

HOUSING CASE STUDIES

Rider Levett Bucknall has an extensive legacy of successfully delivering CDM support services, including Principal Designer, Principal Designer Advisor, CDM Advisor, and Health and Safety Consultant, which is based on our involvement as key consultee in the development of the Construction Design and Management regulations from their earliest development through to CDM 2015.

Our current clients include:

BoKlok: RLB has been appointed as Principal Designer on seven current development schemes across the South of England, including Airport Road, Bristol (included as below). These seven projects will deliver more than 1000 new affordable homes, which are constructed using MMC. While the design and planning element of these 'first of type' buildings has included a complex mix and CDM workshops and design reviews we have delivered on the aim of engineering out significant risks at the design stage and providing further information on the 'residual risks' that will be carried into the construction and operational phase. Our experience in managing the risks associated with MMC provides the opportunity for sharing lessons learned and the opportunities for improvement.

Brighter Places: RLB has been appointed as Principal Designer and CDM Advisor on a small-scale project that will deliver 24 high quality social housing units on a constrained site. The project will use traditional construction methods on what is a constrained site.

Rooftop Housing Association: RLB has been appointed as Principal Designer on that will deliver 272 affordable homes across two sites. As will all projects, we aim to ensure that all CDM duties are clearly understood, especially those who have the ability to influence the safety of project either through goal setting, or those who can directly affect the safety of the design.

The Guinness Partnership: RLB has been on the Guinness Partnership Framework as CDM-Advisor for over three years and has supported the successful completion of multiple projects including but not limited to the multi-phased Monk Meadow (Gloucester Quays), Manning's Farm project in the Forest of Dean, and the Vicarage Fields development of 23 elder living homes for which we were appointed as Principal Designer.


Cheltenham Borough Homes: RLB is currently supporting CBH on two schemes, one as CDM advisor for the pre-construction phase, the second as Principal Designer for the development 16 affordable homes on a brownfield site near the centre of Cheltenham.


Curo housing association: RLB has been appointed Principal Designer to their Lawrence Weston project, which will delivery 57 new high-quality affordable and shared ownership homes. This project is currently on-site, and we are supporting the monitoring of the Principal Contractor through regular Health and Safety inspections and regular attendance of design team meetings.

Sovereign Housing Association: RLB has been supporting Sovereign as PD on a wide range of projects based on the current framework.

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RLB has also provided CDM service in the form of Principal Designer, Principal Designer Advisor, CDM Advisor and Health & Safety Advisor to Bromford Homes, Bournemouth Christchurch and Poole Council affordable housing, Cottsway Housing Association, Hawkfield Homes, Bright Green Futures, Newport City Homes, Bristol City Council, and Peabody.

Project Name:	Swansea Road
Client:	Sovereign Housing Association
Project Region:	Reading
Project Value:	£1.8m
PC Date:	July 2022
Role	CDM/H&S Consultant
Project Description:	Project Photo:
<p>This small-scale development includes the demolition of existing structures and clearance of the sites ahead of construction of nine quality affordable 2 – 3 bed houses on a physically constrained site, which was bounded by the A329 and A4155 close to the centre of Reading.</p> <p>RLB were appointed as CDM Advisor, supporting the Client's team in the discharging of their duties and Principal Designer. RLB also acted as construction safety consultant during the construction phase, completing regular site Health and Safety inspections to measure and monitor the Principal Contractors arrangements.</p> <p>As previously mentioned, the project location was heavily constrained with a school, residential properties, and various commercial units bordering the site, as well as major traffic routes. RLB assisted the Client in developing the necessary strategies to identify and assess the related hazards, apply the 'general principles of prevention' and mitigate residual risks.</p>	

Project Name :	Blackwall yard
Client	Hadley Property Group
Project Region :	London
Project Value :	£100M
PC Date :	April 2025
Role	CDM Advisor
Project Description :	Project Photo :
<p>Blackwall yard is a large multimillion pound development to provide up to 1000 residential units, with retail / commercial facilities, a school and areas of public space.</p> <p>The site has remained vacant for many years to assess the environmental condition and hazards associated with the site being so close to the river Thames. The adjacent dock presents a risk throughout the constructions phase, which RLB has provided assistance in developing protective measures for the waterway and those working on the project (falls into open water, leptospirosis, spillages and contaminations, etc).</p> <p>As the Clients CDM Advisor RLB are working with the client to ensure that practical application of the ‘general principles of prevention’ and the ‘safe by design’ aspirations of the Construction (Design and Management) Regulations 2015.</p> <p>With this being such a high-profile project, sited in a prominent area of London, RLB are committed to supporting the Client through the design stage so that historical value of the location can be protected and further enhanced by this landmark development.</p> <p>RLB are also supporting the site clearance and demolition activities, which are nearing completion, including the demolition of the original buildings, isolation of all services, complex asbestos removal and the removal of waste.</p>	

Project Name :	Ilford High Road	
Client	The Guinness Partnership	
Project Region :	London	
Project Value :	£11m	
PC Date :	August 2023	
Role	CDM Client Advisor	
Project Description :	Project Photo :	
<p>Appointed as the Clients CDM Advisor RLB are supporting the development of 52 affordable homes in the form of 2 and three bed apartments in a building that falls into the category of a high-risk residential building due to its height.</p> <p>Located in Seven Kings, Ilford, and within an urban context, the site is bounded by existing commercial and residential properties and a Network Rail line and easement.</p> <p>This project benefits from our experience of managing complex interfaces and stakeholder requirements, including those imposed by Network Rail, Transport for London, and the various DNO's who interface with the plot limits, and the logistical challenges of have a no on-site laydown space.</p> <p>We are currently in the pre-construction phase of this scheme and have worked closely with the client and design team to achieve all project timelines and milestones, necessary for planning approval.</p>		

Project Name :	Airport Road, Bristol	
Client	BoKlok	
Project Region :	Bristol	
Project Value :	£28m	
PC Date :	Phased hand-over from April 2022 – April 2023	
Role	Principal Designer and CDM-Advisor	
Project Description :		Project Photo :
<p>This BoKlok scheme will deliver 173 new homes in the form of 1 and 2 bed apartments, and 2 and 3 bed houses.</p> <p>This scheme utilises MMC to allow the project to be completed at pace, ensure the delivery of a consistent product that can be easily replicated, and to reduce the embedded carbon [expected to be 1/27 when compared to traditional methods of construction]. MMC also has the potential to improve safety due to few people working on site for a shorter period of time.</p> <p>RLB were appointed as the Principal Designer during the initial design stages of the project and have continued in that role, and the role of CDM advisor throughout the construction phase.</p> <p>This a complex project that includes extensive civil and ground works necessary to address the site topography and the Brislington Brook that runs through the middle of the site.</p> <p>To support the MMC installation programme, RLB has worked closely with designers and the Principal Contractor to develop multi-layered lifting plans that allows the programme of work to continue safely.</p>		