

Beaulieu Park  
London & Quadrant



**key information**

**Client:** London & Quadrant  
**Location:** Springfield, Chelmsford  
**Value:** £2.7 million  
**Dates:** April 2016 – January 2018  
**Contract:** Joint Venture/Development Agreement  
**Main Contractor:** Countryside Properties

**Services**

**Employer's Agent**

**the project**

London & Quadrant appointed Faithorn Farrell Timms in April 2016 to provide Employers Agent services on a rolling phase by phase basis to initially oversee twenty houses and apartments being provided for affordable rent and shared ownership.

Beaulieu Park is a new residential community development including 3,600 new homes, community facilities, a school and a train station. It is located on the outskirts of the large town of Chelmsford, Essex. The site has historically been used as farmland and has undergone extensive development in recent years and is a major contributor to the Chelmsford local plan for development.

The works comprise traditionally constructed residential units, incorporating individual gas boilers, pitched tiled roofs and brick and render elevations.

Our client has entered into a Joint Venture arrangement with the developer as part of an overall strategy to provide new homes to the borough along with a new village centre. Each phase of the development is controlled under a bespoke development agreement between the joint venture LLP and London & Quadrant.

The goals of the project are to create a new community with a village atmosphere with amenities on site and good transport links to the nearby A12 highway and new train station linking the site to mainline London stations.

## our role

Due to the location, significant infrastructure and utilities installations are required to service the site. We reviewed L&Q's standard specification and employer's requirements, which were not included within the development agreements, against the proposals put forward by the Contractor and advised where necessary to ensure the units would meet expectations of the various housing teams within the organisation.

As part of our role, we have reviewed the proposed build costs put forward by the developer via the JV as an independent check that the build costs were in line with current market conditions ensuring the overall figures would not be tenure bias.

Each individual phase agreement incorporates lessons learned from the previous and is updated as required for the changing needs of our client.

## the challenges

Continuous improvement on both quality and usability for the end user and the landlord were key to L&Q as phases were rolled out across the site.



## the solution

As new parcels of works enter Contract, each agreement incorporates lessons learned from previous phases and careful monitoring of specifications and designs was required to ensure user issues and ongoing customer care problems are avoided.

Following completion of 'Phase B', the works are due to progress on to phases C & D, which will incorporate more residential units and a community centre.

## added value

Through our extensive experience dealing with volume house builders, FFT were able to pre-empt potential issues which may arise when private developers are required to switch focus to providing for the needs of varying user groups and meeting the targets and goals of housing providers.



*“Through excellent organisation, FFT have ensured smooth delivery of high quality units for shared ownership and rental market for L&Q customers. We look forward to working together on future sites.”*

Asif Anwar  
Development Manager, London & Quadrant

**Faithorn Farrell Timms LLP**

regulated by the RICS



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