

# 75 NEW EXECUTIVE VILLAS

Client: **CENTER PARCS LTD**  
Sector: **LEISURE**  
Type: **NEW BUILD/SYSTEM BUILDING**  
Method: **INFORMAL PARTNERING WITH CONTRACT**  
Location: **SHERWOOD FOREST, NOTTS**  
Value: **£3.8 MILLION**



## COMMUNICATION THE KEY TO FAST-TRACK SUCCESS

### THE CHALLENGE...

A 40-week programme to construct 75 executive villas, within a fully operational village environment

### THE SOLUTIONS...

#### The TEK Building System

Three prototype villas at Longleat Forest were tendered with a more open specification to encourage innovation. We submitted two alternative bids one of which introduced the innovative TEK Building System.

- Speed and ease of erection
- Superior insulation
- Lower running costs
- Sound reduction
- A room-in-roof solution

We offered a fully trained erection team, which eventually achieved 4 villas per week.

#### Short Term Programming

The client was faced with high demand and twice needed the programme to be accelerated. The key to meeting this challenge was good communication with regular short term programming meetings involving the client and sub-contractors. Outside of this we held

daily progress reviews with each subcontractor foreman as well as weekly subcontractor Meetings.

#### Challenging Accepted Methods of Working

To accelerate the programme we challenged accepted wisdom by plastering before windows were in. This wouldn't have been possible without the teamwork, openness and trust generated by the partnering ethos and regular communication.

#### Regular Communication with the Village

The successful delivery of this project within a fully operational village required regular communication with village representatives at all stages to ensure the safety of guests. This included programming of the works, site fencing and signage, pedestrian walkways, noise reduction, traffic management etc.

### KEY ACHIEVEMENTS & BENEFITS...

#### Client

*"The biggest single benefit I noticed was the reduction in memo warfare between client and contractor, contractor and sub-contractor"*

- Mark Evason, Contract Manager

- Established Trust
- Reduction in memo warfare

- Twice succeeded in accelerating the programme
- Reduced construction time by 25% from 40 weeks to 32 weeks
- Innovative introduction of the TEK Building System
- Secured further projects to construct 30 apartments at Sherwood Forest and 50 Villas at Eleveden

### KEY LESSONS...

Client Leadership is critical to success

Open Communication is key

Trust is a vital ingredient

Involvement of key supply chain members at design stage

Regular short term programming during construction phase

Be prepared to challenge the accepted way of doing things

For more information and other case studies, visit:

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TO FIND OUT MORE ABOUT THIS CASE STUDY

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