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**Provision of Multi  
Discipline Design  
Services to deliver the  
refurbishment of stable  
facilities within the  
Metropolitan Police  
Service property estate**

## STABLE REFURBISHMENTS

Client:	<b>Metropolitan Police Service (MPS)</b>
Services:	<b>Designer, Contract Administrator, CDM, Mechanical &amp; Electrical Engineer, Cost Consultancy</b>
Key partners:	<b>Baxall Construction</b>

Baily Garner was commissioned to provide full disciplined services, including CDM, Designer and Contract Administrator, for the full refurbishment of a Metropolitan Police stables and office facilities.

The project posed significant issues relating to the decanting of horses and staff stationed at the facility to nearby temporary stables.

Programming this move was critical as works had to be completed within a short contract period to coincide with the alternative stables having capacity to accommodate the Metropolitan Police Mounted branch staff and horses prior to their busy period of ceremonial and mayoral duties recommencing in May.

A feasibility design was presented by MPS, however a number of the options stated were not suitable. Our design team undertook a detailed review of the initial design and identified areas that required update and amendment to reflect the latest client design guidance.

We liaised closely with the Lead Hand and the main Client in order to provide a scheme to meet all objectives, including renewal of the large roof light and new ventilation systems.

Following the tender process we worked closely with the Client and Contractor regarding decanting the staff and horses. The programme was critical due to the location of the temporary accommodation and moving out before the ceremonial season.

Works commenced in mid-January 2019 following a thorough POLSA search by the client. The project reached completion in May 2019 and incorporated the close liaison with all of the project team to facilitate a closure of a busy road (including a bus route diversion) to enable the lifting of mechanical plant onto the roof.