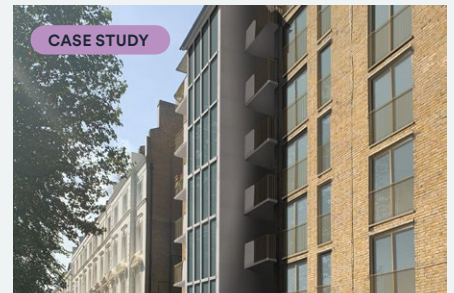


I'm delighted to have joined the group and to lead EK Cost Management as its new MD. My first newsletter contribution 'sets the scene', and I look forward to providing interesting case studies as time goes by.

I was brought up close to construction and ever since I have challenged the status quo. I developed a strong commercial mindset and business acumen while at the University of Westminster and during my path to RICS qualification. During that education process, I also began to amass real world experience, working for several of the industry's largest contractors and construction consultants.

Over the years, I have worked on a plethora of different projects gaining valuable experience in every sector from residential to offices, healthcare to retail, heritage to hotels... you name it – for both private and public sector clients.

From inception through to completion, I have provided and been responsible for all services relating to construction consultancy – from cost consultancy to project management. This knowledge has allowed me to think laterally about improving the way things worked, and even to challenge the industry as a whole. Exposure to different projects, clients, project teams and locations left me speculating about whether there was a different way of doing things. That seed of an idea blossomed and that's why I decided to lead the cost consultancy team at EK ■



CASE STUDY

Pondfield House

Location: London W9

EK Cost Management has been appointed as preconstruction quantity surveyors to work on the redevelopment of a housing project comprising of leaseholder ownership with owner occupier status within the City of Westminster.

This Maida Vale project has had its fair challenges and more recently the client has been struggling with the planning department as well as ensuring cost certainty is achieved for the project. This is where we come in at EK Cost Management, putting our skills to good use, to help value engineer, allowing our client to fulfil the requirements of the project with limited compromises made.

Our client is enthusiastic about taking this project forward with a view to making the space they own more vibrant and an even better place to live than it is already. We have carried out the tendering process for phase one of the project which includes internal decoration of common parts and various M&E works. These works will begin as soon as we obtain updated prices from contractors, an occupational hazard in these times of high building inflation.

There are several other phases on this project which comprise a basement extension and additional residential space, rear extension, window upgrades with Juliet balconies, additional units in the roof space and external brickwork repointing. We are working closely with our client to ensure these phases achieve appropriate permissions so that the works can proceed.

Project Portfolio Expansion

We are looking to expand our project portfolio and looking to work alongside clients and consultants who help us challenge the status quo.

At EK Cost Management, we thrive on challenges that others are unable to overcome, and we are passionate about finding solutions to create win-win situations for our clients, helping them to achieve the short-term goals for their individual projects and longer-term ambitions for their own businesses.

For any and all quantity surveying services needs, please do get in touch with us.

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

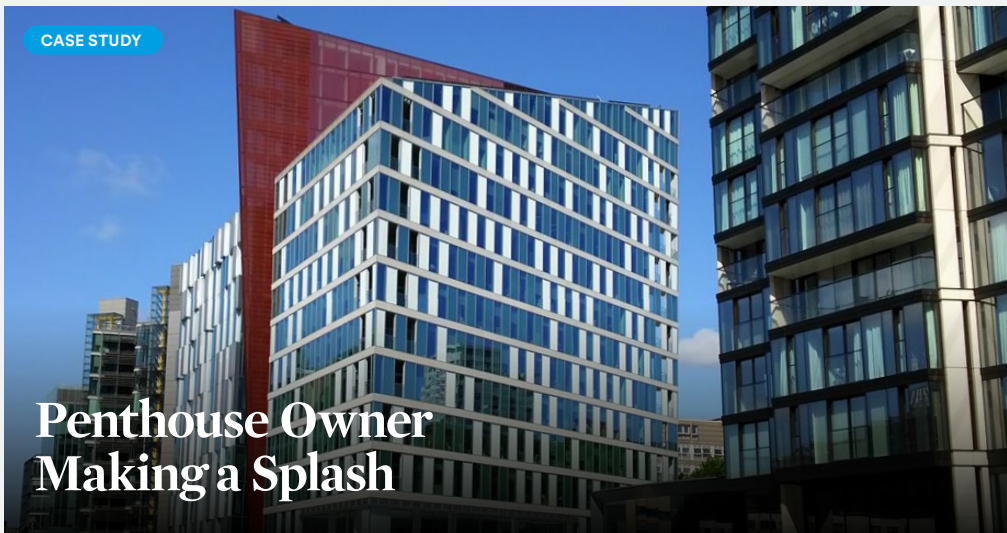


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CASE STUDY



Penthouse Owner Making a Splash

An unusual licence to alter application and one that we will update on in a future newsletter – let’s dive in!

A high rise, canal-side in west London, where the developer has retained the freehold, is the setting for an application to alter an apartment, which most certainly requires landlord permission under the terms of the lease.

The penthouse apartment seeks to extend the penthouse onto its outdoor terrace, which is also the roof of the building. The extension, however, includes the addition of a swimming pool.

Thus, should we recommend, having read the lease and all relevant matters considered, that the project may proceed, the landlord would need to agree and planning permission from City of Westminster would be required too.

The terrace is not in the best state of repair, and there are concerns about the integrity of the roof beneath the terrace, as roof leaks have started to occur into the flats below. The redevelopment of the penthouse would have the benefit of including a refurbishment of the roof. There would, however, be implications for the future maintenance of the roof, which would remain the landlord’s obligation.

What does the lease say?

Well, a pretty standard clause. This one is known as a Qualified Covenant where leaseholder alterations are prohibited unless landlord consent is granted.

Alterations

23. Not to cut maim or injure nor to make any breach in any part of the structure of the Development nor without the previous consent in writing of the Lessor or its agents to make any alteration whatsoever to the plan design or elevation of the Demised Premises nor to make any openings therein nor to open up any floors walls or ceilings for the purpose of altering or renewing any pipes wires ducts or conduits nor to alter any of the Lessor’s fixtures fittings or appliances therein and not in any case to commit or allow any waste or spoil on or about the Demised Premises nor to display or hang any window boxes clothes washing alarm bells sirens satellite dishes aerials or any other similar telecommunication transmission or reception apparatus or thing upon or visible from the exterior of the Demised Premises (except plant or equipment placed there by the Lessor)

There is no RMC on this development however there is a Recognised Tenants’ Association, with whom the landlord would be advised to keep in the loop. I suspect that the leaseholders would not wish to see a few extra tonnes of water above their heads, and that load will be a major focus of our deliberations. The penthouse leaseholder has invested considerably in a team of designers and structural engineers in preparing for their applications, not least in respect of the extra load, but also access arrangements including the use of cranes. Let’s see how this application progresses ■

EK LicenceToAlter
PRESENTS



LICENCE TO DRILL

WE’RE LOOKING FORWARD TO A MEMORABLE COCKTAIL EVENING ON

**THURSDAY 21
SEPTEMBER**

AT THE BUILDING CENTRE IN LONDON, WITH SOME CPD THROWN IN FOR GOOD MEASURE.

Places are limited and if you have not yet responded to our invitation, please do so asap.

If you have not received an invitation from us and would like to attend, please drop an email to Kelly Sale on kelly@earlkendrick.com and we’ll see what we can do.

**YOUR MISSION AWAITS!
RESERVE YOUR SPOT TODAY
AND BE LICENCED TO ALTER,
WITH CONFIDENCE!**

*THERE IS NO DRESS CODE,
SO COME AS YOU ARE.

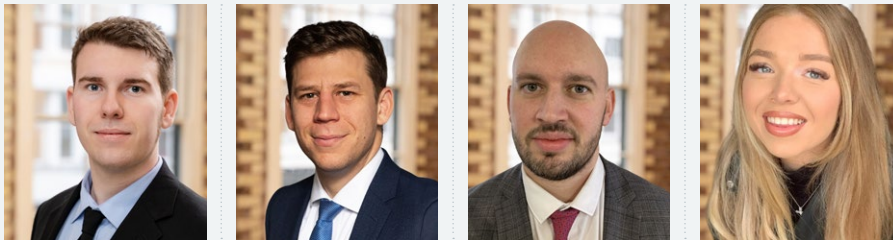


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Team Growth Continues

EK RCAs is gaining instructions and new team members! At the start of this year, we welcomed Peter Ranki into the fold who joined us from an estate agency background where he had previously honed his customer facing skills at Kalmars, Bereford and Haart.

At Easter, we were delighted to welcome Georgia Tarrant, a recent Building Surveying graduate of Anglia Ruskin University who had just completed six months travelling around Thailand and South East Asia. We also began training up Morgan Pearson, an ex-Police Officer who has changed career path and is now undertaking a part-time building surveying degree at the University of Brighton whilst working part-time for ourselves and EK South. In July, we welcomed Nick Stops to the team as a Senior Surveyor. Nick is just about to complete an MSc in Historic Building Conservation and joins us from Knight Frank.

All our new recruits are doing fantastically well, and we are impressed as to how quickly they have acquired their specialist RCA skills and put them into practice. Naturally, our tailored training programme and quality assurance (QA) processes ensures every RCA is produced to a consistently high standard.

Talking of training, all new surveyors are enrolled on the RICS APC for Building Surveying, and will eventually rotate into the other EK firms underlining the group's commitment to look beyond the typical recruitment pool of identikit candidates, and to invest, genuinely, in our staff's futures. We are keen to find people who have life experience and have seen a bit of the world; we want them to be passionate about buildings and have technical expertise of course, but we are not driven by the tick-box culture that might see candidates filtered out by so called 'AI' at a big corporate.

If you have a story to tell and you're interested in RCAs and what EK has to offer its employees as a multi-faceted group, why not send in your CV with a covering letter to jointheteam@earlkendrick.com highlighting RCAs as your preferred team. We will be keen to hear from you and perhaps you could find yourself surveying buildings before you know it ■

“

If you have a story to tell and you're interested in RCAs, why not send in your CV?



CASE STUDY

Haystoun House

Location: East Sussex

It's hard to pick a stand-out property to showcase from our recent instructions. We have been to so many places and seen what are, to us at least, so many interesting buildings. We decided on an 1860s Grade II listed property in Sussex which is now arranged as a retirement living complex. Set in delightful landscaped grounds just a short drive from the Seven Sisters cliffs at Birling Gap, we couldn't have chosen a sunnier day to visit.

It impressed us with its full stucco frontage, heavy eaves cornice and grand bow headed bays. It is just one of a number of period properties we have had the privilege of working out the insurance reinstatement values (i.e. declared value) in the past few months.





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Rights to Light

Our Rights to Light team have been busy with new enquiries and new instructions, this last quarter. Our most notable project is 360 Bristol, a recently submitted planning application for an office conversion to student accommodation development. This includes the demolition of the atrium to create an open courtyard, and a 3-storey roof extension including stair core on top of the existing building to provide 370 student units.

A daylight, sunlight and overshadowing assessment was undertaken against the neighbouring properties based upon the proposed building mass design by Stride Treglown Architects. An assessment of the proposed 370 student units was conducted to determine the quality of light within the proposed rooms itself. Where rooms fell short of Building Research Establishment (BRE) 209 Paper recommendations, EK McQuade and Stride Treglown Architects worked on mitigation measures to improve the design from a daylight and sunlight perspective whilst also being mindful of other design constraints such as,

thermal gain, heat loss, acoustics, ventilation, privacy, view etc.

We have hosted several CPD presentations for architectural firms, and were warmly welcomed by the LB of Bromley's planning department to deliver a bespoke Daylight, Sunlight and Overshadowing session for their planning officers. We were delighted to host a spring CPD evening at our new home, Building Centre in central London, introducing and delivering talks on Rights to Light, Party Wall and structural issues, with Dentons Solicitors and TZG Partnership ■

On a personal level, I am delighted that the EK group voted to support a charity that is close to my heart. DEBRA is a national charity and support organisation for people living with an incredibly painful genetic skin blistering condition called epidermolysis bullosa (EB). DEBRA UK exists to provide care and support to improve quality of life for people living with EB, and to fund pioneering research to find effective treatments and, ultimately cures. My best friend's son devastatingly lost his battle with this illness at the tender age of 7 months.

I have supported this amazing charity ever since, running 3 marathons and attending many other DEBRA events over the years. I am looking forward to supporting future DEBRA Events this autumn including their Great Chef's evening with Michel Roux and joining the EK Team that will be taking on the 3 Peaks Challenge that sees us scale Ben Nevis, Scafell Pike and Snowdon within a 24 hour period. I would be ever so grateful if you could make a donation on the following link.



15th–17th September, Team EK — 3 Peaks Challenge for DEBRA: donate.giveasyoulive.com/fundraising/ek-three-peaks-challenge



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Latest Publication: The Party Wall Act for property Managers



I'm delighted to publish our Party Wall Act guide for property managers.

In fact, it's a guide that we would recommend to building surveyors too, especially those who do not deal with PW work directly but awareness of the do's and don't's is, of course, essential for all working in the built environment.

This guide aims to provide some much needed education for the sector, ensuring just the right amount of knowledge to understand when to involve us for Party Wall matters, and also to follow the procedure even though we're taking care of it, start to finish.

'The Party Wall Act for Property Managers' is a 7 step guide and glossary of terms. It's written in layman's English and the glossary helps to cut down the definitions within steps 1 through to 7.

Here are some screenshots of the guide and you can download a copy by clicking on the orange box below. Do let us know what you think! ■



[Click here to download the publication.](#)

Team Updates



● Rahul Morar MPTS
Party Wall Surveyor

Rahul Morar recently joined the EKM team as Party Wall Surveyor. He has a strong background working with prestigious commercial clients, and enjoys a reputation for effortless professionalism and expertise. Rahul has successfully handled numerous complex projects, earning the trust of prominent organisations including Soho Estates, NHS Property Services, Premier Inn, Pizza Express, WH Smith, and Accor Hotels.

Rahul is an active member of the Pyramus & Thisbe Society and as a part of this prestigious

organisation, he actively contributes to the promotion of excellence in party wall practice through the education of PW professionals about the intricacies of the Party Wall etc. Act 1996. Rahul's involvement with the society demonstrates his commitment to remaining at the forefront of industry developments and his dedication to providing a first class service to his clients.

I am delighted to announce my own promotion to Associate Director. My background is in fact estate agency which provided me with an invaluable

insight into the commercial side of the property sector. I made the switch from agency to building surveying in 2017 and I made a beeline for Party Wall matters and took responsibility for training up junior surveyors.

Since joining EK McQuade a few years ago now, I have taken great pride in my contribution to the team and value I provide to my clients. I now have the privilege of being involved in group wide matters, with direct responsibility for the growth and continued success of our Party Wall business. There are some exciting times to come.



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Retrofit 23: Towards Deep Retrofit of Homes at Scale

This quarter, EK Retrofit has been proud sponsors of the “Retrofit 23: Towards Deep Retrofit of Homes at Scale” exhibition, housed in our London home – The Building Centre, at 26 Store Street.

Retrofitting of existing buildings is one of the biggest challenges in the built environment now, and it’s set to remain that way for the next 20 years as we, collectively, attempt to meet the government’s target of net zero by 2050. Retrofit 23 looks at how we achieve residential retrofitting at scale and focuses on how improving the performance of a home brings economic, social and environmental benefits.

The exhibition is on display from 10 May – 29 September 2023, and there are many talks and panel discussions which are free to join. I am speaking on 4 October at the “Retrofit Meets: Scalable Solutions” panel event (at 6pm) when we will be discussing retrofit within leasehold and estate environments, as well as retrofitting archetypes. It’s a fantastically put together exhibition and events programme, and we’d love to see as many existing and new connections attend as possible so please do get in touch if you’re thinking about dropping by. All details can be found on [The Building Centre’s website](#) or Google “Retrofit Meets: Scalable Solutions” and complete the Eventbrite form for a place at the event – come say hello!

In industry news, I was part of a group of professionals led by Antony Parkinson MRICS and heavily supported by Larry Russen contributing to the RICS Draft: Residential Retrofit Professional Standard. The standard sets out how the surveying profession responds to anyone seeking independent tailored advice and guidance as to how best to heat and insulate their homes.



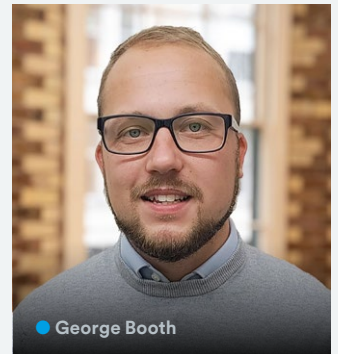
The new standard will provide a framework for suitably qualified independent professionals, helping them to achieve a consistently high level of service for consumers whilst complementing other services already being provided by RICS members. Complimentary services include home surveys and secured lending valuations, whilst providing a separate retrofit standard which can be applied independently to suit the circumstances.

The public consultation of the draft RICS Residential Retrofit Standard has now launched and can be found on [the RICS website](#). It will run for 8 weeks until 12 September 2023 and is open to anyone to respond or comment.

We continue to work with clients in the able-to-pay sector, and have some exciting instructions in the pipeline for the coming quarter including a whole house retrofit review in north London, and the retrofit review of an entire housing estate in Chiswick. In both cases we will be working closely with thermographers at EK Digital and trusted M&E consultants to deliver holistic solutions to the thermal underperformance. With George Booth (see right) and his PAS 2035 qualifications now on board, we are also eager to expand into public sector retrofit such as social housing, where this work is so crucially needed ■



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● George Booth

This summer, we welcome **George Booth** to our London team as **Building Surveyor and PAS2035 Retrofit Coordinator**.

George has worked in sustainability since 2015, starting off in the new-build residential space. He has worked for several specialist consultancies, most recently within the public sector and social housing.

George’s standout retrofit projects have included works to the Grade II Listed Watford Town Hall and a number of refurbishments and extensions at London South Bank University, with a focus on internal comfort by addressing air infiltration and thermal bridging along with promoting sympathetic energy efficiency measures. George’s PAS 2035 (PAS 2035:2019 Specification for the energy retrofit of domestic buildings) works have included Demo and Wave 1 schemes for Clarion and Newlon Housing in Wisbech and Islington, overseeing around 60 whole-home retrofits to date from assessment to completion.



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COLLECTION**

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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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