



case study

Barnwood Court, Gloucester

Capita Life & Pensions

Result:

The client successfully relocated in excess of 600 staff from these premises to an alternative site as part of a phased transition plan, undertaking dilapidations works as sections of the building became vacant. Set Square achieved savings of approximately £200k over budget, and avoided loss of rent claims by undertaking the dilapidations works within the term.

Project:

Barnwood Court comprises approximately 55,000ft² of self-contained open plan office space let on a floor by floor basis with break clauses at intervals occurring in 2007/08. As part of a Business Transformation Programme, Set Square undertook to manage the dilapidations works as parts of the building were moved to new premises.

Works included the removal of partitions, repair of ceilings, replacement of floor finishes and redecoration. External works comprises the repair of external fabric, relaying of car park surfaces and redecoration.

The demobilisation of the IT Comms services required a planned approach in order to maintain essential services before being stripped out and made good.

Solution:

Close collaboration with the in-house Transition Board was required to ensure the dilapidations works were completed in accordance with the Programme. An effective working relationship with the Landlord and its advisors was also key to delivering a successful outcome.