

Beacon Barracks



TOTAL COST £52.7M
COMPLETED 2015
DURATION 1Y10M

RESPONSIBLE BUSINESS



Responsible business

Business unit

LOVELL

Sectors

- Community, Defence, Residential

Client

- Defence Infrastructure Organisation (DIO)

Stage

- Complete

Capabilities

- Responsible Business, Improving the Environment,

People



A collaborative approach was essential as we recognised the importance of working with the community to ensure minimum disruption and maximum communication about the development, whilst also ensuring that service families had no problems or issues moving into their new homes. It was always understood that this was not simply about building houses but was also about creating homes – ensuring that the returning troops were able to move into homes, which were comfortable and built to a high standard, without disruption at what was potentially a difficult time for them. To ensure that this happened smoothly, a Community Liaison Officer was appointed and was always available to help families throughout the process. Adding value in this way, as well as in the quality of finished product, was recognised as being essential to this project.

Planet



We utilised our experience of delivering Code for Sustainable Homes (CfSH) compliant properties to find the most cost-effective way to achieve the required CfSH Level 4 and remove the need for Photo Voltaics. We were able to increase the number of points achieved through a 'fabric first' approach, increasing the insulation vales (U-values) of the wall construction with the utilisation of a timber frame solution. We also utilised permeable paving blocks to home-zone roads and household driveways, included large scale storm water attenuation to prevent estate flooding, installed insulated beam and block flooring and installed 'shower-save' technology and energy efficient light fittings.

Challenges

The development of the MOD Stafford SFA was a huge logistical task that was made even more challenging by the fact that the project was time critical. The homes were built to accommodate troops from 16 Signal Regiment and 1 Armoured Division Signal Regiment, who were relocating from Germany. There was no margin for error. The team had to ensure that Beacon Barracks was ready to become the new home of the two Signal regiments. The troops were due to return in phases and there were fixed dates for Sectional handover. Equally importantly, the houses had to be finished to the right quality. The houses were built to be 'Lifetime Homes' and 'JSP scale' compliant, achieve 'Code for Sustainable Homes Level 4 (CfSH)' as well as 'Secured by Design'.

Working together with our Supply Chain, Enhancing Communities, Partnership Housing, Sustainability, People, Planet

Location

- Stafford

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A key issue in the delivery of this project was the health and safety of all on site. From day one we employed a dedicated on-site Health & Safety Manager. Due to the large volume of deliveries, traffic movements and plant movements (with up to 15 tele handlers on site at any one time), we also deployed dedicated resource to address spoil and debris on the roads whilst ensuring that pedestrian walkways were constantly reviewed, maintained and adapted to suit the works as they proceeded. A team of personnel and machinery, headed up by an appointed Traffic Manager, was available at all times to solely address these issues and make certain that safe access around the site was preserved.

PAVES

As part of this dedicated approach to health and safety the Lovell PAVES system was developed, building on and refining existing policy. The system was crucial to the safe and effective delivery of the project due to its demanding scale and intensity. PAVES stands for 'pedestrians and vehicles effectively segregated'. It is a traffic management system that helps mitigate the risk of moving vehicles and plant on our sites. The system helps ensure effective segregation of pedestrians and vehicles by providing clearly defined entrances and exits, walkways and crossing points.

Testimonials

"It is brilliant to move in to a brand new build. Everything is so clean and well designed. The layout of our home is great and although there are very few people to have moved in yet, when the estate fills up I'm sure there will be a tremendous feeling of community here. It is a lovely environment in which to bring up our new daughter Primrose, so we are really happy with it."

Lance Corporal Richard Neely 16 Signal Regiment

"Lovell has brought experience and expertise to the delivery team, provided effective Community Liaison for the returning families and surrounding area, whilst working cooperatively at all time with DIO, forging an open and mutually supportive relationship"

Stuart Gallacher, Principal Project Manager Lovell Partnerships
