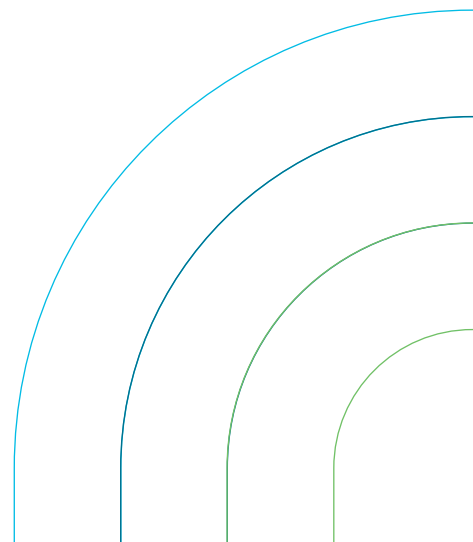





Working in the Education sector

John Rowan and Partners

www.jrp.co.uk



ABOUT US

 *To be a happy, thriving business, world class at valuing and engaging people in a fun and energetic environment, delivering the highest standards for our clients.*

Our Core Purpose



We are an award-winning, multi-disciplinary property and construction consultancy

Founded in Ealing in 1982, John Rowan and Partners is an award-winning, multi-disciplinary property and construction consultancy, delivering projects worldwide. We have enjoyed excellent growth in the retail, leisure and residential sectors and became an LLP on 18 April 2002.

2022 marked a special milestone for us – celebrating our 40th birthday! The fact that we’ve grown year on year and are still in business four decades after setting up the company, is a great testament to the fact that we’re continuing to deliver what our customers need, responding to sector requirements, spotted trends and opportunities, and building great relationships that help us win repeat work. Here’s to the next 40 years!

Also in 2022, we became a wholly owned subsidiary company of Bellrock Group Property & Facilities Management Limited, a leading provider of specialist risk-focused workplace & property management solutions in the UK.

In our annual survey our clients said:



We are “people thinking about people”

John Rowan and Partners is a people business, we live our values every day, and we are “people thinking about people”. Our goal is to ensure that our people are supported, trained, engaged and rewarded so that they love working for us and the clients with whom we choose to work. We have a low staff turnover due to our high levels of training and our desire to retain the knowledge, skills and experience that have proved so successful over the past 40 years.

Our expertise from working across sectors and delivering a range of services means we can draw on a variety of experiences from our professionally qualified and experienced people from different disciplines.

Company Facts

	40+ Years in business		£12m+ Turnover
	100+ Strong team		9 Core services

Our Values

Having fun working hard,
working hard at having fun

We innovate

We take pride

We care about people

Be all you can

We are Family

OUR SECTORS

Public Sector

We've delivered over £1bn of public sector contracts in dozens of disciplines from project management to strategic asset management advice.

Our clients have commissioned us continually for a range of projects over years or even decades including **London Borough of Hounslow, London Borough of Newham, London Borough of Redbridge, Camden Council** and **Lambeth Council**.

Our work for the **NHS** has ranged from fire risk assessments to estimating services, procurement advice, tender analysis and reporting, post contract cost management and control.

Residential

We have specialist teams: existing and new build residential, each with expert joint venture advisers, project managers/employer's agents, quantity surveyors, compliance experts, quality inspectors and building surveyors.

More than just consultants who deliver construction projects, we are experts in 'place making'. For us it is not just about buildings or units, but about delivering successful communities and homes that will stand the test of time. We believe the legacy of projects we have delivered over the past four decades are testament to this.

We've worked continually with some clients for over a decade, in testament to the quality of our service including, **A2Dominion Group** (over 25 years), **Sovereign Network Group**, **One Housing** and **Notting Hill Genesis** (all over 15 years). Other key clients include **Catalyst Housing**, **Emerald (Ealing) LLP**, **Green Man Lane LLP**, **Guinness Partnership**, **Hill Partnerships**, **L&Q**, **London Borough of Brent**, **London Borough of Ealing**, **London Borough of Harrow**, **London Borough of Hillingdon**, **London Borough of Newham**, **New Ladderswood LLP**, **Real Group**, **Sherrygreen Homes**, **Southern Housing Group** and **Vistry Partnership**.

Hospitality

We have delivered projects for many of the leading hotel owners and operators including **Henderson Park**, **EQ Group**, **Westmont Hospitality**, **GLH Hotels**, **Rocco Forte Hotels**, **Realstar Group**, **Apollo Capital Partners**, and the **State Reserve Fund for Oman**.

In addition, we have worked with many of the leading brands including **InterContinental**, **Holiday Inn**, **Holiday Inn Express**, **Crowne Plaza**, **Hilton**, **Double Tree by Hilton**, **Hampton by Hilton**, **Marriot**, **Autograph by Marriott**, **Fairmont**, **Hyatt**, **Four Seasons** and **The Savoy**. This experience and engagement, with leading global hospitality teams, has enabled John Rowan and Partners to build an exceptional team, that have the knowledge, drive and enthusiasm to add value to your project.



Team Leaders

Managing Director



Mash Halai, Managing Director

mhalai@jrp.co.uk

Appointed as managing director in April 2023, Mash leads the business and drives our people focussed legacy of growing talent, providing exceptional service and commitment to long-term collaboration with key partners.

Public Sector



Sean Tobin, Executive Director

stobin@jrp.co.uk

Sean has worked at John Rowan and Partners since 1998. He is the partner in charge of our specialist public sector regeneration team, who work exclusively for local authorities and registered providers.



Ken Morgan, Executive Director

kmorgan@jrp.co.uk

Ken joined John Rowan and Partners in 1998. He has a high profile in the industry as a Fellow of RICS, a board member of the Chartered Institute of Housing (CIH) and of Croydon Churches Housing Association.

Residential Development and Regeneration



Robert Russell, Executive Director

rrussell@jrp.co.uk

Robert has worked for John Rowan and Partners since 1997, joining as lead Quantity Surveyor on multiple retail outlet programmes. He is currently a lead member of the Residential Development and Regeneration team.



Paul O'Connor, Director

poconnor@jrp.co.uk

Paul has been with the company for over 20 years. He is a key player in leading and managing schemes with our registered provider and local authority clients – with a focus on joint ventures and large-scale projects.

John Rowan and Partners is a people business, we live our values every day.
We are "people thinking about people".

Hospitality



Paul Sherwood, Executive Director

psherwood@jrp.co.uk

Paul joined in 1999 and has excellent experience across sectors specialising in hospitality. He understands demanding client requirements, and the commercial pressures they face, with first hand experience working seconded to InterContinental Hotels Group.



Andrew Nycyk, Executive Director

anycyk@jrp.co.uk

Andrew is a highly experienced commercial, projects and business leader with a desire for best practice, innovation and development of individuals. He has over 30 years' experience of complex international projects including senior secondment positions to multinational corporations working within the property, hospitality, retail and data centre sectors.

Safety Compliance



Dan Bryan, Associate Director & Head of Safety Compliance

dbryan@jrp.co.uk

Daniel has almost 20 years' experience in asbestos management related roles across a wide range of sectors. He is head of our safety compliance team overseeing our CDM, principal designer and asbestos management services.

Building Surveying



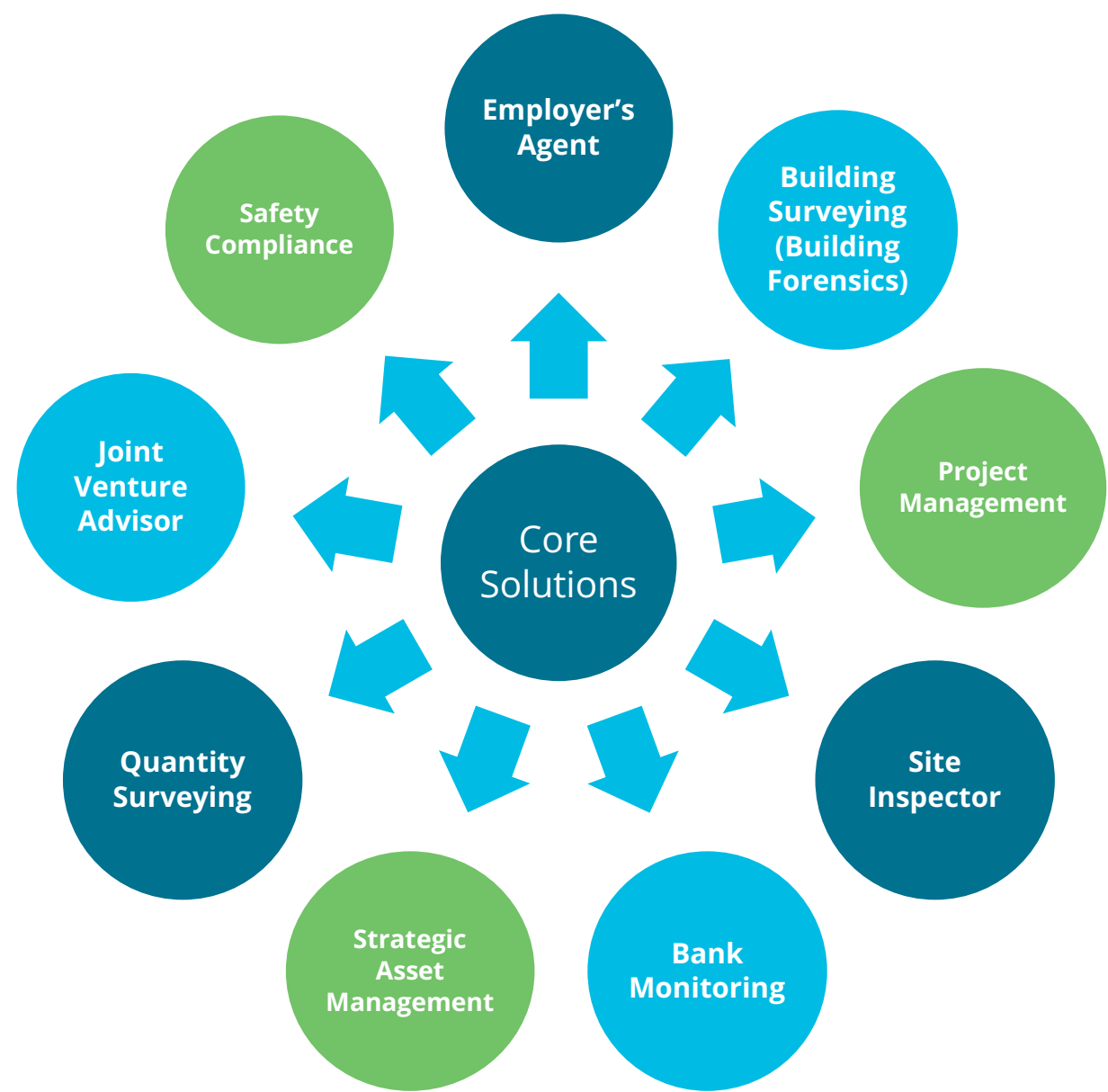
Calum Pearce, Director & Head of Building Surveying

cpearce@jrp.co.uk

Calum joined the company in 2012 on an internship as a graduate building surveyor/project manager. Since this time, Calum has progressed to senior building surveyor and is now a director and the head of building surveying, gaining MRICS status in 2015.

■ ■ ■ Our Core Services

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 Group Companies



- Specialist risk focused workplace & property management
- Software services
- Technical and real estate services
- Workplace & compliance services
- Maintenance and engineering services



- Unique, mobile enabled, fully integrated property, project and asset management software solution with CAFM capability
- Modules include project management, property and estate management, asset verification, analytics and intelligent workplace



- Specialist surveys
- Building and asset consultancy
- Fire consultancy
- Health and safety
- Legionella management
- Space management
- Carbon net zero



- Independent engineering
- Property & energy consultancy
- Estatecode property appraisals
- M&E building services
- Fire compartmentation surveys
- Engineering infrastructure



- LZC technology feasibility studies
- Project design & commissioning advisory services
- Heat network optimisation services
- Energy auditing and management



- Inspection of concrete structures
- Testing and investigating said structures
- Building surveying and reporting
- Concrete testing and investigation works to windows and roofs
- Concrete condition surveys

> Education Services

Our services range from feasibility studies to the delivery of new build schools.

At **ACS Cobham International School** we were appointed as quantity surveyors on a proposed extension to the school admin offices, creating a new reception and headmaster's office. After initial surveys, we had a number of concerns that original designs were fundamentally flawed and would deliver a poor quality reception space. We also suspected the original budget was insufficient. Our value engineering resulted in cost savings that bought the project within the client's budget.

We monitored the construction of **Middle Row Primary School**, which offers over 200 places for pupils aged 3-11. Alexandra Primary School - in the London Borough of Haringey caters for over 200 children. We helped with construction of a new nursery, entrance, offices and remodel/refurbish of teaching spaces.

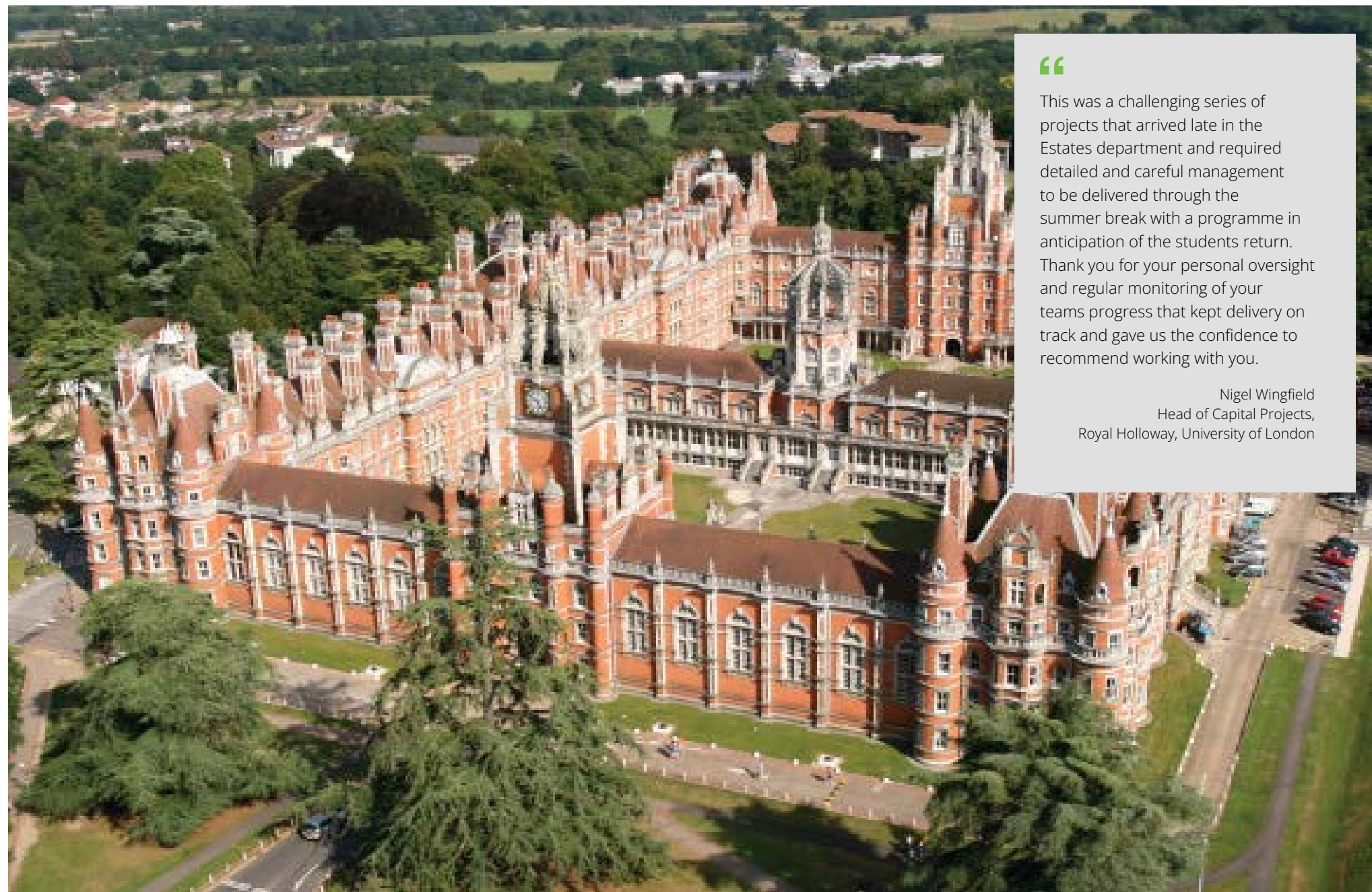
For **Southern Road Primary School**, we conducted stock condition surveys to devise five and 30 year cost plans for maintenance and renewal, helping the school budget and ensure the building was suitable and safe for pupils to use.

We are currently appointed by our client, who have a chain of independent private schools and require an extension to the existing administration block and senior management staff's offices, to form a new more accessible and attractive main reception for school visitors.

Multi-skilled in public and private sectors

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, project management, building surveying, quality inspector/clerk of works, health and safety advice, contract and procurement 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.

A selection of our clients >



“

This was a challenging series of projects that arrived late in the Estates department and required detailed and careful management to be delivered through the summer break with a programme in anticipation of the students return. Thank you for your personal oversight and regular monitoring of your teams progress that kept delivery on track and gave us the confidence to recommend working with you.

Nigel Wingfield
Head of Capital Projects,
Royal Holloway, University of London



> Educational Multi-service Delivery



“

Thank you. I think Lots 1 & 2 worked very well and everybody has been impressed by the coordination and communication with on-site colleagues and the quality of the finished product.

Gillian Almond
Head of Commercial Services
Royal Holloway, University of London

Royal Holloway, University of London



Founded in 1886, Royal Holloway is one of the UK's leading research-intensive universities and is ranked within the top 200 Universities in the world. We were appointed to undertake refurbishment of various student accommodation including bedrooms, kitchens, bathrooms, communal areas and considerable mechanical and electrical (M&E) plant replacement.

All works were due to be completed over the Summer holiday period and therefore, timescales were tight and programme key to success. Furthermore, all work was to be completed on an occupied campus so it was vital to consider the various Summer schools which were being run during this time. The works were phased to allow maximum access to accommodation during construction.

We understand the requirements of Higher Education (HE) environments and the challenges of working in multiple stakeholder and occupied campus environments so we were able to add value in communication of the project restrictions, requirements and aspirations to the wider team which included security, public relations, information technology and traffic management.

We delivered on time, to budget and on programme as well as provided quality installations which require less maintenance going forward; Installation of pre-fabricated shower pods reduced installation time and provided excellent value for money based on the life-cycle of the installation. M&E installations, such as boilers and lighting, were carefully considered to allow for a more standardised approach to specification across the student accommodation and correct parts being readily available saving time and money with the ability to hold efficient spares on-site.

Client

Royal Holloway University

Sector

Education

Services

Project management
Cost management
Building surveying
Asset Management

Project value

£4m



Uphall Primary School

We are providing multi-disciplinary consultancy services for Uphall primary school, delivering a new dining hall and kitchen, along with the refurbishment of the reception and administration block.

The exciting proposal includes a new dining hall and kitchen with the secondary function of indoor sports at Uphall Primary school, located in the London Borough of Redbridge.

The proposal will significantly improve on the dining facilities for the existing capacity of the school and recommends building a new hall and kitchen for hot meals, utilising the existing ground floor hall for packed lunches, and developing a suitable administration area for the heads office, interview room and medical facilities.

We were involved with establishing the risks associated with previous design options by the client. This included the interface with the existing school, operational difficulties during construction and fire management risks during and after construction.

Our revised solution and proposal saves 10% on the project budget and releases ample space for the school for academic purposes.



Client
London Borough of Redbridge

Sector
Education

Services
Project management
Cost management
Clerk of works
Health and safety

Project value
£2m



Wanstead Leisure Centre and High School

We are providing multi-disciplinary consultancy services for Wanstead Leisure Centre and High School. Delivering a new build swimming pool, a new build 3-storey school block and refurbishment on the leisure centre.

Our specialist and skilled education team understand the requirements of the primary school sector and the challenges of working with multiple stakeholders and an occupied premises.

We have added value to the project through regular and detailed communication of the project restrictions, requirements and aspirations to the wider team, which included, but is not limited to, the leisure centre, segregation of works and school operation, public consultation & relations and traffic management.

Our relationship has continued and we are working with the London Borough of Redbridge on 2 other schemes



Client
London Borough of Redbridge

Sector
Education

Services
Project management
Cost management
Clerk of works
Health and safety

Project value
£2m

St Charles Nursery Hospital School

We were appointed in July 2023 to provide professional construction consultancy services on the decant of St Charles Nursery Hospital School from their existing location due to their occupation agreement expiring in July 2023.

Although relocation was confirmed as the preferred option, the spaces were unsuitable for use and required urgent refurbishment works prior to the new term commencing in September 2023.

The works included the full conversion and refurbishment of the main infant toilets to adult cubicles with wash-hand basins, full decoration and new flooring, installation of new statutory signage, full service and adaptation to the heating system to ensure full working order, new reception desk to the entrance lobby with connection to the access control system at the front gates, to include a video intercom and new fencing to ensure the provision is secure as well as a new nursery play area and remodelling the existing nursery into a hospital school.

The project timescales were extremely short, and the works were complex, dealing with multiple stakeholders, all needing to agree. Our approach was to be proactive, implementing the necessary systems and procedures early, embedding ourselves within the project team to ensure efficiency and that the appointed contractor was fully supported. We worked collaboratively to achieve stakeholder satisfaction and successful delivery on time and within budget.



Client
City of Westminster

Sector
Education

Services
Project management
Quantity surveying

Project value
£200k

Wellington College

We are providing cost management services and strategic asset management support for a major landmark new build project at Wellington College. The college, founded in 1853, is one of the world's top co-educational day and boarding schools, set in 400 acres of beautiful parkland in Berkshire. It is home to approximately 1,057 pupils, with around 85% of pupils choosing to board. The College became co-educational in 2006.

We are part of a multi disciplinary team and have been working very closely with stakeholders to provide cost management service for a major project worth £13m involving 2 separate staff and student accommodation, boarding houses incorporating teaching room, boarding centres, catering facilities and outdoor squad facilities to enhance and expand the service to local and internal students. The proposed building also has energy centre and embracing sustainability and energy saving measures.

Our cost management team has been involved in various option appraisals, feasibility estimates, risk management workshops, procurement strategy discussion and other cost management services and have made a substantial difference to the project. We are also involved in establishing and developing the asset management strategy to ensure that Wellington College overseas partners achieve efficient use of the asset investment both at strategic as well as operational level.



Client
Wellington College

Sector
Education

Services
Cost management
Strategic Asset Management

Project value
£13m



Orchard Lisle

We worked closely with Guy’s and St Thomas’Charity on Orchard Lisle, a £4.4 million student accommodation refurbishment on the Guy’s Hospital site at London Bridge. We provided quantity surveying, project management and health and safety advice over the year-long project.

The project involved working on two-to-five room flats for 210 students, plus communal areas. We also undertook structural works to provide additional study areas and provided £200k of landscaping to transform the courtyard area. Our team managed multiple stakeholders, working closely with them to ensure their needs and requirements were understood and met.



Client	Guys' and St Thomas' charity
Sector	Education Offices
Services	Project management Cost management Health and safety
Project value	£ 39m



St John's Primary School, Ealing

St John's Primary, which was built in the 1970s was replaced with a larger three-form entry school. Part of an exciting regeneration scheme in Ealing, West London.


The regeneration includes a rebuild of St John's Primary to create a bright, modern centre of learning with classrooms fit for the 21st century.

The school now has places for 630 pupils, plus a 100-place nursery and provision for 25 pupils from across the borough in its Additional Resource Provision for Special Educational Needs. There will also be a rooftop play area as part of the three-storey development.

There are also a number of sustainable features incorporated in our plans, including natural ventilation and solar shading.

Located adjacent to the previous facility, the school was able to remain fully open throughout the transition phase.



	
Client	A2Dominion Group
Sector	Education
Services	Project management Cost management Health and safety Clerk of works Party wall surveyor
Project value	N/A



ACS International Schools

ACS International Schools educate over 3,700 students, aged 2 to 18, day and boarding, from more than 100 countries. They have 3 schools in the UK and 1 in Qatar. The 4 school campuses in Cobham, Egham, Hillingdon and Doha have a small property team, with facilities managers at each site responsible for smaller projects.

We have been working with ACS Internationals Schools since 2013, providing many services, from quantity surveyors on a proposed extension to the school admin offices and creating a new reception and headmaster's office at their Cobham school, to being appointed to deliver a full building surveyor led team for construction and pre-planning, both at Cobham and Hillingdon.

ACS Cobham

At the Cobham school, planning approval had been obtained by the school for an historic extension scheme and a budget had been set. After initial surveys, we had several concerns that original designs were fundamentally flawed and would deliver a poor-quality reception space and the original budget was insufficient.

We undertook an exercise in value engineering in terms of both design alternatives and material cost savings which we presented to the client. We identified potential savings to bring the project cost within the client's budget. Completing the works as per the original budget would have required an unacceptable compromise on quality and would make the project nonfeasible for the client.

ACS Hillingdon

A new sport and changing facility was required to provide a focal point at their Iver Heath sports ground, part the Hillingdon campus. The in-house project team had obtained an all-in quotation from a specialist provider, however this far exceeded the project budget.

The project needed to be split into packages and managed accordingly to achieve better value for money. Energy supply was tricky, there was no mains gas supply to the site and the electrical supply was undersized to take the new buildings load. Without mains gas, the building would not have met energy requirements of the building regulations solely powered by electricity. Solar panels and ground and air source heat pumps were considered before air source heat pumps were selected to provide space heating to the new changing facility.

We split the project into two distinct parts, firstly – the supply and installation of a new modular building to provide a new changing facility, secondly - for a programme of enabling works. Splitting the project into two parts enabled the work to be competitively tendered to suitable suppliers and contractors, most of whom were from our own supply chain. We also arranged a new larger electricity supply through the statutory provider and liaised with the modular building provider to find a sustainable source of space heating.



Client
ACS International Schools
Sector
Education
Services
Project management
Cost management
Building surveying
Health and safety
Planning
Project value
N/A



SOLVING PROPERTY AND CONSTRUCTION CHALLENGES WORLDWIDE

CONTACT US

Head office
Craven House
40 Uxbridge Road
Ealing
London W5 2BS



CONSTRUCTION
YOUTH TRUST

INVESTORS IN PEOPLE
We invest in people Silver



+44 (0)20 8567 6995

jrp@jrp.co.uk

www.jrp.co.uk

