

# GOODRICH NEWS

FEBRUARY 2020



## IN THIS ISSUE...

FRONT COVER	STOFORDS, HARLOW
PAGE TWO	MARKET INTEL / EDUCATION / MULTI-ROOM
PAGE THREE	FOOD SUPPLY CHAINS / INDUSTRIAL
PAGE FOUR	INDUSTRIAL CONT'D
PAGE FIVE	RETAIL / INFRASTRUCTURE / WEBSITE / IN THE PIPELINE
BACK PAGE	GOODRICH GOSSIP

IMAGE: ICON, HARLOW



# MARKET INTEL

## INDUSTRIAL

The industrial market continues to be a dominant sector for us. The increasing demand of products both online and offline has called for continued growth of distribution centres to meet the demands of fast, convenient delivery for consumers. Brexit is still causing uncertainty in the UK, but demand for distribution will be vital whatever the outcome.

## OFFICES

Office schemes continue to slow across the UK. There is still high demand in London City Centre but the outskirts are dropping to another low. Occupiers have a preference for already serviced offices.

## EDUCATION

Education continues to be a hot topic in the construction industry with a shortage of schools across the UK. We have supported many schools with expansion projects to meet with current demand and are delighted to be working with a new school in Bedford. The recent election should also prove positive for the private school sector.

## MULTI-ROOM

Multi-room is a big focus for us. The growing demand for retirement living continues to drive the healthcare industry to create more homes for specialised living. We are working closely with healthcare providers to get build costs down and create high quality living areas for the elderly. We also see hotels, private residences and student accommodation as an area of growth.

## MULTI-ROOM



### TAYLOR AND TAYLOR SHIRES, SHIPSTON-ON-STOUR

We have completed this new multi-room development for Taylor and Taylor Shires. The scheme includes a 70 bed care home and 11 separate extra care apartments. The main features of the care home include a cinema room, fine dining area and activity room where knitting, arts and crafts will take place. Taylor and Taylor initially acquired the site with planning approval. We have worked very closely with the local authority, design team and client to amend the planning approval, making the development bespoke to our client's needs. Furthermore, we completed an extensive value management review and generated savings in excess of £800,000 against the build cost.

"Working with Taylor and Taylor has been a real pleasure. We have saved money on the build, which has been pumped directly back into enhancements improving the already high standard of fit out, furniture and other facilities".

- Paul Riley, Partner at Goodrich

### TRAVELODGE, LETCHWORTH GARDEN CITY



The project incorporated a single-storey Aldi supermarket and a three-storey hotel operated by Travelodge, providing 73 bedrooms comprising 36 family rooms, 33 double rooms and four accessible rooms. The ground floor level of the hotel also houses a breakfast space for guests in a small bar area.

The scheme also involved a single-storey restaurant/drive-thru unit operated by McDonald's Restaurants and a coffee shop with a drive-thru facility and 17 accompanying car parking spaces. The project completed in June 2019.

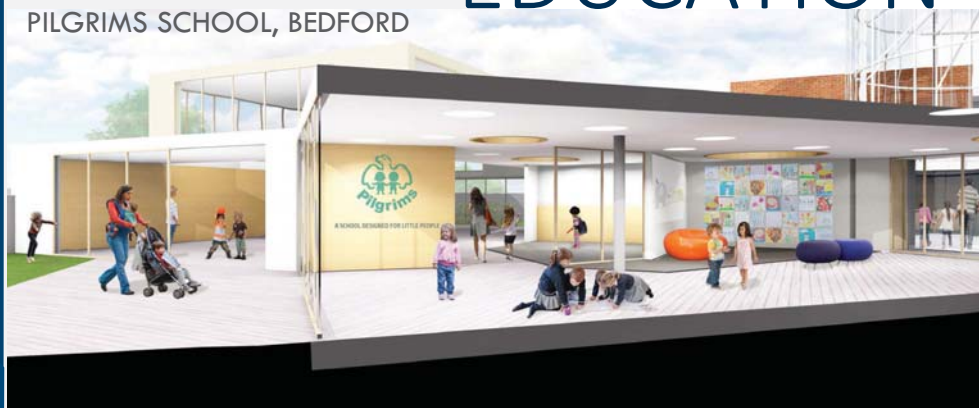
### BARWOOD CAPITAL, DEANSHANGER

We are carrying out a Monitoring Role on this housing development in Deanshanger for Barwood Capital. The project consists of five plots that will house four semi detached houses, one detached house and the demolition and renovation of an existing building to create four apartments. Works are due to be completed in November 2020.



## EDUCATION

### PILGRIMS SCHOOL, BEDFORD



We are delighted to have been appointed as project managers, cost consultants and CDM-PD on the Pilgrims pre-school primary school project. The scheme includes a new build pre-school along with an element of refurbishment. The aim is to create a more spacious and flexible working environment for staff and pupils throughout all key stages of the school. The project now has planning approval and we are due to start works in Spring 2020.



# FOOD SUPPLY CHAINS

## OCADO, PURFLEET

Goodrich are known as industrial sector specialists and we are delighted to be working with Ocado on this new 304,355 sq ft distribution facility in Purfleet. The new facility will combine the space, power and connectivity to house Ocado's cutting-edge, robotic packing operation, along with a BREEAM 'Excellent' sustainability rating. Work has started on site and is due to complete in April 2021.



Liverpool

## BIDFOOD FOOD SERVICE

After the successful completion of Worthing and Battersea the new Liverpool depot is now complete and fully operational from June 2019. We are on site in Salisbury and in Manchester with a 4,845 sq ft head-quarters building and we are in for planning on a new depot in the North East. Our relationship with Bidfood continues to grow in 2020.

Goodrich are clearly passionate about what they do and offer a professional, expert service. They have become a valued part of our wider build project team and been instrumental in the delivery of several successful projects.

**Claire Cox –**  
Head of Property, Bidfood

# INDUSTRIAL

Phase 1 of the Icon Harlow development is now complete. Goodrich were appointed as project managers, employer's agent and quantity surveyors by Stoford on this two-part scheme which saw the development of three industrial units; Unit A at 59,909 sq ft, Unit B at 96,826 sq ft and Unit C at 68,100 sq ft.



iCon, Harlow (all phases)

## STOFORDS



As a Company Stoford have worked with Goodrich Consulting indirectly on Co-Op development sites and recently in partnering on bids for sites. Icon Harlow is the first opportunity for our respective Companies to work together on a live project, and Goodrich have successfully advised, procured and let the building contract in an enthusiastic and professional manner. We look forward to a successful conclusion on this scheme and further collaborations going forward.

**Alan Stewart – Project Manager, Stoford Developments**

## TUNGSTEN PROPERTIES LTD



Handcross

We were appointed for the construction of a new 259,236 sq ft single storey warehouse with attached two storey offices and hub offices for Barwood Capital and Tungsten Properties in Glasshoughton. The project commenced on site in August 2018 for a construction period of 42 weeks. With a collaborative team approach the project achieved practical completion 6 weeks early in April 2019. Another project completed with Tungsten was two single storey warehouse units totalling 83,000 sq ft in Handcross. We continue our excellent working relationship with Tungsten on a number of other schemes across the UK including sites in; Bardonia, Witham, Stone and Witney.

Since our first meeting with Goodrich in 2017 we immediately understood that they had the experience, competence and confidence to deliver our industrial development pipeline. Having previously worked with a large national consultancy, it is refreshing to now be working with a smaller but more experienced firm who can provide a much higher level of service and sector experience. We have enjoyed working with their team on various schemes since and we now regard Goodrich as an extension of our Tungsten team.

**Jeff Penman – Managing Director, Tungsten Properties Ltd**



Super G, Glasshoughton



## TRITAX SYMMETRY

Completion in Doncaster for Tritax Symmetry. The new 150,000 sq ft industrial unit is situated on an 8.54 acre site. We were appointed as project managers and quantity surveyors on this project that completed in March 2019. The building incorporated S278 works and new infrastructure works, achieving a BREEAM 'Very Good' rating.



*Symmetry Park, Doncaster*

## WRENBRIDGE LAND LTD

*Basildon*

Works are progressing well in Ruislip and Basildon for Wrenbridge Land. The works at Ruislip consist of 7 industrial units totaling 47,006 sq ft, being built in 2 phases. Phase 1 involved the demolition of the existing buildings and Phase 2 has commenced with the construction of the new build units. The project is due for completion in June 2020.

## SEGRO

We have been appointed as employer's agent, project managers and quantity surveyors on the construction of this 250,000 sq ft warehouse in Kettering for SEGRO. Works on the single storey production facility with offices started on site in October 2019 and are projected to complete in June 2020.



*Kettering*

Appointed as project managers and quantity surveyors on three additional ambient warehouse schemes for DP World; 236,900 sq ft Plot 1080 completed in December 2019. Plot 4020A at 94,756 sq ft is currently undergoing piling operations. Plot 4020B at 77,698 sq ft started on site in January 2020.

Goodrich have been utilised for their project management & quantity surveying services at DP World London Gateway on multiple occasions. Specifically, on multi-purpose warehouse and office developments up to 4.5 ha. I have found them to be very conscientious and thorough in their work with excellent customer service. I would happily recommend them as a trustworthy and sensibly priced construction consultant company.

**Steve Quinton - Logistics Park Project Manager, DP World**

## DP WORLD



*Plot 1080*

## EQUATION PROPERTIES LTD



*Proxima Park*

We are working for Equation Properties on live developments in Braintree, Waterlooville, Bedford and Wallingford. Equation are very active in the industrial market and we are supporting them on a number of other schemes they have in the pipeline. Manton Lane, Bedford has recently secured Planning Approval for a new temperature controlled facility for AF Blakemore. Equation Properties and Barwood Capital are working together to deliver this development.

Liberty 196 in Brackmills, Northampton has completed. The development comprises of a 196,000 sq ft single storey warehouse with offices. Works commenced on site in March 2018 with the demolition of the former Howard Smith Papers high bay warehouse building. The project finished on time and on budget and is currently available for occupation.



*Manton Lane, Bedford*

## Liberty 196





# RETAIL

The latest branch to complete is the new 10,280 sq ft unit in Sale. The existing industrial unit had to be demolished before works could commence on the new build in May 2018. The works were carried out in phases to allow Travis Perkins to operate throughout the project which was completed in February 2019. We are looking at other schemes for Travis Perkins, one of which is in Exeter and two in Ipswich.

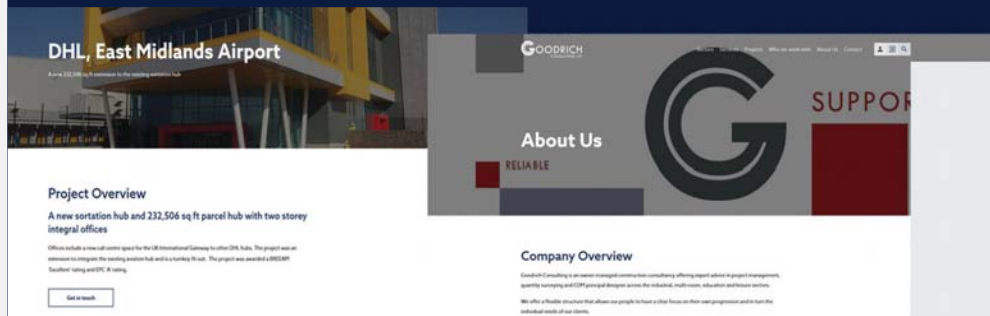
## THE NEW WEBSITE IS LIVE!

We are delighted that our brand new website is live! After working on the design and features of the new website over the last few months, we went live in October 2019.

The new website features a flexible, user friendly layout, which is modern and aesthetically pleasing and built to suit our needs as a business. Alongside the public domain website we have upgraded our client area, allowing us to share important information with our clients and consultants securely and remotely.

We hope you enjoy your experience when you visit our new site and don't forget to look out for our news features! Any feedback would be welcome.

[www.goodrichllp.com](http://www.goodrichllp.com)



## INFRASTRUCTURE

INTEGRA 61 (DURHAM) LTD



Phase 1 of the Infrastructure works at the Integra 61 development was completed during November 2019. We acted as project managers for this enabling project which involved the construction of road and multi utility services to prepare future development plots for construction.



## IN THE PIPELINE

**BIDFOOD FOOD SERVICE** - Two new schemes in the North  
**WRENBRIDGE LAND LTD** - Various schemes in the South East  
**TRAVIS PERKINS** - Travis Perkins branches to be built in Cheltenham, Exeter and Ipswich x 2  
**EQUATION PROPERTIES LTD** - Various schemes throughout the UK  
**TAYLOR AND TAYLOR SHIRES** - New care home, Moreton-in-Marsh  
**BEDFORD GIRLS' SCHOOL** - Art and textiles refurbishment  
**TUNGSTEN PROPERTIES LTD** - Various schemes across the UK



# GOODRICH GOSSIP

## NEW STARTERS

We have welcomed a few new faces to the team since our last issue! We are pleased for you to meet; Dalbir Sokhi as Project Manager, Oliver Brookes as Assistant Project Manager, Robbie Brightman as Apprentice Project Surveyor and Matthew Dodd as Senior Project Surveyor. All have settled in very well and make their own unique addition to the team.

## STATS



FOUR NEW  
MEMBERS OF  
STAFF



TWO HOUSE  
MOVES



ONE NEW  
ARRIVAL



ONE SNAPPED  
ACHILLES



£1,800 RAISED  
FOR CHARITY



TWO NEW  
PUPPIES

Goodrich Consulting LLP  
Malsor House, Milton Malsor  
Gayton Road, Northampton, NN7 3AB  
Tel: 01604 859859  
www.goodrichllp.com Twitter: @Goodrichllp



SPONSORS OF STONEYGATE RUGBY FOOTBALL CLUB

Stoneygate Rugby Football Club was formed in 1888 and has been a thriving club in Leicestershire over the years. The U15's play in the competitive East Midlands U15 League 4, competing against Oadby Wigs, Wellingborough, Peterborough, Bugbrooke and Spadling. The U15's are currently 3rd in the league table following excellent wins over Wellingborough and Loughborough and the team are looking forward to the rest of the season. Goodrich were honoured to sponsor their fantastic shirts, as seen in the photo above, and wish the boys the best of luck!

## SAILING IN COWES WEEK



Some of our clients and fellow consultants joined us as we set sail on the Solent during Cowes week in July 2019. The morning was spent learning the techniques of handling a yacht, and full instructions were given by the skipper on steering, trimming and racing manoeuvres, before mooring up in Cowes for a spot of lunch and soaking up the Cowes week atmosphere.

## CYCLING FOR CHARITY

Another year of charity cycling events; the Prologis 100 and Cycle4Cynthia! Thank you to all that joined us on these events. We are proud to say we raised a whopping £1,805 for Cynthia Spencer's bike4bedtime campaign.



Congratulations to Alex Speaight and his wife Emily on the safe arrival of baby William Joshua Speaight! William arrived in January 2020 and we are pleased to report he was on programme! Unfortunately for Alex and Emily he will always be over budget!

## NEW BABY ALERT!



## WRENBRIDGE WORLD CUP

Well done to our 5-a-side team who took part in Wrenbridge Land's charity football match. Our Paul Riley didn't come out of it very well with a snapped achilles tendon! We are pleased to report that after an operation and lots of physio he is all fixed!



## NEED FOR SPEED!

A group of clients and fellow consultants joined us for an adrenaline filled day at Palmer Sports, Bedford Aerodrome. The day was spent experiencing eight different activities in eight different vehicles, from a BMW M2 to a Formula 3000. The best drivers received trophies at the end of the day.

