

## Erskine House

In the  
line of  
'duty'**£25.8m**

/ Project value

**September 2017**

/ The project commenced

**December 2019**

/ The project was completed

Erskine House is a prime 130,000 sq. ft glass clad office development, and the plush new regional home of HM Revenue and Customs (HMRC). In January 2020, over 1,500 employees moved into the “smart, high-tech” eight-storey building that is helping the tax authority “transform” the way it operates and interacts with its customers. On the site of a disused four-storey property and operational car park, we initially assumed responsibility for the design and construction of the building, incorporating a concrete frame, shell and core retail units, with a reception and lift lobby. Once complete, our interior fit-out experts then picked up the baton (June 2019), creating a forward-thinking, adaptable internal workspace that is “setting a marker” across both private and public offices.

**The brief**

A two stage design and build contract, property developer Orby Investment appointed us to construct the eight-storey office building with ground floor retail units. Demolition work took place in July 2017, before the commencement of the construction programme in September 2017. Construction was completed in June 2019. We were also awarded a separate interior fit-out contract (June-Dec 2020) with responsibility for the CAT A office fit-out, and the full landlord fit-out of the core and ancillary areas.



“Erskine House is an exciting addition to the impressive property portfolio that already exists in Northern Ireland. The scheme, which is one of the newest and most impressive to come to fruition in Belfast, has already achieved an ‘Excellent’ BREEAM certification.”

Paddy Henry  
Associate Director at CBRE

“The opening of Erskine House as the Belfast Regional Centre marks an important milestone on a journey to transform the way we operate and interact with our customers. This modern building will bring teams together so they have the opportunity to work differently and more effectively. Crucially, it will also deliver an efficient service for our customers, making HMRC a tax authority fit for the future.”

Jim Harra  
Chief Executive and First Permanent Secretary of HMRC

### The challenges

Situated in a bustling part of Belfast, the site’s boundaries, footpaths, roadways and pedestrian crossings in Chichester Street, Montgomery Street and Arthur Street were in constant use by the public. Montgomery Street was also utilised by service vehicles as an exit route coming out of the city centre and from the adjacent retail store. Our team ensured that these areas remained fully accessible, and coordinated deliveries, to eradicate any possible obstruction to roadways or footpaths. In order to keep these pedestrian areas free of dirt and debris, we also provided a wheel wash facility for construction traffic at all exits of the site within its boundary.

### The solution

Demonstrating the prestige nature of Erskine House, HMRC has signed an agreement to lease over 100,000 sq. ft of office space within the building for a period of 25 years. Beginning in September 2017, our works programme involved CFA piling, piling platforms, concrete pile caps, and the construction of ground beams and slabs, plus a reinforced in-situ concrete frame and upper floors. An aluminium curtain walling system, together with stone cladding and rendered facades, were also features of the scheme. Following completion in June 2019, our interior fit-out specialists then finalised the project, working collaboratively to deliver new state-of-the-art office areas, multi-purpose rooms, break out areas, core workspaces, tea points and eateries. Notably, the high-specification fit-out considered the needs of a diverse range of staff, with both visible and unseen disabilities, and encompassed increased door widths to enhance inclusivity and accessibility, gender neutral toilet facilities, and improved wayfinding for visually impaired staff.

### Outputs & Benefits

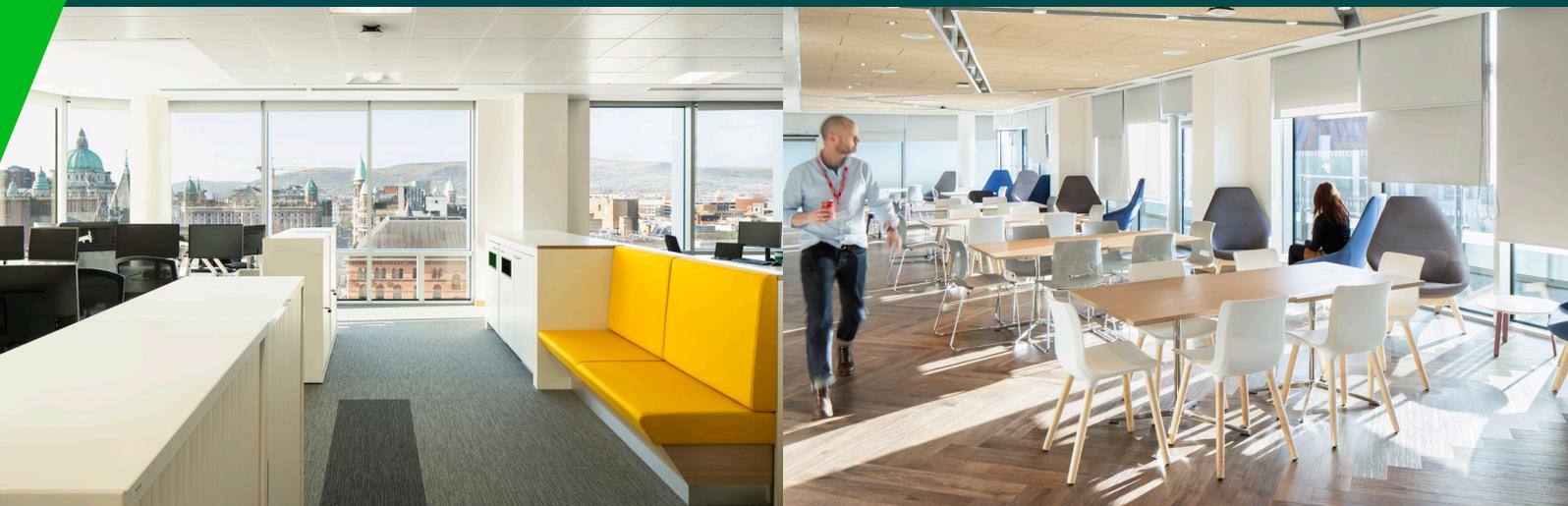
/ **BREEAM:** BREEAM Excellent

/ **Considerate Constructors Scheme:** Excellent

/ **Digital technology:** The completion of clash detection workshops at design stage saved valuable time and money. Digital technology also allowed us to carry out virtual reality tours, and we held BIM workshops on site to enable HMRC staff to virtually walk around the finished building months before completion

/ **People first:** A strong emphasis was placed on collaborative areas, break-out zones, meeting and lecture rooms, plus a sophisticated audio-visual provision

/ **Transformation:** Upon completion, Erskine House has transformed a previously unloved Belfast city centre site and delivered standards of office accommodation “never before seen” in the city



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