

the round up

Edition # 3

RUND

35
YEARS
ANNIVERSARY
CELEBRATION

Inside this edition...

Rund's 35th Anniversary

Celebrating 35 years of success, including events and activities throughout the year.

Single Family BTR

Is 2022 going to be the year for Single Family BTR?

Senior Hire in Bristol

Rund is delighted to appoint Stuart Binnie to its Bristol office as Associate Director.

SURVEYING AND CONSTRUCTION CONSULTANCY BUILDING STRONGER TOGETHER



WELCOME

Off the back of a very successful 2021, this year has started extremely positively for Rund - and the year when we celebrate our 35th anniversary.

Last year we saw unprecedented success, increasing industry awareness of our exceptional quality delivery and highly personable service. We are building on this successful momentum. In 2022, we aim to deliver more for our colleagues, clients and people starting their careers in our industry.

At the start of the year, a notable change was the launch of our new website - reflecting our history, success, and dynamic growth. Our new website marks a further step on the exciting journey for Rund.

We want to share some key highlights and projects we are looking forward to working on over the coming months. These exciting projects include Bowback House for HG Living, Merrick Place in Southall with Grainger plc and Network Homes. We also use this opportunity to highlight the appointment of our new Associate Director, Stuart Binnie, at our Bristol office and showcase some of our work in the southwest of England.

We offer our insight into why we believe 2022 could be the year for the Single Family Build to Rent sector - for example, with land opportunities and consumer demand in more suburban areas likely to drive this growth.

This newsletter also covers our framework win LHC, our carbon offsetting progress, how supply chain issues and the skills shortage is affecting our industry and projects updates on Berewood, Hampshire, Leaside Lock, Bromley-by-Bow and the award-winning Vic Johnson House.

We look forward to bringing you more news on the company, industry initiatives and successes in 2022.

Richard Mussell
Managing Director
Rund

35 years at Rund: Reflecting on key milestones



1st April 2022 officially marks our 35th anniversary at Rund and we are reflecting on our team's outstanding work and achievements to date. Such efforts have led to our exceptional year-on-year growth and helped us secure our status as 'The Consultant of Choice'.

With our company values at the heart of everything we do, we have highlighted some of our most notable milestones over the past three and a half decades.

PEOPLE
Hilary Watson, Personal Assistant in the Southampton office is our longest serving employee – joining Rund when we first opened our doors in **1987**.

Managing Director, Richard Mussell joined the business in **2004**, followed by our Directors – Paul Deakin in **2005** and Paul Belfield in **2012**.

In **2012**, employee numbers reached 35 and **2022** staff levels are exceeding 70 and growing.



CLIENTS

Our **network of clients** and work in different construction sectors has grown substantially over the years.

We have worked in the **Residential Sector** since Day One, and now deliver a broad scope of work for Housing Associations, Local Authorities, Build to Rent Specialists and For-Profit Registered Providers.

Hyde Housing is our longest-term client and continues to appoint our expertise.

Our work has grown substantially in other sectors, with key appointments including:

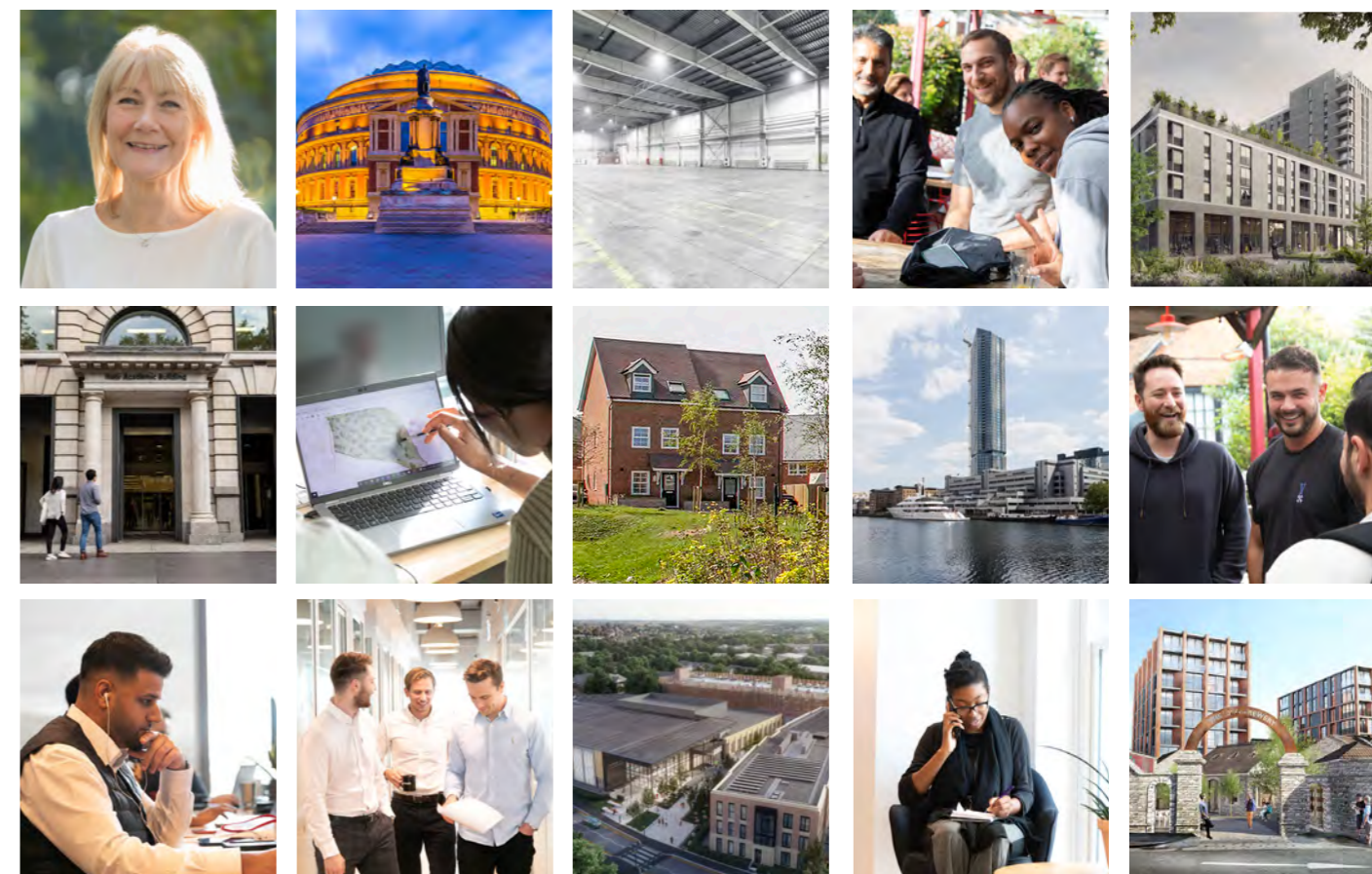
Arts – Royal Albert Hall

Leisure – Multiple BH Live appointments including Littledown Centre and Mountbatten Leisure Centre

Commercial – Global food packaging specialist, Huhtamaki and banking giant, JP Morgan

Education – London School of Economics and Bay House School

Healthcare – St James' Hospital and Southampton General Hospital



COLLABORATION

As **One Rund**, we continue to build an outstanding offering, serving clients across the country from four different locations.

Our Southampton office was our first, opening its doors in **1987**.

The London office celebrated its **10th anniversary** last year.

Our Birmingham office opened in **2019** due to our growing portfolio of work across the Midlands.

We opened our Bristol office in **2021** as a result of our expanding client base and demand in the South West.



QUALITY

We have celebrated multiple award and accolade wins for our exceptional services – notable achievements in **2021** include:

Rund recognised as one of **Building Magazine's Top 150 Consultants**.

Rund named a finalist for '**Construction/Consultant Surveyor of the Year**' in the Building 2021 Awards.

Abri gaining a Silver award for '**Best Starter Home Scheme**' at the **What House? Awards** for Daedalus Village, where Rund acted as Employer's Agent and Clerk of Works.

Gateway Housing Association winning '**Best Older People's Housing Development (Urban)**' at the Inside Housing Awards for Vic Johnson House, following Rund's Clerk of Works services.



INTEGRITY

Our team's integrity is second to none, with many clients revisiting our services time and time again.

We are trusted to deliver consistently high-quality standards in construction through our multi-disciplinary service, as we employ individuals with a **diverse range of career backgrounds and specialisms**.

Integrity is shared within our team, both internally and externally, which is why **more than 20 employees** have been with us for **over 5 years** – with many progressing from junior to senior level.

We are excited to be announcing further progression updates in due course, as our employees continue delivering exceptional services in line with our core company values.

We would like to thank all our valued clients and dedicated team members for helping us reach such a fantastic milestone for the business. We look forward to delivering another 35 years of excellence.

Single Family Build to Rent

Is 2022 going to be the year for Single Family BTR?



The build-to-rent (BTR) landscape has benefitted from exponential growth over the last few years, making 2022 an exciting time for all involved, from investors to residents.

Many would say, the sector has become synonymous with delivering the highest standards of service, exacting quality to ensure homes are finished to a supreme level. The fast expansion has meant that there is still a lot to explore, and with demand in this asset class remaining at a consistent high, investors and developers have already begun looking to take BTR to the next step. Land opportunities in more suburban areas seems to be the next hot ticket, with investors and house builders looking to take a chance on BTR in the form of Single Family Homes (SFH).

There are several key growth drivers in play, which make the idea of SFH schemes viable. One of the main drivers has been the prominence of remote working policies following the global health crisis.

Reduction in office working lessens the need for commuting and allows individuals the opportunity to choose a home based on a wider criterion, which they may have otherwise been restricted on: more space, flexibility of configuration and a reduction in cost that non-urban living brings. Homes in suburban locations benefit from larger floor plates at better value for money, and whilst there are occupiers still seeking urban living, families who are one of the fastest-growing renter demographics are looking for greener, quieter and bigger places to live. From an investor perspective, there is typically less demand pressure on rural and suburban sites compared to city-centre sites, meaning a surplus in supply of larger plot sizes, which allows cost advantages to be achieved more easily.

These so called 'secondary locations' could in time become primary destinations – growing in popularity for convenience of family living and the community feel. However not all families can afford to buy a home.

“Land opportunities in more suburban areas seems to be the next hot ticket”

Supporting this, is the changing attitudes towards renting. Once seen as being a necessity of difficult circumstances, renting is now regarded to the same respect as property ownership, and for many young families, their preferred option.

Across the UK, homeownership is in decline, but the private rental market is at an all-time high, making diversifying the traditional urban BTR scheme into other areas a smart move, to suit a wider target market such as young families, and downsizers taking up residence alongside adult children.

SFH also presents an opportunity for developers to meet the increasing need for homes built with social values in mind. This is an asset class which naturally lends itself to driving ESG forward which is key for developers to prioritise. This along with the persistent issue of lack of high-quality rental housing in the UK, makes SFH a key opening for renters of all ages to benefit from professionally managed property, developed to a high and sustainable standard.

Interestingly, this lends itself to the conversation of MMC, which can definitely support the delivery of single-family BTR schemes, whilst delivering on carbon positive homes, and ensuring homes benefit from the speed and accuracy of asset standardisation. This is definitely an exciting prospect that I hope to see developers exploring within the SFH sector, especially as the country moves to employ more carbon friendly methodologies.

Single-family homes in the BTR category certainly offer investors a compelling and complementary investment sector to that of multi-family homes. Diversifying these schemes will allow investors to take advantage of the strong (and growing) demand for rental housing in new areas to meet differing needs and improve the housing circumstances of many. And though the characteristics and fabric of what BTR stands for remains the same in both markets, the potential for upside return for developers and investors and long-term growth prospects appear to be robust for those looking to strike and take on the challenge of entering into the SFH market.

**by Paul Belfield,
Director**

Rund makes **Senior Bristol Hire**



Rund is delighted to appoint Stuart Binnie to its Bristol office as Associate Director. The Bristol office, launched last year in response to increasing client demand for its multidisciplinary services, is growing rapidly making Stuart's appointment a welcomed move in strengthening Rund's presence and standing within the area.

Stuart, who brings over 30 years of experience to Rund, has had a decorated career specialising in Quantity Surveying, Project Management and Development Management for global consultancies, whilst also managing his own SME construction consultancy providing support to businesses at all stages of a project lifecycle.

One of Stuart's key focus' in his new role will be to continue to develop and work with clients on projects within the Southwest of England, whilst seeking new opportunities and supporting clients in Bristol with the regeneration of an already thriving city.

Richard Mussell: "We are delighted to welcome Stuart to the business, where his experience and knowledge of Quantity Surveying and Project Management, in the UK and beyond, will further strengthen our mission to create value for each of our clients through our team of experienced industry professionals. He will also play a key part in our business development as we look to expand the company's growing project portfolio."

Stuart comments: "I was already aware of Rund's excellent reputation within the Employer's Agent and Quantity Surveying sectors, so I was truly delighted when the opportunity arose to manage growth within the Bristol office. I'm looking forward to passing on my knowledge to an already talented team, and seeing what we can achieve together for our clients."

City Gateway, Bristol (Clarion Housing Group) - a 135-unit scheme involving the creation of a mix of affordable housing in Bristol's city centre, including shared ownership and social rent tenures.



THE OLD BREWERY, BRISTOL

Rund is assisting Abri in expanding its development portfolio in Bristol, as we are commissioned as Employer's Agent, Clerk of Works, and Principal Designer at The Old Brewery.

PROJECT BACKGROUND

The 100% affordable housing development is being delivered by Abri, with McLaughlin & Harvey working as project contractor.

The scheme involves the creation of 107 new homes, comprising a mix of one, two and three bedroom apartments and three bedroom houses – all split between shared ownership and affordable rent tenure.

Seven commercial units will also be created, with additional works taking place to retain existing historical buildings on site.

Various establishments, including the Brewery Manager's House, will also be rebuilt.

THE SOLUTION

Our role will be instrumental in ensuring all new buildings are built to the highest quality standards and complement the rich heritage and design of the site's existing architecture.

We will be involved in a broad scope of work, including managing contracts between Abri and McLaughlin & Harvey, implementing thorough quality control procedures, and ensuring all works adhere to strict health and safety requirements.

The scheme forms part of a burgeoning development market in one of the UK's most desirable regional centres for property investment. In addition to its vibrant cultural scene, Bristol is home to one of the top ten UK universities in official league tables, as well as many high-net-worth industries which contribute to its thriving economy.





BEREWOOD, HAMPSHIRE

Berewood scheme completes affordable housing across five land zones as Rund provides Employer's Agent and Clerk of Works services

Rund is proud to be supporting long-term client, Grainger Trust – the affordable housing arm of Grainger plc – on another multi-phase, multi-million-pound project, through our Employer's Agent and Clerk of Works services.

The Berewood scheme in Hampshire is now in its eighth year of development and has completed work on affordable housing units across five development zones, with plans for further units across the remainder of the site. Consisting of 15 parcels of land in total, Berewood involves the creation of approximately 2,650 homes, two primary schools, sporting and community facilities, health centre, play areas and woodland walks. 40% of housing will be affordable, with a 50/50 split of shared ownership and affordable rented properties.

A key element at Berewood is that the scheme is in the process of being certified as nitrate neutral, overcoming a significant issue in the Solent region as multiple other projects have been put on hold due to their development containing compromising levels of nitrates in soils.

To meet the detailed criteria set out by Natural England to achieve nitrate neutrality, extensive work has been done at Berewood to ensure all waste water flows to an upgraded water treatment works that uses a minimal amount of nitrate in its processes.

We are contributing our wealth of expertise as dedicated Employer's Agent and Clerk of Works on the project, with our scope of work including overseeing the nitrate neutrality assessments that have taken place. We have also been implementing thorough quality management, including initiating fire stopping inspections as part of our Clerk of Works service.

Andy Hughes, Senior Surveyor at Rund commented: "The Berewood scheme is leading by example with its nitrate neutrality practices. This is particularly important as thousands of new homes in the Solent region remain stuck in the planning process due to restrictions set out by Natural England, despite demand for housing showing no signs of waning.

"We're delighted to be working with Grainger Trust to help ensure this scheme meets its objectives – not only providing high-quality housing to thousands in Hampshire, but minimising environmental impacts to help benefit future generations."



Berewood is leading by example with its nitrate neutrality practices.

Reducing our emissions

Over the years, Rund has reduced its carbon footprint and has implemented various processes to tackle our carbon emissions.

We monitor and control the impacts of our activities on the environment by reducing pollution levels to our surroundings, including emissions from carbon fuels used in heating and powering our offices and driving vehicles for work purposes. We also continue to reduce waste and promote sustainable practices throughout the company, such as recycling and conserving water.

Rund is dedicated to upholding its ISO 14001 standards, as this certification demonstrates our awareness of our environmental obligations and commitment to reducing our overall environmental impact. We recognise the importance of doing our bit to help sustain our environment for future generations. We are continually assessing what more we could be doing to be a more sustainable organisation. Such actions have included:

- Installing photovoltaic panels onto the roof of our office in Southampton, to convert solar energy into electricity
- Planting trees to offset carbon dioxide emissions
- Introducing a Green Travel Policy to encourage more sustainable
- Installing LED lighting throughout our Southampton office to reduce energy consumption
- Recycling as much office waste as possible, including eliminating the use of single-use plastics where possible

- Encouraging Green Disposal principles, for example, by ensuring the disposal of office equipment is undertaken in an environmentally friendly, including donating to charities and schools
- Promoting the reduction of travel miles by sourcing office products within a 30-mile radius of the relevant office

In recent years, Rund has helped to combat climate change by offsetting 15 tonnes of carbon dioxide equivalent (tCO₂e) over the lifespan of 15 trees. 15 tonnes are the equivalent of greenhouse gas emissions from an average car driving over 33,000 miles or carbon dioxide emissions from charging 1.7 million smartphones. In conjunction with Carbon Footprint Ltd, the trees were planted by a selected school as part of a scheme to help sequester carbon emissions and educate children on the importance of preserving the UK's environment and biodiversity.

We are encouraging reduced emissions from motor vehicles by staff and clients by promoting working from home, green travel plans and organising car sharing where practical. Furthermore, we are also introducing electric cars into our company fleet.

We also work with our clients to assist them in tackling their carbon emissions and being more environmentally focused. For example, this may be by ensuring developments do not disturb identified native species or ecology, do not cause pollution, reduce waste, and use sustainable and responsibly sourced materials. A further example is by encouraging the use of Method Methods of Construction (MMC).

Sustaining the environment for future generations



Accelerate change versus reluctance to adapt

Climate change has quickly become the most urgent challenge of our times. The 2016 Paris Agreement, and the additional ambitions agreed at COP26, sparked renewed optimism of a collaborative global community working together to reduce and limit the impact of climate change. The agricultural and ecological disruption across the world is a threat to all communities, industries and living beings, and as such, we have seen the need for urgent action to be taken by businesses and the government to achieve a net zero carbon built environment.

Although the construction industry does have a reputation for being resistant to change, the Covid-19 pandemic did show it was not completely against using new methodologies when it has to. An industry once plagued by its unwillingness to guide resources towards innovation, and not acting on the need to adopt new techniques in construction, is now being hailed for embracing technology and trialling new methods to futureproof buildings for modern day work, life and play.

The cusp of change is upon us and a new dawn is breaking for the construction industry. Some may say it's taken far too long for the sector to want to make change, but with the climate emergency needing urgent attention, it's positive to see that action is being made in the UK to change the way we approach design and construction. As a sector, there is significant opportunity to support the transition to a new zero carbon built environment in the UK, and we are seeing ambitious proposals from our clients, which shows that it is possible and that more importantly, there is widespread appetite to curb the burden the built environment has on this country's carbon emissions.

I believe one of the greatest challenges the sector faces however, is decarbonising the existing stock of residential and commercial buildings, and this cannot be ignored. Retrofitting existing homes will need to be prioritised, however a myriad of obstacles has meant that the pace in which we are seeing changes to the energy performance of the UK's existing housing stock, is less than favourable.

Refurbishments of commercial buildings must also be considered, reducing demolition waste and avoiding the introduction of carbon into new structures. This also brings the benefit of decreasing the carbon impacts of transport, in addition to the further benefit of shortening construction programmes.

By element, the largest contributor to embodied carbon is the infrastructure and superstructure of any given building. For commercial office space, this accounts for 65%, according to the London Energy Transformation Initiative. Thus, when considering redevelopment options, whether that be refurbishment, reuse or demolition, I would like to see the impact on the wider environment remain front of mind.

The built environment contributes around 40% of the UK's total carbon footprint. Whilst achieving reductions will be incredibly challenging, and require innovative approaches and systemic changes from industry, there are already net zero buildings in every corner of the world.

Other countries are pulling ahead in the race to net zero. As a country, the UK can't afford to be left behind.

It is now time to ask ourselves, what is the best role we can take in answering the climate emergency? We must learn and embrace the opportunities to collaborate across sectors to achieve collective change. In our sector, Surveying professionals are key to delivering fit for purpose homes and buildings, from undertaking property assessments and providing technical due diligence services, to making project decisions that can maximise carbon savings; we're at the front and centre of the battle, and will continue to work with our clients to contribute positively to the country's net zero targets. Beyond this, I will be interested to see how other industries respond, and what policies will be put in place as we ramp up efforts to see tangible, progressive outcomes for the betterment of our environment.

**By Paul Deakin,
Director**

HG Living commissions Rund's Build to Rent expertise



Illustrative interior images only.

Build to Rent property development specialist, HG Living has appointed Rund as Employer's Agent and Project Manager on a major Build to Rent development in the heart of Milton Keynes.

Bowback House is set to be a highly sought-after development in one of the UK's fastest growing economic regions. The project will transform an existing 3 storey office space into a 14 storey residential development featuring more than 300 exceptional quality homes, alongside extensive landscaped resident amenity terraces. A residents' lounge, gym and fitness studio will also be created.

In addition, the scheme will champion the use of greener energy methods through the installation of air source heat pumps and solar panels.

Bowback House will set a new standard for Build to Rent schemes as it combines high-quality homes and a wide range of amenities with more sustainable energy sources.

It is great to be involved in another exciting project which is capitalising on the thriving Build to Rent sector, which, according to the British Property Foundation is growing at a rate of 26% year-on-year and shows no signs of waning.

As Employer's Agent and Project Manager, our role will be fundamental in ensuring the successful delivery of an outstanding quality development.

We will be responsible for a wide range of duties including coordinating all parties involved in the project, managing contracts and monitoring costs, programme, and quality on site.

Bowback House will capitalise on Milton Keynes' growing Build to Rent investment, and forms part of local council plans to build a minimum of 29,000 new homes by 2031.

The scheme is due to complete in late 2024.

Bowback House is set to be a highly sought-after development in one of the UK's fastest growing economic regions.

Supply Chain

Tackling supply chain challenges with contingency planning

Supply chain challenges are here to stay, but contingency planning is what will make projects successful, says Phil Smith, Associate Director, Rund.

The story of the UK construction industry in 2021 can be crudely summarised as dysfunctional. Whilst many blame Brexit and others point the finger toward mushrooming global demand following the pandemic lockdowns, the truth is that in some respects the severe material shortages and rising costs that the sector is experiencing was almost expected.

Although many of the issues which compounded were out of our hands – responsibility for projects falling out of their timelines cannot solely be put down to the current circumstances. Whilst the world was evolving, the construction sector supply chain has fallen victim to its rigidity, meaning projects working to ‘just-in-time’ deliverables, have also suffered as a result.

I have the privilege of working on amazing projects, and over the years have seen first-hand what happens at the infancy stages before a build begins. There is untold amounts of excitement, and rightly so, but since the pandemic began, much has changed in the way we behave, live, work and communicate. We have all evolved and adopted the famed ‘new normal’.

Similarly, behaviours in the planning stages of projects also need a rapid and drastic change. The reality is, shortages and squeezed margins will be our sector’s new normal for the foreseeable

future. With reluctance, ‘just-in-time’ must be consigned to history. There are two parts to that. If a lead time rises from, say, two to twelve weeks, then orders need to be placed much earlier which raises issues where there are still ongoing design changes. Also, if the supplier notifies, with just days to go, for instance, that the delivery date will be missed, how much work on site will halt as a result? Broad-reaching scenario planning means that even the unexpected can be addressed pragmatically.

Cost Consultancy

The focus of our Cost Consultancy is also changing due to material shortages. With many costs skyrocketing, such as a doubling of timber prices, a tender value and actuality can be poles apart.

By looking holistically at expenditure across a project, savings can be found that go some way to offsetting this.

future, and developers have to seek watertight solutions at the inception of a project, to be well placed to combat any challenges along the way.

Much of this depends on who is involved with and advising on the project. One of my biggest gripes I see in projects which have struggled is when they are brandished with extravagant promises. Whilst no one likes to be the ‘buzz kill’ in the room, it’s impossible to accurately plan for success if you’re not considering the potential pitfalls along the way.

Benefits of pre-planning

We find the stark difference in this on projects where our Project Management and Employer’s Agent teams are employed. Clients benefit from our emphasis on strong pre-planning. If longer lead times are to become everyday challenges, then expectations need to change too.

However, the laws of unintended consequences come into play, for example, insurance premiums rising due to the inflation of rebuilding or repair costs on a damaged building.

There is much to be considered, but in order for developers to stop pouring money into a black hole, greater importance on strong pre-planning must be implemented. This includes taking a holistic view of expenditure to offset rises in one area with savings in another.

With sustainability high on the agenda, increased recycling can be one solution for critical shortages with environmental benefits too. Combined these will see positive results in this new, and often challenging normal.

By Phil Smith, Associate Director

CLERK OF WORKS UPDATE



Leaside Lock

Following our extensive work at Phase One of Leaside Lock, Rund is continuing to help The Guinness Partnership progress its major scheme in Bromley-by-Bow as Phase Two of the project is now underway.

Following our extensive work at Phase One of Leaside Lock, Rund is continuing to help The Guinness Partnership progress its major scheme in Bromley-by-Bow as Phase Two of the project is now underway.

The development, which forms part of a wider regeneration project in the Greater London Authorities' Lower Lea Valley (including Stratford) Opportunity Area, is delivering a total of 965 homes within a vibrant neighbourhood. A community centre, commercial areas and retail spaces will also be created as part of the scheme.

Cameron Cappus, Managing Clerk of Works at Rund said: "Leaside Lock is making a substantial contribution towards the Opportunity Area's ambitious targets to create at least 32,000 homes and thriving communities through its regeneration programme. Our Clerk of Works services have been and will continue to be paramount in ensuring all homes reflect the strict quality standards required across the scheme."

Phase One of the project involves the construction of 500 homes, with nearly 50% set to be affordable housing. Our Clerk of Works services have proven invaluable so far as we have been monitoring quality, construction, compliance, and progression of works to ensure exceptional build standards are followed. We have also been providing mechanical and electrical and fire stopping services, carrying out thorough inspections to aid compliance with strict safety and quality standards. Our Fire Stopping services have been particularly vital during installation of precast concrete panels at the site, which provide a high-quality and durable cladding option.

While works on Phase One continue, construction will begin on 144 affordable rent homes as part of Phase Two – with our Clerk of Works services ongoing to ensure consistent quality control procedures are carried out across all homes.



AWARD WINNING VIC JOHNSON HOUSE

We are thrilled to join Gateway Housing Association as they celebrate winning 'Best Older People's Housing Development (Urban)' for their Vic Johnson House scheme at the Inside Housing Development Awards 2021.

Vic Johnson House, up against eight schemes in its category, took home the coveted award at the ceremony that recognises excellence in building exemplary homes and communities.

We provided Clerk of Works services at Vic Johnson House during its redevelopment, helping enhance the building as a highly desirable 100% affordable housing scheme. Works involved the retaining much of the original building and the creation of 32 new apartments and refurbishment of 24 existing apartments. Vic Johnson House is dedicated to people aged over 55, with high-quality amenity spaces, including a lounge, library, saloon, and gardens supporting the residents' health, wellbeing and quality of life.

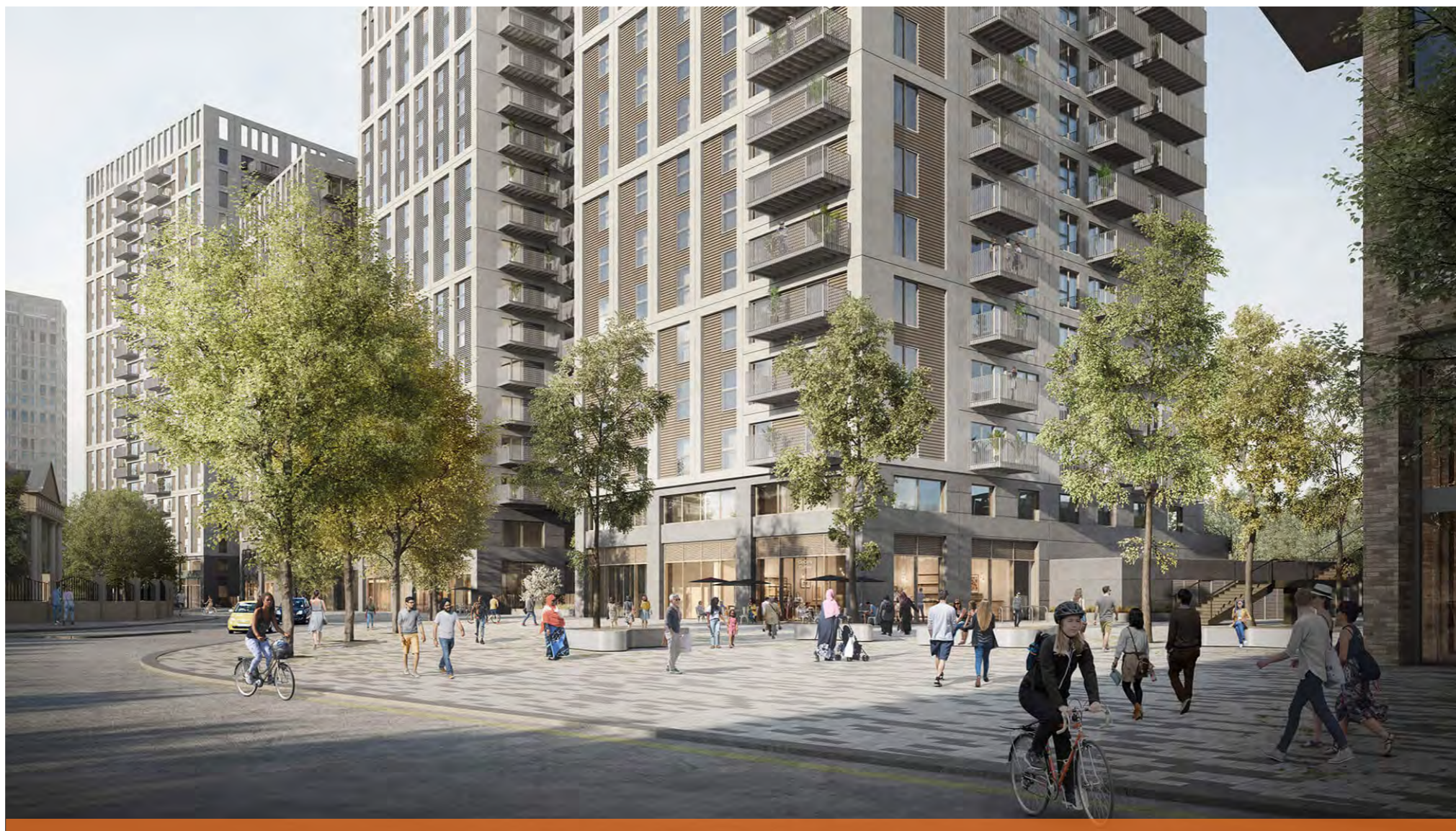
Our role was crucial in ensuring all works were carried out in line with strict specifications, ensuring every apartment adhered to only the highest quality build standards. Our specialist team also undertook thorough Fire Stopping inspections to identify and mitigate any risks throughout the project lifespan.

Terry Little, Senior Clerk of Works at Rund commented: "Vic Johnson House is truly deserving of its award, as so much work went into making it the exceptional quality development it is today. Attention to detail and quality control were fundamental, with all works being carried out within strict timeframes and in line with specifications to minimise disruption to existing residents.

"We applaud everyone involved in the Vic Johnson House scheme for all their contributions in making it an award-winning development, which sets the bar high for affordable housing for over 55s in central London."

Partnership working at its best

Merrick Place, Southall



The Numbers

575 new homes
401 build to rent units
2,100sqm office space
318sqm flexible commercial floorspace

Partners

Grainger plc and Network Homes

Rund's Role

Technical Due Diligence and
Monitoring Surveying

Rund's exceptional consultancy services have helped Grainger plc secure a £141 million deal to forward fund and acquire a major Build to Rent (BTR) scheme at Merrick Place in Southall.

Grainger plc is forward funding 401 homes within three blocks operating as a standalone Build to Rent development, as part of a wider 575-home scheme delivered by Network Homes.

We have been providing thorough Technical Due Diligence services for Grainger plc prior to its acquisition, helping ensure Merrick Place meets stringent technical and operational requirements.

As works progress at Merrick Place, in addition to continuing our Technical Due Diligence and Monitoring Surveying services for Grainger plc, we will also be providing Clerk of Works services for Network Homes. The scheme marks the housing association's largest ever single build project, in which it will retain an 100% affordable housing 22-storey building. 2,100sqm of office space and 318sqm of flexible commercial floorspace will also be created at the site, alongside communal gardens, and public realm space.

Merrick Place is a substantial project which is set to answer multiple housing needs in the capital.

The scheme is perfectly placed to offer the highest quality standards to both prospective renters and those in need of affordable housing, as it delivers exceptionally designed homes and a range of amenities.

Our track record in delivering quality in construction across BTR and affordable housing projects will help ensure Merrick Place delivers its premium quality promise across all homes.

Attention to detail and strong collaboration have been key while delivering our Technical Due Diligence services at Merrick Place. Our services to date have included a thorough review of all site-specific technical and design information, as well as build contract documents.

Merrick Place will act as a gateway site, helping to trigger the transformational regeneration of Southall over the next decade, in line with Ealing Council's aims.

We have also worked closely alongside Grainger plc's internal teams and legal advisors, helping ensure key risks across the full lifecycle of the building have been identified and mitigated within contractual agreements from the project outset.

As Monitoring Surveyor, we will also ensure Grainger plc is kept fully informed of project progress and risks throughout all stages of the development, so that confidence in the project is assured.

This includes regular site visits, attendance at monthly progress meetings and the development of detailed progress reports.

The innovative residential-led scheme calls for quality management that is second-to-none, as it promises to help meet London's demand for more high-quality housing and kickstart a wider regeneration scheme for Southall over the next decade.

Our Clerk of Works service with Network Homes will ensure first-hand that correct building specifications are being delivered to the highest quality in respect of design, safety, workmanship, and installation.

With regeneration on the horizon, Southall is a London neighbourhood about to experience exciting progression.



THE SKILLS SHORTAGE

Why the construction sector must prioritise its people

Richard Mussell, Managing Director at Rund, addresses the skills shortage within the construction industry, as featured on Showhouse.

“Prioritising people within the construction industry must be a focus, if we’re to start mending the skills shortage.

“Skills shortages in the construction industry have been threatening to delay major building projects for years, but now more than ever, gaps need to be plugged to be able to keep up with the demand of regeneration that the country is experiencing. The construction industry is a huge contributor to the UK economy, generating almost £90 billion annually (6.7% of GDP) and employing in excess of 2.93 million people, yet still the sector suffers greatly with shortages of skilled labour.

“July of this year was just the beginning of what is going to be a challenging time for recruitment in the sector, with companies unable to find enough workers to fulfil swelling project books. However, maybe a change of approach is needed to attract more young people to the sector and as we enter a new era for the workplace, some things are long past due to change in the construction industry.

“The way people now see the world of work is dramatically different and creating a culture-change on issues that affect our industry as a workplace, is fundamental to the success of it. After all, people are an organisations most valuable asset, where knowledge, skills and experience are increasingly driving profit. One of the most important things to remember, is that you cannot run a successful business over the long term if your people are not happy, healthy or they do not feel safe or supported.

“The latter is key. Feeling safe and supported in the construction industry is often spoken about in regards to physical safety, but too regularly overlooked with it comes to mental safety. It is widely known, that there is a mental health crisis in the sector, with the suicide rate of UK construction workers estimated to be as high as two people every day.

UK construction workers are also nearly three times more likely to die by suicide than their counterparts in other industries which is deeply distressing. And whilst there is a rise in support groups and charities available for people in the sector to seek the help they need – companies need to be committed to cultivating attitudes in the workplace which are prioritising health.

“Ultimately, sectors and companies that will succeed, will be the ones that put people first, and there’s no reason why the construction industry as a whole cannot demonstrate this. Changing the reputation and attitudes towards the sector is imperative, and will help in finding better ways to transfer knowledge from older to younger people and ensure valuable skills and training is passed across the generations.

“The surveying sector in particular, has fantastic opportunities for young people to be involved in, managing and supporting the creation of iconic new regeneration areas, buildings and city centres. These highly skilled roles are little known of two young people going through education, but if the sector were celebrated for its wellbeing-centric and inclusive values, it would be more likely that young people would consider construction as a viable route of employment, and as a sector we can welcome more and more generations to come.”

By Richard Mussell, Managing Director



A DECADE OF SUCCESS

Helping emerging talent realise their career ambitions

Our Apprenticeship Programme, which is specifically tailored to individual needs and ambitions, has helped more than 30 graduates, trainees, and apprentices progress their careers over the past decade.

Our Apprenticeship Scheme forms just one strand of our extensive programme, where we offer opportunities for those just starting out in the industry to enhance their skills and boost their confidence through hands-on learning and one-to-one guidance. Lizzie Sim, Assistant Surveyor was offered an apprenticeship at Rund after completing a course in ‘Construction in the Built Environment’ at college.

Lizzie commented: “I lacked a lot of confidence when I first started at Rund due to my inexperience, but my role has allowed me to really come out of my shell and continue to gain further confidence in myself. I’ve been exposed to lots of new things which have taken me out of my comfort zone. By following through with strong team support, I’ve been motivated to face more new challenges.

“I now have ambitions I never thought I’d have when I was younger. I’m aspiring to do my Assessment of Professional Competence (APC) training in the coming years, and eventually become chartered when I’m ready. I know Rund will be behind me every step of the way to get there.”

We are also proud to have introduced many employees to their future career paths through a non-traditional route into the industry. Will Ashton, Surveyor joined us as an intern after studying an accounting and finance degree for four years at Warwick Business School.

Will commented: “Although it was an alternative route to my core degree, I thought an internship at Rund would provide an interesting opportunity to apply my newly learned management and strategy skills to something a bit different. I noticed a lot of larger consultancy firms did not accept first year students as interns, but Rund was different and offered me a summer internship. I returned for a second internship the following summer.

“My internships were a far cry from the ‘coffee making’ stereotypes you often hear about.

“I was actively assisting on projects, giving me a genuine experience of an Assistant Surveyor role at Rund. The hands-on nature of the work allowed me to progress quickly and I was offered a full-time position after completing my second internship. Now, I have ambitions to lead on projects and manage Assistant Surveyors in the future. Rund has inspired me to pass on my skills and knowledge to others, mirroring my own experience in my early days at the company.”

This year, we are excited to welcome more talent through our doors as our company continues to thrive.

To find out more about our workplace culture and extensive career opportunities, visit our Working At Rund page: <https://www.rund.co.uk/people/working-at-rund>.

LHC Framework Success

Public sector procurement body LHC has appointed Rund onto a major Multi-Disciplinary Consultancy Services Framework (MDC1) which will be available to public sector clients across the UK.

LHC, which has serviced over 700 public organisations to date, sets up competitively tendered framework agreements for use in public sector refurbishment, maintenance, and new build projects.

As part of its six-year, £500m MDC1 framework, Rund is appointed on the Employer's Agent and Clerk of Works lots across multiple regions – London, the South East, the North East and the Midlands.



We are delighted to have been recognised by LHC for our high-quality consultancy services after undergoing a stringent assessment of our services. The framework calls for consultancies that offer exceptional quality, flexibility, and sensitivity to differing needs, which is exactly what we deliver at Rund on every project.



Building's Top 150 Consultants

Building Magazine has published its annual consultant league table and we are delighted to have been ranked as one of the Top 150 Consultants. The inclusion in the league table is a real testament to the hard work and perseverance shown by each member of staff at Rund, ensuring the business continued to prosper, despite the challenging operating environment created by COVID-19.

Building Magazine has published its annual consultant league table and we are delighted to have been ranked as one of the Top 150 Consultants. The inclusion in the league table is a real testament to the hard work and perseverance shown by each member of staff at Rund, ensuring the business continued to prosper, despite the challenging operating environment created by COVID-19.

Rund was one of 350 businesses assessed for inclusion in Building's Top 150 Consultants Survey, which measures companies on various aspects of the business including staffing resources, qualifications, recruitment, revenue, and margins. This ranking comes at an exciting time for the business, having recently opened our Bristol office as a result of continued demand for our services.



Celebrating our inclusive workforce



#IWD2022 #BreakTheBias



This year's International Women's Day theme focuses on 'breaking the bias' and championing a world free of stereotypes and discrimination. At Rund, we are proud to have an inclusive workforce where every employee can thrive, and their achievements are celebrated.

To pay tribute to this important day, three of our valued employees have shared their personal experiences of how #BreakTheBias resonates with them as they reflect on their career journeys.

Matilde Menegotto, Assistant Surveyor

"I can honestly say Rund is the best place I've worked at since moving to the UK. I joined the company when I was finishing my master's degree and, at the time, didn't have strong technical knowledge. However, my organisational and people skills have proven incredibly valuable, both internally and externally, so I've been able to really bed into my role while developing my experience in construction and surveying.

"I'm lucky to be surrounded by people who are extremely knowledgeable and have a great work ethic, which encourages me to follow in their footsteps.

The personable and friendly atmosphere within the office has created a genuinely inclusive environment, so everyone is made to feel part of the team and have a voice. I'm excited to work towards Chartership in the coming years and am grateful to have the opportunity to do so at Rund."

Joanna Rothery, Surveyor

"I've had multiple opportunities to take leadership in my role at Rund. As a direct point of contact for clients, it's rewarding to know that they trust my judgement and ability to lead a project to success. It's also invigorating to share my knowledge with other team members and play a hand in their progression as I manage several Assistant Surveyors.

"I believe I have an important responsibility to encourage and inspire junior members of staff. Everyone has the opportunity to grow in their role and reach new heights if they put their mind to it, and I think it's important to have role models to demonstrate the possibilities of what they could achieve. Seeing those I manage grow in confidence and ability is what makes my job so worthwhile, and it's given me the drive to work my way up through the company into a more senior position."

Lizzie Sim, Assistant Surveyor

"Collaboration and People are two of Rund's core values which particularly resonate with me and demonstrate the importance of an inclusive, equal environment, as promoted by #BreakTheBias. I work across two offices – London and Southampton – which means I'm working with many different people with varying skillsets, so my own experience is continually growing. I find everyone is always willing to help each other, no matter their level in the company or what background they may have.

"Our social scene is one of the best parts of Rund as it brings everyone together, in a non-work setting to relax and get to know one another. It allows people to come out of their shell and you learn so much about everyone's different lifestyles, which I think is important to enhance your working relationships. It's great to feel respected and capable in my position, as my skills and background are nurtured and celebrated."

The Consultant of Choice



rund.co.uk