

Social / Affordable Housing

The Vinden Partnership provides consultant services from the initiation of a project through the procurement process right up to client handover. Everything to do with the management of a project whether new build, or upgrading existing stock to decent home standards.

Project Management / Employer's Agent / Quantity Surveying / Commercial Assistance

Project Management - In this role we programme, co-ordinate, direct and control the activities of the project team and contractors appointed on your behalf, to ensure that your specific project criteria are achieved.

Design and Build - A substantial number of construction projects are now procured via a 'design and build' arrangement. Under this process, the appointed contractor accepts responsibility for design, specification and construction. We can manage this process on your behalf, acting as Employer's Agent from initial identification of your needs through to the final commissioning and hand-over of your completed project.

Quantity Surveying/Cost Consultant - Accurate cost information is vital to the success of any construction project. We will advise you on costs relating to alternative design and specification solutions as your scheme evolves. This process will begin with the very first sketch designs and conclude with the final issue of construction drawings. Maintaining financial control of your projects should be high on your list of priorities.

We will ensure that proper control procedures are implemented from the outset. We will prepare valuations of work done for the purpose of making interim payments, issue regular financial statements which predict final construction costs and conclude with the agreement of the contractor's final account.

Commercial Assistance - The Vinden Partnership appreciates that the new work associated with stock transfers can place considerable pressure on a contractor's and employer's in-house resources. We are able to provide staff to supplement in-house staff to both employers and contractors alike, providing assistance with items such as project cost control, valuation and final account works and cost monitoring for both internal and external reporting purposes. Alternatively we can provide full commercial service on a project or company basis.

CDM Co-ordinator

Having considerable experience acting as CDM Co-ordinator, we can help you comply with your obligations under the Construction (Design and Management) Regulations 2007 and manage Health and Safety issues on your behalf.

Party Wall Surveying

The Vinden Partnership has extensive experience acting as Party Wall Surveyor for both building owners / developers and adjoining owners. We can assist you if Party Wall Surveying services are required in accordance with The Party Wall etc Act 1996. It is important to establish whether or not the Act applies so that the development procedure is not frustrated.

Quality Control / Clerk Of Works

Quality control on a project can not only assist with the aesthetics but also ensure that works are carried out correctly, reducing the need for making good of defects which become apparent, reducing the number of latent defects that occur and saving expenditure on maintenance at a later date. The Vinden Partnership has in-house staff that provide this service.



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Feasibility Studies

However works are procured, whether new build or refurbishment, it is important to consider options prior to the works commencing. Thorough consideration of a project's demands in the initial stages will lead to a smoother project delivery experience. It is easy to launch into works without proper investigation having been done. Feasibility studies assist an Employer in creating options and choice where none were originally foreseen.

Sustainability Services

The Vinden Partnership has a dedicated team that specialises in sustainability services – these include SAPs and EPCs, Code for Sustainable Homes, EcoHomes, Housing Quality Indicators and Building for Life Audits. We also carry out Daylighting Calculations, Predictive Assessments and full Design Assessments, depending on what you require. Established for over 15 years, we have a wide knowledge of the requirements of the Homes and Communities Agency and also the awarding bodies such as BRE and Elmhurst Energy. We can have as little or as much involvement in a scheme as you require and will advise on grants and specialist service providers to suit your sustainability needs. Whether you are a registered social landlord, Housing Association or developer, we have the capacity to work with you to generate the desired results.

Standard Procedures / Design Brief Drafting and Reviews

The Vinden Partnership has worked with in excess of fifty Housing Association/RSLs and we have a vast wealth of knowledge of both working procedures and works specifications used in affordable social housing. We can update or produce new standard operatives manuals for client's organisations.

Stock Condition Surveys

Many Housing Associations/ RSLs may own a substantial amount of housing stock which will require continuous monitoring to agree a planned maintenance programme, or to upgrade to decent home standards. The Vinden Partnership has experienced building and quantity surveyors who can assist in managing this onerous responsibility better.



For further information:

If you require further information on any of our services, or if you wish to discuss your requirements with us, please do not hesitate to contact us:

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