



A Note of Cautious Optimism

Welcome to the latest edition of Chessmann Update. It has been a little over a year since the last Update, a difficult period which has been filled with uncertainty for almost all of us. We are in the midst of an economic downturn, the likes of which most of us have never experienced before, and things don't look like improving for some time yet.

Funding continues to be a major stumbling block, with development finance from traditional sources being particularly hard hit.

Despite these testing times, Chessmann has fared better than many. Our specialisation and reputation has helped to maintain a stable order book and we have been awarded commissions on some major new care developments.

We have witnessed a significant amount of private equity entering the marketplace which has replaced, in part, traditional bank funding. This stream of financing has in turn led to some ambitious development plans and provided Chessmann with several large schemes to manage.

We have maintained a core of loyal clients, many of whom we have worked with for many years. Those clients who have had the means to continue to develop have found the going good, with land and tender prices decreasing and land availability increasing.

I would like to pass on my personal thanks to our many clients who have continued to show faith and loyalty in Chessmann during these trying times. I'm sure they would agree that this faith has been rewarded with a professional service which is second to none in the sectors in which we work.

I hope you find this edition of Update of interest.

Lee Bishop
Managing Director, Chessmann

A New Concept in Care Living

February 2011 brings the opening of Hawkinge House in Kent. Hawkinge House is a brand new development from Graham Care Ltd, a long standing and much valued client of Chessmann. This is our third scheme for Graham Care and we have a further three equally impressive schemes in the pipeline.

The first phase of the development will provide accommodation for 90 residents with significant care needs in studio and one bedroom suites which can be rented or bought outright.



One of the philosophies at the heart of Graham Care is to provide relationship-centred care. At Hawkinge, as well as fostering and nurturing relationships between residents, their family and friends and the healthcare professionals who work in and visit the home, a community day centre will be used to nurture relationships between the residents and local villagers. Phase 2 of the development, comprising an additional 90 suites is likely to commence early in 2012.

Lee Bishop said "Working with Ernie and Karen Graham is a privilege. Their vision and commitment to their work is exemplary and their facilities are some of the finest you will find anywhere in the country."

A Haven of Calm and Tranquility

Chessmann have assisted Cannon Capital Partnership with the development of their new 90 bed home in Aylesbury, Bucks.

The state-of-the-art facility has six separate and well appointed living areas, each accommodating 15 residents. All bedrooms are especially large and have full en-suite w.c. and shower. There is a variety of dayrooms throughout the home, including a library, gym/rehabilitation, second-floor conservatory, activities room and private dining room (for special family dinners/ birthday celebrations) as well as lounges and dining rooms.

Cannon are at the forefront of dementia care and Avondale Care Home offers a dedicated 45 bed dementia wing. The home utilises many leading edge technologies such as heat pump, heat recovery, forced ventilation and sprinkler systems.



Robert Sharratt, Construction Director of Cannon said: "Chessmann have been employed on all our schemes to date and the experience they bring to the project is invaluable. They provide a professional service which is critical to the success of our build programme. I look forward to working with them on our pipeline of forthcoming schemes."

Welsh Provider Expands into England

Pastoral Cymru Limited have recently completed on the purchase of Brigstock Army Camp in Northamptonshire. The scheme has detailed planning permission for a 54 bed Mental Health Medium Secure Unit in eight blocks including separate patient accommodation, reception, administration, workshop and learning support buildings. Work on the 25 acre, £15m development is due to commence mid 2011.



This is our third scheme for Pastoral who are currently Wales's and South West England's leading independent provider of specialist mental health services.

Lee Bishop said: "This is an exciting project for Chessmann and will be one of the largest schemes we have managed. Our experience in secure mental health buildings has helped Pastoral to gain an enviable reputation in Wales. I am sure that this will also hold true with the development of Brigstock".

A Selection of New Projects

Woodchurch, Ashford – Graham Care



Another scheme for Graham Care is due to commence on site in March 2011. The completed home will provide accommodation for 90 residents with significant care needs in studio and one bedroom suites which can be rented or bought outright.

Prestbury Road, Macclesfield – Cannon Capital Partnership

Cannon Capital are also developing in Macclesfield. This 75 bed care home includes a 50 bed dementia care wing and is due to complete in June 2011. This project is being constructed to Cannon's very high specification and is to include a number of energy saving technologies.

Scholars Lane, Stratford-upon-Avon – Restful Homes Group

Our eighth scheme for longstanding client, the Restful Homes Group. This 64 bed scheme is in the heart of Stratford-upon-Avon. This four storey building includes a basement and incorporates the retained façade of the old row of cottages fronting Scholars Lane.

Chessmann are delighted to also have been awarded two additional schemes for Restful Homes due to start in 2011, a 112 bed home in Litchfield and a 97 bed home in Coventry.

Gosport – Nelson House Hospital Ltd



Work is due to commence in February 2011 on the £3.5m, 32 bed Mental Health Rehabilitation Centre in Gosport. Chessmann are acting as project manager and employer's agent for Nelson House Hospital Ltd, their first new build scheme.

Langholme EMI Care Home, Falmouth - MHA

Work has commenced on the extension and refurbishment of an existing occupied care home to provide a 40 bed facility including new kitchens and laundry, enhanced day and communal space. The occupation of the care home requires complex phasing and planning to ensure minimum disruption while maintaining occupation levels. The project will take 18 months to complete.

St Claire House, Camborne

Work will start shortly on the refurbishment and extension to a Grade II listed care home building to provide en-suited bedrooms for 25 residents within the delightful walled gardens of this historic house.

Orchard Portman – Orchard Portman Hospital Ltd



This is a 24 bed extension to an existing care home in Taunton. The finished facility will provide care for elderly residents with complex mental or physical health needs requiring nursing care.

Asheridge Court – Canford Healthcare

Our fourth project for Canford Healthcare. The works will comprise an extension to ten of the existing bedrooms on the ground floor west wing to increase floor area and to provide five of the bedrooms with wet room en-suite facilities. An additional fourteen ensuite bedrooms and suites are proposed to be constructed over the existing single storey and ground floor extension to provide a dedicated EMI wing. The work to be carried out while the care home is operational.

Hérons Park Nursing Home, Kidderminster – Royal Bay Care Homes

This is our second project for Royal Bay. The works comprise the demolition of an existing building and the construction of a new 26 bed extension including basement. This logistically difficult scheme is being constructed adjacent to the main entrance of the existing home which remains in operation throughout the works.

Ysgyborwen Care Home – Osborne Care Homes

Work is shortly due to commence on two new EMI care homes in Ysgyborwen. The construction involving advanced infrastructure work will be undertaken in two phases, Phase 1, a 45 bed unit and Phase 2, a 24 bed unit.

Recently Completed Projects

Aran Court, Garretts Green, Birmingham – Restful Homes Group



Aran Court is a 86 bed care home also completed in 2010. The home is adjacent to Restful Homes existing Albion Court facility which offers 89 beds of high quality care accommodation.

Alma Court, Cannock – Restful Homes Group

This 28 bed care home was completed in 2010 immediately adjacent to Restful Homes existing 109 bed Abbey Court Care Home in Cannock which was also managed by Chessmann several years ago.

Astbury Mere Care Home, Congleton – Cannon Capital Partnership



Located in the delightful historic mill town of Congleton, Cannon's 62 bed home enjoys a leafy setting adjacent to the natural open beauty of Astbury Mere Country Park. The home was completed in March 2010.

Phase II Barty House, Bearsted, Kent – Canford Healthcare Limited



Refurbishment of the Grade II listed care home following completion of the Phase I contemporary extension now provides Canford with a 59 bed home in the attractive village of Bearsted.



The refurbishment and alteration of an existing single storey hospital to provide a 20 bed rehabilitation facility with hydrotherapy pool and two step down bungalows. The scheme was completed January 2010.

Comment Corner

An end to low tender prices?

The first half of 2010 showed an increase in construction activity according to the Office for National Statistics. Despite this shot of optimism, tender prices fell slightly again in the third quarter 2010 and although the rate of decline has slowed dramatically from the free fall we saw between the end of 2008 and throughout 2009, prices are 17.5% below their peak in the second quarter of 2008. The forecast is for this downward trend to end with tender prices remaining static and construction activity in the first half of 2011 likely to be about the same level as in the second half of 2010.

This trend is despite the upward pressure from increasing material prices. The Office for National Statistics show fabricated steel, reinforcement and concrete costs increased sharply during 2010 and annual material prices are expected to rise again in 2011.

To date these rises have been absorbed through the supply chain preventing tender price uplift. The outlook is that inevitably material price pressures and nationally agreed wage rate rises will see input costs feeding through into tender prices, resulting in modest tender price rises especially in the South East as we head through 2011.

Is it a good time to develop? Well, all the indicators are that we are now reaching the end of falling tender prices and we can expect a period of tender price stability through the first half of 2011. If construction cost has been the determining factor on whether to develop then there may never be a better time to dust off those development plans!

Chris Ford
Director, Chessmann

Alzheimer's Society

Chessmann are once again delighted to announce that our annual corporate charity donation for 2010 went to the Alzheimer's Society. The Alzheimer's Society is dedicated to defeating dementia through research. Their unique research programme funds research into the cause, cure, care and prevention of dementia to improve treatment for people today and to search for a cure for tomorrow. There are many ways to donate by going onto www.alzheimers.org.uk.

Team News

Promotion



Mark Davison has recently been promoted to Associate Director. Mark joined the company in February 2002 and has progressed through Chessmann's graduate development programme, achieving his honours degree in quantity surveying in 2005. Mark subsequently became a chartered surveyor in 2008 and is now responsible for a number of major client accounts.

Team Development

Ricky Davies has commenced the second year of his degree course at the University of the West of England. Ricky is the latest surveyor to benefit from our graduate development programme.

Magnus Petts and Nathan Vann continue to work towards their RICS final assessment of professional competence.

Recruitment

We are always looking to strengthen our team with high quality individuals. For current vacancies please visit our website.

Chessmann
Maple House
Greenwood Close
Cardiff Gate Retail Park
Cardiff
CF23 8RD

Telephone: 029 2073 2355
Fax: 029 2073 5578
General E-mail: enquiries@chessmann.co.uk
Website: www.chessmann.co.uk