

Plough Lane, Purley

One & Two Bedroom Apartments



Project Overview

- 19 plot Apartment Building (4 Affordable Housing)
- Mixture of 1 and 2 bed Apartments
- Undercroft Parking area
- Insitu Concrete basement with waterproofing
- Structural Masonry with Precast Concrete Floors
- Mix of Facing Brick, Render and Tile Hanging Façade

Service Provided

Shape Consultants Limited was commissioned by the Employer to provide contractual and commercial support to assist them in the completion of the project.



Project Highlights

The project had suffered from severe delays due to the coronavirus lockdowns with key members of the delivery team leaving the project. We joined when the project had 10 months left to complete.

We carried out a review of the remaining works and prepared a completion programme for the project. The work packages were assessed and the cost to complete for each element was ascertained. These were then collated into an overall cost plan for the project taking account of the cost incurred and the cost to complete so that the Employer could understand their financial and programme position. These were then monitored to the completion of the project.

Part of the development was a separate social housing contract with a Housing Association. Shape Consultants assisted the Employer to navigate through the complex contractual agreement to allow the properties to be completed and handed over with all the relevant documentation in place. Shape Consultants also had to manage the contractual notifications under the contract and negotiate extensions of time for the delays incurred due to the coronavirus lockdowns. This element of the project completed with an agreed extension of time for the full delay period and the Employer did not have any damages levied.

Although the Employer suffered increased costs on the project due to the coronavirus issues, Shape was able to assist in the completion of the project to ensure that their contractual obligations were managed and the costs were controlled.

