



The Building Forensic Partnership



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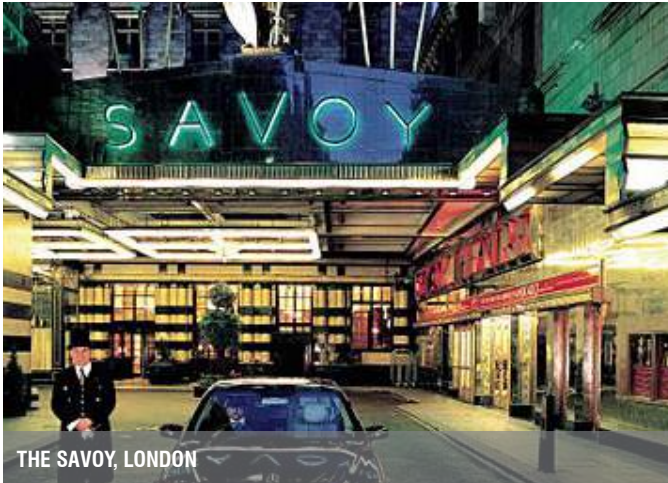
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Winckworth
Sherwood

 **john rowan**
and partners

John Rowan and Partners is an award winning, multi-disciplinary property and construction consultancy, delivering projects worldwide.



Our Approach

John Rowan and Partners is an award winning, multi-disciplinary property and construction consultancy, delivering projects worldwide.

We are a truly multi-skilled business with expertise in all sectors of the property and construction industry, working in both the public and private sector. Our services range from quantity surveying (cost consultancy), project management, building surveying, health and safety advice, contract and procurement advice, planning, information systems, sustainability advice to strategic asset management. We constantly strive to succeed and provide innovative solutions for our projects, delivering an effective professional service for our clients.

As a Sunday Times Top 100 Employer, a Building Good Employer and shortlisted for both the National Business Awards 2014 'Employer of the Year' and Building Awards 2015 'Construction Consultant/Surveyor of the Year', we have a proven track record of progressing careers. Our values are important to us and our success is a result of the positive environment we create for our employees."



OUR SECTORS

- Hospitality
- Residential
- Retail
- Infrastructure and public sector
- Data centres
- Offices

SERVICES WE EMPLOY

- Cost management
- Project management
- Building surveying
- Strategic asset management
- Planning
- Safety compliance

OPERATION AREAS

- Europe
- Middle East
- India
- New Zealand





Solving latent defect challenges for our clients

We have identified a growing need for rectification of latent defects in buildings and have established a strategic alliance to satisfy this client need, The Building Forensic Partnership.

With 30 years in the construction industry we can attribute the increase in construction related defects due to the following factors:

- The boom years of 2003 to 2007 in construction
- Certain contractors taking advantage of partnering procurement (i.e. Procure 21)
- The increased complexity of the service installations
- Lack of client knowledge
- Failure to appoint appropriate consultants during the design and construction stages of projects

While there has been a drive for zero defects at handover, there has been little monitoring or focus on latent defects. Typical issues we encounter are defects in M&E installations, problems with district heating, overheating in corridors and fire stopping.

The Building Forensic Partnership has been established to resolve the defects and maximise the recovery of costs on behalf of the client.



Services and benefits to the client

Resolving defects in buildings can be a 'Cinderella role' in organisations, often passed to a technical officer who has other roles to deal with.

There is a tendency to avoid looking to recover costs from the original contracted party who may be responsible for the defect with a typical response being that it is only, say, £5,000 of work and it is easier to keep the residents/tenants/internal client happy by dealing directly. Also, the original contract documentation is often not readily available.

Using the combined experience of the team, we have developed a process for managing the rectification from the initial notification of a defect to resolving it and recovery of costs:

- Survey the property to correctly identify the defect(s)
- Review the original contract documentation
- Provide a report of our findings
- Receive further instruction from the client
- Review and investigate notifying parties

- Provide solutions
- Monitor rectification works
- Issue documentation, certificates, warranties and operational manuals

This process includes engaging with the following to maximise the recovery of costs:

- Any warranty providers
- Designers / consultants (directly contracted and via collateral warrantees)
- Contractors and sub contractors
- Insurers





The Building Forensic Partnership

The Building Forensic Partnership creates the following benefits for clients:

- The defect is rectified
- A higher proportion of costs are recovered
- Escalation of costs are avoided
- Stakeholder satisfaction is increased and complaints are reduced
- Internal management time reduced
- More efficient resolution
- The information is collated in a manner which provides maximum likelihood of recovery of costs
- Innovative solutions provided where there is no ability to recover costs from third parties minimising rectification costs

Long term benefits include:

- Access to the Building Forensic Partnership's knowledge bank providing best practice advice and identification of trends to head off potential similar defects before they arise (same defect, different building / different defect, same building)
- Reduced reactive maintenance requirements

About Us

The strategic alliance consists of:

John Rowan and Partners

Providing building surveying, project management, cost management, CDM-coordination, planning advice, sustainability advice and strategic asset management advice

Winckworth Sherwood

Providing contract advice on liability, recovery options and litigation

In addition we have teams of specialist experts to include:

- Material testing
- Product testing
- Insurance advisers
- Acoustic consultants
- Cladding specialists
- M&E consultants
- Contractor, if required, to rectify the defect

We also facilitate workshops with client development and property maintenance teams to promote collaborative working, reduce unnecessary maintenance costs and improve resident satisfaction.





Major NHS Foundation Trust

John Rowan and Partners were appointed to review all contract and associated documentation relating to the construction of a NHS Foundation Trusts Medium Secure Unit, which had been identified as suffering from a number of potential latent defects.

Extensive site surveys were undertaken, culminating in the production of a comprehensive defects schedule. We identified over one thousand items that did not comply with prevailing statutory requirements at the time of the unit being built.

Negotiations with the original developer resulted in their agreement to return to site and rectify all identified defects at their cost.

We worked alongside the contractor and our client to remedy all identified defects under strict timescales in an enhanced CRB environment.

"I would just like to thanks (and congratulate) John Rowan and Partners for an incredibly successful works programme.

The project was political, particularly complex, and not without severe risk. The instruction comprised of comprehensive building surveys, leading up to formation of specification to tender. Full time on-site attendance was required, acting as joint independent certifier roles, over a 16 week period within an Enhanced CRB, Medium Secure Unit environment. The assignment of monitoring, administering, and signing off of over 2000 items of scope within this period was extremely intensive. However, against all odds, the John Rowan and Partners team succeeded in delivering the scheme on-time.

I am extremely grateful for their dedication on this project. I can safely say that this project would never have delivered on-time without their assistance."

*Project Manager
NHS Foundation Trust*

CLIENT:	SAVING:
Major NHS Foundation Trust	£3m



SERVICES PROVIDED	
• Contract advice	• Public health advice
• Building pathology	• Project management
• Building forensics	• Independent certification
• Health and safety advice	





Major London Registered Provider

We were instructed by our client to investigate reports of ridge and hip tiles being dislodged from the roof of their development during periods of high wind.

We were instructed by our client to investigate reports of ridge and hip tiles being dislodged from the roof of their development during periods of high wind. Our client had previously approached the National House Building Council (NHBC) directly under their 10 year warranty however, their claim was classified as storm damage and rejected resulting in our client undertaking repairs to the roof at their own expense.

An inspection from a mobile working platform was completed and samples of the mortar used to bed ridge and hip tiles were collected. These samples were sent to an independent testing company for analysis, the results identified that five of six samples taken were not fit for purpose.

The independent testing results were forwarded to the NHBC persuading them to re-visit site and conduct further investigations. The NHBC concurred with our findings, agreed to accept the claim and procure the required works subject to the receipt of a £54k excess as per the policy held by our client.

Collaborative working with our client and law firm Winckworth Sherwood resulted in the evidence being presented to the original developer, they subsequently agreed to cover the £54k excess cost incurred. Contractor estimates indicated that had our client undertaken replacement of all ridge and hip tiles following the initial rejection of their claim their costs would have exceeded £150k.

We undertook a full watching brief whilst the NHBC appointed contractor was on site including collecting and testing further mortar samples to ensure the materials used were to a suitable standard.

In this case laboratory testing was used to obtain conclusive evidence that could not be refuted by the NHBC or the original contractor.

CLIENT:	SAVING:
Registered Provider	£150k+



SERVICES PROVIDED	
• Contract advice	• Independent certification
• Building pathology	
• Building forensics	





Major London Registered Provider

Our client was notified by Thames Water that foul waste flowing within surface water drainage systems had been tracked back to their development. The notification included the threat of a financial penalty to our client for contamination.

Our initial survey identified that W.C's added to the development during a 2005 refurbishment were the source of contamination, this was confirmed by a specialist drainage survey.

The refurbishment contractor was initially unwilling to return and rectify the drainage issues. Working with law firm Winckworth Sherwood we prepared the necessary evidence to persuade the contractor that they were responsible for the drainage defects and that they were bound under the terms of the original contract to carry out rectification works.

We undertook a full watching brief over the contractor's design proposal for the new drainage solution and the execution of works on site.

Our methodical accumulation of evidence (including copies of the original contract and employers requirements) and collaboration with Winckworth Sherwood achieved a positive result for our client. Had our client undertaken the works themselves a cost of approximately £65k would have been incurred. Failing to rectify the contamination issue could have resulted in a further £25k fine from Thames Water.

CLIENT:	SAVING:
Registered Provider	£75k+




SERVICES PROVIDED	
• Contract advice	• Public health advice
• Building pathology	• Project management
• Building forensics	



Solving property and construction challenges worldwide

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