



## The Street, West Horsley, Guildford

Frankham Consultancy Group acted as Employer's Agents for the design and build of 8 new residential units on a site in West Horsley, Guildford.

The new homes comprise of two 2-bed houses and six 1-bed flats, all for affordable rent. The scheme includes onsite car parking facilities and EV charging points. The scheme was administrated under a S106 Agreement with Brookworth Homes.

Client:  
**Guildford Borough Council**

Value:  
**£829k**

Services:  
**Employer's Agent**

Start and End Dates:  
**October 2021 - May 2023**

### Added Value & Knowledge Sharing

- The completed development provides much needed high quality new affordable rented homes for the Council.
- As part of the Employer's Agents role, frequent site quality inspections were undertaken to ensure the homes were constructed to the required high quality and sustainability standards of the Council.

*Cont.*

## Added Value & Knowledge Sharing *Cont.*

- The client is relatively new to the housing development sector, and Frankham has guided them through the project ensuring compliance with their contractual duties at each stage. We enabled delivery aspirations to be met both in terms of project specification and end user requirements.

## Challenges and Solutions



1. The site was quite confined with limited available free external space. The phasing of the works required careful logistical site planning to ensure that site welfare and office accommodation could be relocated onsite. This facilitated continuous use by the private units whilst the remainder of the site remained under construction and the external landscaping to the affordable accommodation could be completed.
2. Our appointment was made after the client had signed the Development Agreement, just prior to Golden Brick stage being achieved. Therefore, Frankham acted swiftly to engage the project team to familiarise themselves with the site, the proposed works and all contractual conditions. Our swift mobilisation on the project ensured Golden Brick stage was completed without delay.

*"Steve Bull has acted as employer's agent for the council on the affordable housing element of a wider residential scheme, where the client has limited technical knowledge or expertise. The employer's agent work on the delivery of affordable rented housing for Guildford Borough Council, from 'Golden Brick' to completion, has been thoroughly professional and responsive to project variations, with a keen eye for detail and pro-active management of the developer and onsite activity, as required for effective project delivery and to ensure Health & Safety. Steve has safeguarded the client's (the Council's) interests with attention to the smallest details of key elements of the project's delivery and the wider delivery of the whole project, supporting the client and managing the appropriate elements of the developer's delivery of the affordable housing through well documented regular on-site meetings."*

**GUILDFORD BOROUGH COUNCIL**

