



April 2021

NEWS

GOODRICH CONSULTING LLP

INFRASTRUCTURE



THE PILGRIMS PROJECT

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LOGISTICS DEVELOPMENTS

Tungsten Properties

We continue to work on a number of schemes with Tungsten Properties. Projects on site include Witham, Witney, Warrington and Sheffield and during the last 12 months we've completed a mixture of schemes at Hinckley, Stone and Southwater.

There are a number of sites we continue to actively support Tungsten with going forward into 2021 and 2022.



Sketchley Brook

Tungsten Properties appointed Goodrich for project and cost management services to achieve practical completion of its £4.5 million, seven-unit retail and trade development at Sketchley Brook on Rugby Road, Hinckley, Leicestershire.

Totalling 18,900 sq ft of retail and trade counter space, the units range from 1,200 sq ft to 5,500 sq ft.

The scheme has been 100% pre-let and has created circa 50 jobs. Following practical completion, Heart of England Co-op, which operates the 4,200 sq ft convenience store within the scheme, has retained the entire development within their investment portfolio.

Bardon Road, Coalville

Tungsten Properties appointed Goodrich to project manage a four-unit industrial scheme located at Bardon Road, Coalville which is located near to Junction 22 of the M1, an established prime logistics location which has occupiers including Amazon, Bunzl, DHL, Nestlé and Volvo. The development totalling 200,550 sq ft completed in February 2021. The levels on this development site presented some significant ground engineering challenges which the design team and the contractor worked hard to overcome.

SEGRO Bunzl, Kettering

A new 230,000 sq ft home for over 100 Woodway and Bunzl members of staff developed by SEGRO. The offices contain a prototype room for packaging manufacturer Woodway, where design samples can be made within hours as clients wait and review their finalised packaging designs, and the boardroom features switchable electronic privacy glass.



Legal & General Wade Road, Basingstoke

Works commenced on the demolition of an existing unit at Wade Road, Basingstoke in January 2020 for Legal & General, which was followed by the construction of a single c.36,000 sq ft industrial unit with internal offices which completed in February 2021.

We have also been appointed as quantity surveyor for Legal & General on the demolition of an existing building and construction of a c.15,000 sq ft industrial unit just down the road from Wade Road on the same industrial estate. Works will commence on this project in July 2021.

Equation Properties Ltd Bradbury Park, Braintree

Goodrich continue to support Equation Properties through what has been an exciting year of expansion. The year has seen a multi-unit scheme at Braintree, with a combined area of over 190,000 sq ft, reach Practical Completion on a previously dilapidated industrial site. Equation successfully secured two lettings of the two largest units on the site prior to completion which is testament to the quality of the construction and the Equation team. The design team of UMC Architects, MBA and Fairhurst worked well through the challenging times of the pandemic and delivered the project in line with the programme. The build was completed to a high standard by PDR Construction.

AF Blakemore, Bedford

Equation instructed McLaren Construction at Bedford to construct a 160,000 sq ft unit which will be fitted-out for this food distributor. The project includes both a freezer and fridge area together with a fitted-out office space. The turnkey contract of over £20m allowed the building to be delivered in the shortest possible time for the tenant.

Equation have also secured several new sites for the future and we look forward to supporting them on major developments at:

- Orwell Logistics Park, Felixstowe
- Quintus, Burton
- Verda Park, South Oxfordshire
- Arrow Point, Crawley
- Matrix 49, Bristol
- Proxima Park, Waterlooville
- Arterial Park, Essex

We anticipate 21/22 being another very busy year with Equation Properties.

Hodgetts Estates Core 42, Tamworth

Construction of Cores 4 and 5 at the Core 42 Business Park in Tamworth with a combined area of 45,000 sq ft of Grade A industrial space. The professional team, led by Goodrich, included Chetwoods Architects and Hydrock as Engineers. The construction was carried out by A&H Plc. The project was successfully delivered through the worst of the lockdown with great team work and completed on site in November 2020. Core 5 has now been let with lots of interest in Core 4. We will be returning with further development on this site in 2021/22.



Citrus Group Integra 61, Durham

Goodrich have delivered Infrastructure and enabling works acting as project managers for client Citrus Group at the Integra 61 development at Durham.

Our appointment involved working with the design team to obtain design approvals and deliver S278, S38, S104 and plateau works which involved the widening of the existing A688 Tursdale Road to incorporate two roundabout entrances into the 205-acre development site, together with the installation of the multi-utility services to the development plots.

The first industrial plot has been pre-let to Amazon and a drive through retail plot has recently been completed for Costa Coffee.

Stoford Developments ICON, Harlow

Goodrich have been working hard to help Stofords secure the second phase of their ICON development at Harlow. This will be two units with a combined square footage of just over 165k. A pre-let with a major distributor has been secured and the team are looking forward to delivering this over the next six months. We have also been supporting Stofords on strategic sites around Manchester and the North West which are exciting opportunities for the future, in addition to other shorter-term opportunities.



LOGISTICS DEVELOPMENTS

Wrenbridge Land Boxset, Basildon

Development consisting of three industrial units totalling 223,479 sq ft. Individual units at 94,191 sq ft, 64,004 sq ft and 75,284 sq ft. The Grade A units sit on a 10-acre site located to the North East of Basildon Town Centre in a prominent position with direct access to the A127. The units benefit from up-to-date modern amenities including car charging points and achieved a BREEAM 'Excellent' and EPC 'A' rating. Works were on site for 12 weeks.

The Bridge, Dartford

Two high spec industrial units totaling circa 43,000 sq ft (GIA). The larger unit of 35,049 sq ft was built as a large open plan warehouse space measuring 10.0m minimum internally to underside of haunch maximising possible racking options. The smaller of the two units totals 7,772 sq ft and includes a glazed entrance area, staff area, WC's and shower room as well as a first-floor open plan office.

Benefitting from up-to-date modern amenities including car charging points and a BREEAM 'Very Good' / EPC 'A' rating, the Grade A units sit on a circa 2-acre site located on a well-established industrial estate to the North East of Dartford Town Centre with direct access to the A282 and M25.

Hawkers Yard, Ruislip

The new development off Stonefield Way comprises two separate buildings which are split into 2 and 5 units and were constructed on a speculative basis. Generally, Units 1, 2 and 3 have been built as large open warehouse type spaces, measuring 10.0m (Units 1 and 2) and 8.0m (Unit 3) minimum internally to underside of haunch, maximising possible future racking options. Units 4-7 are smaller industrial units, each incorporating 1 no. level loading door, glazed entrance areas and welfare pods within open plan warehouse.



Arc, Snodland

Currently under construction, this new development will comprise of four industrial units totalling 122,000 sq ft as well as two ancillary drive-thru pre-lets to McDonald's and Costa Coffee. The industrial units are being constructed in shell form with a main entrance foyer, disabled WC, locker and changing room and circulation space up to first level open plan offices.

The Grade A units will sit on an 8-acre site located to the North of Snodland Town Centre in a very prominent position with direct access to the A228. They will also benefit from up-to-date modern amenities including car charging points to achieve a BREEAM 'Excellent' and EPC 'A' rating.



OCCUPIERS

Travis Perkins, Exeter

Being built on the site of a former print works in the Marsh Barton area of the city, is the new TP Builders Merchants and three terraced Trade Units. The works involved the demolition of all the former buildings on the site, which virtually covered the entire area of the plot. We also had to demolish a small Barclays branch that occupied a small space on the corner of the site. Unfortunately, they took the safe and contents with them before we started to level the site.

The new build works started in September 2020 and are completing in late April 2021. Being located within a Level 3 Flood zone area, we have had to introduce concrete flood walls into the construction of all the units in the event of a major flood event. The contractor, Mildren Construction, has mounted some time lapse cameras to capture the progress on site.



TP, Ipswich

We have now handed over the new TP branch located on the Hadleigh Road Industrial Estate in Ipswich. The project was a refurbishment of a former BOC bottling plant. The existing building has been extended to incorporate a new Benchmark showroom.

The project was unusual as no sooner had we planned to start the works in March, the Covid restrictions hit. Work started up again in July and completed in November 2020. Rather than the usual shell build, Goodrich were also employed for the fit-out works. The branch opened to customers in early December 2020.

TP, East Ipswich

The works on the new TP Branch in Martlesham are progressing well. The site was part of the former WW2 RAF base and we needed to employ an UXO specialist to fully survey the site before the works were able to commence to look for any old ordnance or unexploded Luftwaffe bombs. There was even an old WW2 pillbox on the site which we have uncovered and left in-situ for the local historical society to record and preserve.

The new branch will be opening in quarter two 2021 and is located on the edge of a newly created retail park in the Martlesham area of Ipswich. The site is located adjacent to a local wildlife conservation area and holiday caravan park. The contractor has worked closely with the local Parish Council to ensure there is no disruption to our residential neighbours.

TP, Cheltenham

Goodrich have been appointed by Travis Perkins as Project Manager / Employer's Agent and Quantity Surveyor to manage the redevelopment of their Mead Road site in Cheltenham. Works commenced in January 2021 and will complete in early March 2022. The extended programme facilitates the continual trading of the outlet and a client fit-out period, all while managing a phased demolition and reconstruction, providing two shell only industrial units.

Bidfood, Salisbury and Manchester

After the successful completion of the Worthing, Battersea and Liverpool Depots, we have reached completion on the Salisbury Depot Refurbishment and Manchester office building for Bidfood in Q4 2020. Following on from these great projects in 2020, Goodrich have been appointed to work on another Depot which is c.90,000 sq ft and will be the largest scheme we have worked on with Bidfood to date! The project will consist of two phases of work with Phase 1 enabling commenced in Q1 2021.



OCCUPIERS

Ocado, Purfleet

Works are ongoing with Ocado on their new CFC in Purfleet and are due to complete in April 2021. Goodrich were acting as tenant's representative on the base build / enhancements which completed Phase 1 and 2 in August / October 2020 respectively and Phase 3 and 4 will be complete by April 2021. Alongside this, Goodrich are appointed as quantity surveyor on the fit-out works which commenced in July 2020 and will complete in Q2 2021.



DP World, Plot 4020B

Compagnie Fruitière UK has taken occupation of a the 69,718 sq ft unit to fit out as the UK's first fully automated fruit ripening facility. The BREEAM 'Outstanding' and EPC A rated warehouse allows for lower energy consumption than that of their existing facility in Dartford. The location at DP World adds to the carbon efficiencies bringing containers directly from ships from their supply locations in South Africa and Brazil through the semi-automated port directly to the new warehouse facility, cutting emissions and costs.

The Cooperative Group Biggleswade

Our long standing relationship working with The Co-operative Group continues. Base build shell works on the 660,000 sq ft unit in Biggleswade completed in February 2021 and we are progressing well with the fit-out works. When operational the building will be the Co-operative's greenest depot, running 100% on renewable electricity.



AF Blakemore & Son

We are working closely with AF Blakemore in Bedford to deliver their new distribution centre, including freezer, fridge and ambient storage. The office is a bespoke design offering a modern working environment for the staff.



ROADSIDE

Roadchef, Durham

The Roadchef Costa development was the first client delivered plot at Integra 61 in Durham. Goodrich were engaged to manage the process and deliver the unit behalf of the client for Roadchef to take ownership and complete their fit-out works.

The plot started out as an undeveloped plateau and working with a collaborative approach was completed incorporating the tenants fit-out and the external hard standings in time for trading at Christmas 2020.

We have been involved in this growing area since building out the Costa Drive Thru at Basingstoke for iFly. Completing Drive Thru's in Letchworth, Snodland and Hinckley too.



Alcock Road, Coalville

A new costa unit drive thru delivered on behalf of Tungsten Properties. The plot was from the adjacent building's car park and required amendments to the existing levels and drainage to enable the Costa to be built within a relatively tight site. The works were completed under budget and with a minimal delay despite the impacts of Covid.



RESIDENTIAL

Not many think of Goodrich when you say residential! However our extensive experience in the care home sector positions us very well to advise on residential schemes. We are currently providing a monitoring service for Borwood Capital for various housing developments within their successful residential development fund. We are also providing support on a high end scheme for a premier footballer – but that's all we can tell you on that...



EDUCATION

Pilgrims Pre-Preparatory School Refurbishment, Bedford

We are pleased to have successfully delivered another project for The Harpur Trust with the recent completion of the refurbishment and new build works at Pilgrims Pre-School. The works included a comprehensive refurbishment to an existing part of the school combined with a brand-new extension providing a spacious open plan working environment as well as a new outdoor play area. Various challenges were faced during this project but by maintaining close communication with the client, design team and contractor, these were quickly resolved and the project completed as planned in December 2020.



GOSSIP

MOVING IN

Despite the Coronavirus pandemic and a long period of working from home, late Summer 2020 saw our first remote onboarding of a new member of staff, successfully followed by a further four new additions, all of whom enjoyed our new online induction and we are glad to report they are all settling in well. Please welcome...



DAVID BOULTON

Project Surveyor,
August 2020



ERIC PLOWMAN

Senior Project Surveyor
November 2020



JAMES DUFFY

Project Surveyor,
November 2020



PAUL SMYTH

Associate
February 2021



CRIS COUZENS

Senior Project Surveyor
March 2021

MOVING ON



JORDAN MELAY



OLIVER BROOKES



TONY BRENNAN

It's never easy to say goodbye...

After nearly 7 years at Goodrich, Jordan Melay has found a great opportunity with Newlands Developments. Happily, we will be seeing Jordan regularly in the coming years.

Oliver Brookes has a background in estates and couldn't refuse the opportunity to become an Asset Manager and we are confident he will do well in his new role.

Tony Brennan too is enjoying a sabbatical to Malta. We hope it won't be long before Tony misses the British weather and thinks of returning to his friends at Goodrich.

MOVING UP

We would like to congratulate the following on their recent well-deserved promotions:

Richard Davies joined the management team and became a Partner in March 2020.

Leckie Waterhouse was promoted from Senior Project Manager to Associate in February 2020.

Dalbir Sokhi was promoted from Project Manager to Senior Project Manager in January 2021.

We would also like to congratulate Kevin McBean MCIQB on becoming a Chartered Construction Manager in December 2020.

We continue to support all of our staff through their professional qualifications and expect to see many more move up within the firm. Well done team!



RICHARD DAVIES



**LECKIE
WATERHOUSE**



DALBIR SOKHI

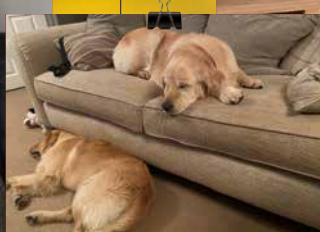


**KEVIN MCBEAN
(MCIQB)**

MOCHI



FLASH & MARLEY

COOPER, BENTLEY
& SCRAPPY

LUCKY



SEB



CHEWIE



ZIGGY



VINNE & WILLOW

COVID COMPANIONS

Here is a selection of some of the four-legged beasts who have been keeping the team company whilst working at home during the Coronavirus pandemic. Posing for the camera are doggy trio Cooper, Bentley and Scrappy (Thomas), sleepy Retrievers Flash and Marley (Plowman), German Shepherd Chewie (Dunmore), cute pup Ziggy (Riley) and spaniels Vinnie and Willow (Kyle). On the feline front there is a very comfy looking Lucky (Melay), majestic Mochi (King), and cat supermodel Seb (Davis).

GOT GOSSIP?

Goodrich Consulting LLP
Malsor House, Gayton Road
Northampton
NN7 3AB

Tel: 01604 859 859

www.goodrichllp.com

Twitter: @Goodrichllp

GOODRICH GIVING

Goodrich rose to the challenge when Barwood Capital asked for practical contributions for The Hope Centre, a Northampton charity providing hope to those desperately in need of it. We collected up two large boxes and filled them with essential items like underwear, socks, warm clothing and toiletries, as well as some items for their recreational activities.

We also provided financial support to Bridges Fund Management in their amazing success in raising £23,655 for the Food4Heroes campaign to offer free, healthy and high-quality cooked meals to foodbanks across Northampton.

We are also very proud of our own Gail Riley, who raised a huge £5,610 for Macmillan, and 'braved the shave' following her own experience fighting back against bowel cancer in 2019.

The Goodrich team took part in Movember in November 2020 to raise money for mental health, suicide prevention, prostate and testicular cancer by growing (or attempting to grow) a dodgy upper lip accessory. Jordan Melay also set himself a challenge of running 60 miles during the month to help raise money too; a target he managed to hit on his final day. The team managed to raise a whopping £1,090 for the Movember charity and provided us all with some entertainment for the month too.

