

Barnet Strategic Construction Partnership

Serving Barnet's 'growing' and 'diverse community'

£150m

/ Partnership value

2016

/ The Partnership commenced

5 years (+2)

/ The duration

In October 2016, the London Borough of Barnet appointed us as its single supplier "Partner" on a five-year basis (with a possible two-year extension) for an ambitious £150m portfolio of major capital works. Known as the Barnet Strategic Construction Partnership, our scope of services includes the enhancement of education, community, leisure and operational assets across the borough (the most populated in London) and the delivery of both improvements and new build works. The partnership's aim is the construction of a "broader and more varied range of facilities" that will include new schools, leisure centres, council buildings and infrastructure, and community centres to meet the needs of a "growing and increasingly diverse community". Completed schemes include Greenspaces Depot (£1m) and Tarling Road CC (£6m), while pipeline projects feature Cophall Leisure Centre (£23m), Blessed Dominic St. James PS (£25m), Brent Cross Waste Transfer Station (£25m) and Brent Cross Sidings (£8m).

The brief

As part of the council's Capital Projects Programme, and its continued investment in the "essential infrastructure" of Barnet, we work in partnership to deliver a suite of new, much-needed facilities to meet the growing "community demand" of this densely populated borough.



"The success of the London Borough of Barnet Framework has been in no small part down to the teamwork and the strong and open lines of communication between GRAHAM and ourselves at leadership level."

Matthew Waters
Head of Corporate Programmes –
Customer and Support Group (CSG)

“Barnet has a good track record of building major projects on time and on budget and this new partnership with GRAHAM provides us further opportunity to deliver these important new buildings which will serve our residents for many years to come.”

Councillor Richard Cornelius
Leader of Barnet Council

The challenges

The coordination of multiple projects spread across the borough demands rigorous project management, robust stakeholder communication and the effective organisation of our locally based supply chain partners.

The solution

Focusing on quality, value, and cost certainty, we ensure that the London Borough of Barnet’s Capital Projects pipeline is delivered on time and within budget. In our role as single supplier “Partner”, we work closely with the council in the simultaneous completion of multiple projects. The Tarling Road Community Centre (£6m) was the first scheme handed over as part of this “strategic construction partnership”. Officially opened in October 2018, it involved the demolition of the Old Barn Community Centre and the construction of a new purpose built community facility. Based in East Finchley, it now includes a learning area, large meeting hall, café with seating, accessible lift, and 980 metres of functional space. In November 2017, we started work on the new Cophall Leisure Centre (£23m). On programme for completion in August 2019, the state-of-the-art sports centre will house a six-lane community pool, an eight-lane competition pool, sports hall, fitness suite and three health improvement rooms. Also due to open in summer 2019 (July - on programme), we are finalising the construction of the two-storey, 3254m² New Barnet Leisure Centre (£14m) at the Victoria Recreation Ground. In addition, we are facilitating the relocation of Blessed Dominic St. James PS (BDSJ) into a new multi-storey steel frame independent teaching wing, and remodelling and refurbishing adjacent, existing areas. This £25m project began in February 2018 with handover anticipated for August 2019.

Outputs & Benefits

- / **Delivering lasting impact:** This partnership with the London Borough of Barnet is helping to deliver important new buildings that will enhance the lives of the borough’s residents
- / **Multiple projects:** To ensure we meet the council’s pipeline requirements, we undertake multiple projects simultaneously, from a new build waste transfer facility (Brent Cross Waste Transfer Station) to a modular accommodation block and temporary fuelling facility (Brent Cross Sidings)
- / **Engagement:** Proposals for Tarling were developed in consultation with the wider community and incorporated two public exhibitions
- / **Operational challenges:** The existing BDSJ site, home to around 1100 pupils and 120 staff, has remained fully operational throughout the duration of the project
- / **Digital construction:** We applied digital construction tools and Virtual Reality equipment, which allowed client representatives to influence the design of the New Barnet Leisure Centre



For more information on how we’re delivering lasting impact:

+44 (0) 28 9268 9500

info@graham.co.uk

graham.co.uk

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