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THE MILLBRIDGE GROUP NEWSLETTER // ISSUE 4 // JULY 2008

inbrief

KEEPING YOU INFORMED WITH THE LATEST NEWS FROM THE MILLBRIDGE GROUP

New climbing centre for Seymour Leisure Centre

Millbridge's Building Surveying Division has recently completed a feasibility study on how to create a new climbing centre within the Grade II Listed Seymour Leisure Centre on behalf of the City of Westminster.

An 'in-house' team of building surveyors, architects, quantity surveyors and engineers was assembled to investigate how the building could be adapted, taking into account the building's Listed status.

The study revealed that by breaking out sections of the reinforced concrete ground and basement floors, removing asbestos

and diverting mechanical and electrical services, an under utilised ground floor squash court could be linked to a disused part of the basement plant room and sub-basement void to create a 13 metre high space, which could then be fitted out with 6 separate climbing facilities. The circa £1m project is awaiting final approval from the Council before an application for Listed Building Consent can be submitted and the detailed design can progress.



Picture perfect evening

The Espaco d'Arte Silva Guerreiro in Almancil, Portugal was the setting for this year's Hanbury cocktail party. Guests enjoyed watching the stilt walkers and fire eaters, as well as sampling the mouth-watering canapés, all within the contemporary surroundings of the art gallery.

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Millbridge is pleased to announce the acquisition of the London based QS practice, LG Consult.

LG Consult bring a wealth of experience and an enviable blue chip client base with specialisms such as insurance valuation and settlements and dispute resolution, together with a full range of pre and post contract cost management services – going forward with these extra skills will support, strengthen and enhance the Millbridge brand.

Mike Nicholson, Millbridge Chairman said "Having worked with LG Consult over a number of years, we see this as an excellent addition to the current services we provide. This supplements our project management and building surveying teams to give our clients a fuller and more comprehensive service to their projects".



■ Peralta Beach Boutique Hotel, Portugal

Expansion across Europe...

Millbridge is continuing to expand overseas by opening new offices in Frankfurt and Lisbon. With this international expansion, we can offer a wealth of experience of new and established project management working procedures including mixed-use town centre developments, complex leisure schemes, restaurants and bars, retail units as well as large golf course residential developments and luxury hotels. We are currently working on schemes for international names such as E3 Group of Companies, Kaupthing Singer & Friedlander, Premiership Developments, Disney, Louis Vuitton and the St Lucia Golf and Country Club.

Graham Clarke, Group Managing Director said "Britain leads the World in flexible client lead building procurement systems and procedures. Such flexibility and procedures are essential to combine high UK standards and occupier requirements with local industries and resources, especially in emerging and developing economies. Combining the experience of Millbridge staff, with local engineers and building professionals enables us to operate in these markets to the highest of standards".

A contribution from our client....



■ Proposed Citrus Care Home, Hayes

As part of a new initiative we are seeking contributions from our clients and in this issue we are pleased to highlight one of our clients from the healthcare sector, Citrus Group. If you wish to feature in future newsletters please contact Vicky Cumberland.

Specialist property development group, Citrus Group has taken major strides into the Care Home arena. The directors previously ran the highly successful Rose Lodge Group which had a large portfolio of investments in the residential and commercial sector, therefore in order to focus on the healthcare business and other emerging market opportunities, they formed Citrus Group.

Managing Director Anton Curtis explained their approach "The company concentrates on three main sectors, health, residential and commercial property development and investment. The healthcare arm, the biggest of the divisions, is primarily focused on development and investment in care homes, medical centres, doctors surgeries and private hospitals within the UK". One of the first major acquisitions, was the £95 million purchase of 15 care homes located in the north of England. The homes, purchased from Southern Cross Healthcare Group, who operate over 36,000 beds nationwide, allows for future acquisitions from Southern Cross to enable Citrus Group to add a further 2,000 beds to the portfolio over the next three years.

This year Citrus has acquired a number of new sites across the UK, with planning consents in place, or progressing and several developments are underway. Typically Citrus are looking to build 60-90 bed care homes on sites of between 1-2.5 acres.

As retained Construction Advisers, Millbridge has been assisting Citrus on development appraisals and rationalising their forward programme, to include professional appointments, procurement and cost planning. Millbridge are also assisting Citrus on a 17,000 sq ft healthcare centre in West London, which is in advanced negotiations with a primary healthcare trust.

Citrus are actively seeking joint ventures with care operators with a portfolio of premises offering over 1,000 beds who are looking to further expand operations as well as opportunities with developers who require a care home as part of a broader scheme.

Should you have a business opportunity for Citrus, please contact Philip Bray – pbray@millbridgegroup.co.uk



■ Burberry, Knightsbridge

New Flagship Store for Burberry

Luxury fashion brand, Burberry, has appointed Millbridge as project manager for the refurbishment of their flagship store in Knightsbridge.

The works will be carried out over a six month phased programme, enabling the store to continue trading.

Pure luxury in Quinta do Lago



■ The Keys at Quinta do Lago

The Keys is an exclusive development of contemporary apartments, houses and large golf side villas located on three plots in the prestigious resort of Quinta do Lago in the Algarve.

Inspiration for the design is taken from the elegant modernism of Miami with a hint of Hollywood.

Materials have been sourced from around the world and the very latest in technology is being used with each home having a personalised internet site allowing the occupier to control and configure lighting, heating and cooling access and security from any computer around the world.

Hanbury, our Portuguese subsidiary, has been appointed project manager, quantity surveyor and site engineer on behalf of E3 Properties – an international property investment company. The value of the project is Euro 150 million, with completion of all three phases expected to be in 2012.

New sports centre for Evesham

Millbridge has been appointed project manager on behalf of Wychavon District Council for their new leisure centre development in Abbey Road, Evesham. The centre, which will be operated and managed by Wychavon Leisure Community Association Ltd, replaces the existing leisure centre to provide a new state-of-the-art facility designed by leisure architects, Limbrick Associates.

The centre is approximately 4500m² in size, comprising of a sports hall, climbing hall and multi-purpose space, fitness suite, spa, 25m x 5m lane swimming pool and a 13m x 7m studio pool with associated facilities, services, external works and infrastructure.

Galliford Try has been appointed main contractor for the £9.4m project which commenced on site in April 2008 with completion due in June 2009. Wychavon District Council's Project Manager Peter Head said "This is one of the biggest projects Wychavon District Council has ever carried out and will provide our residents with a first class facility"



■ Evesham Leisure Centre