

FRANK TOWELL COURT CASESTUDY



CLIENT

Hounslow Council

VALUE

£31.8m

PROCUREMENT

Amended JCT 2016

SECTOR

Social Residence

ROLE

Employers Agent
Cost Consultant

DESCRIPTION

RPA were employed as Employers Agent and Cost Consultant by the London Borough of Hounslow for the design and construction of 102 residential units at Frank Towell Court, Feltham. The development involved the demolition of existing garages, the removal and remediation of knotweed, the delivery of 75 flats (including 11 wheelchair-accessible units), 22 maisonette apartments and five mews houses, together with all associated external works and drainage. These external works included site clearance, knotweed removal, ecological management, car parking, adoptable highways, amenity areas, soft and hard landscaping, and statutory services.

RPA continued in the role of Employers Agent throughout the construction phase, successfully overcoming numerous on-site challenges and helping to deliver the project on time and within the client's development budget. Initially commissioned during the Concept Design stages in 2018, RPA's scope was expanded in early 2019 to include Employers Agent duties for both the procurement and construction phases. During the design development period, RPA prepared cost plans and provided ongoing cost advice, enabling the client to finalise their preferred accommodation mix and secure planning permission.

Following the first stage of a two-stage tender process and the execution of a PCSA with the preferred contractor, RPA worked collaboratively with both the client and contractor on an open-book basis. This included analysing each subcontractor package and reviewing market-tested quotations with the contractor, allowing RPA to provide accurate cost reporting and budget management advice ahead of compiling the contract documents for a March 2021 start on site.