



## PH Warr is pleased to announce the promotion of Karl Butters to Divisional Managing Director.



Karl Butters

Karl's promotion is the result of 6 years of steadfast work in the company's offices in Bournemouth, Southampton and Tripoli, culminating in being responsible for securing the company's largest ever project - the Project Management of the £120m Al Ghazala Hotel Intercontinental in Tripoli.

Karl, previously a Managing Surveyor based at PH Warr's Southampton office, moved to Tripoli in November 2010 to run the company's first overseas office.

Following the temporary closure of the company's office in Tripoli in March 2011 Karl has taken responsibility for arranging delivery of the company's services in Dorset.

Philip Warr, Chief Executive commented "I was delighted to make another appointment to the Board of someone who has worked hard for the company over a number of years rising up the company's ladder. Karl brings a great deal of intellect and energy, both qualities being essential in this challenging economic climate in which we all now live and work."



The Deptford Project

## Deptford



PH Warr plc has been appointed by Cathedral Group to provide pre-contract cost advice and Employer's Agent services on their Deptford Project which is a Public Private Partnership initiative with the London Borough of Lewisham and is being delivered with joint venture partners United House with a construction cost of circa £30m.

The development, designed by Rogers Stirk Harbour + Partners and Ash Sakula Architects, is a mixed use scheme that includes both private and affordable housing, retail, restaurants and markets with creative workshops. The project also involves the remediation of Victorian railway arches and ramps connecting to Deptford's proposed new rail station. The development draws upon PH Warr's growing expertise in assisting clients to successfully deliver complex and sustainable urban regeneration projects.



The Dairy, Parley Court Farm, Christchurch

## PH Warr plc is back in Dorset

PH Warr plc has decided to re-open an office in the Dorset area since consolidating its Christchurch and Southampton offices into one in 2009. The decision was made following firm evidence of an uptick in activity in the property and construction sector in Dorset.

The new offices are based opposite Bournemouth Airport and have been created following the transformation of an old dairy building on Parley Court Farm.

**The Dairy, Parley Court Farm, Parley Green Lane, Hurn, Christchurch BH23 6BB T: 01202 479333**

*We look forward to welcoming new and existing clients to our offices in 2011.*

Property & Construction Surveyors

## Our Offices

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### Bournemouth

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T: 01202 479333

### Exeter

Basepoint Business Centre, Yeoford Way, Marsh Barton, Exeter EX2 8LB  
T: 01392 848333



## Business Awards Sponsorship

P H Warr plc are proud sponsors of the prestigious annual Dorset Business Awards, which culminated with a glittering Oscar-style Awards Gala Dinner held at The Lighthouse in Poole on Thursday 9 December 2010.

The evening was hosted by the BBC's Royal and Diplomatic Correspondent, Nicholas Witchell, and the Awards ceremony was attended by more than 550 of the region's business people, dignitaries and press who had gathered to see 10 awards presented to local firms and one school for their achievements in all aspects of business.

P H Warr plc sponsored the Innovative Technology Award, which was won by Amsafe, a Bridport based firm, who developed an innovative lightweight textile armor system (a strong net) used on military vehicles for protection against rocket propelled grenades.



PH Warr plc presenting Amsafe with their award



Philip Warr

## Philip Warr elected to Council of Institute of Directors

Following 3 years as Chairman of the Dorset branch of the IoD Philip has been elected to the Council of the IoD. The Council is the steering body of the Institute of Directors and Philip's role is to represent the South West region on that body.

The Council is primarily the body that is the guardian of the Constitution of the Institute. It appoints and may remove members of the Board and it reviews the overall performance of

the Board. It also appoints the Nomination Committee. The Council comprises up to 20 Regional representatives and up to 20 Elected members and the Chairman of the Board. Meetings include a summary of the state of affairs of the Institute and one or two policy topics for debate. It may be followed by a brief presentation by a member of the Policy Unit. Occasionally a guest speaker is brought in. Philip's new role of IoD Council member commenced in April 2011.



## Al Ghazala Update

P H Warr Libya were initially appointed by Al Ghazala Tourism Investment (AGTI) to undertake a tender analysis of the Phase III contract works of this large, five star Intercontinental branded hotel. As a result of the detailed report provided to AGTI, P H Warr were subsequently appointed in May 2010 to deliver Project Management, Cost Management and Site Supervision Services on the Phase III works of the hotel development. This comprised the external envelope, MEP services and internal finishes of this 355 bedroom and 36 suite hotel, which was due to open in the summer of 2012. The enabling works, substructure and superstructure frame were let under Phases I and II prior to P H Warr Libya's involvement.



Al Ghazala



Following our review of the design, it became clear that there were a number of significant discrepancies within the original design information and, as a result, we assisted the Client to appoint a new Architect, Interior Designer and MEP Consultant to provide design support.

In addition, the new team also looked at value engineering opportunities, which have provided significant savings to the Client.

We note that due to the recent unrest in Libya, the project has been temporarily suspended however, we have assured the Client of P H Warr's commitment to return to Libya to complete this prestigious development at the appropriate time.



Acton Gardens

## Acton Gardens

P H Warr have been appointed by Acton Gardens LLP as Employer's Agent for the first phase of the Acton Garden project which is part of the planned regeneration of South Acton by Ealing Homes.

Acton Gardens LLP is a joint venture between Countryside Properties and London & Quadrant Housing Trust.

Phase one, Kipling House, is a mixed tenure development of private, affordable and shared

ownership housing comprising 167 flats and town houses, undercroft car parking and amenity space.

The development capitalises on P H Warr's experience in large regeneration projects, the specialist areas of working with joint ventures where one party is both development partner and constructor and advising on construction matters at bid stage.

## New Chairman of Business Southampton

Philip Warr, Chief Executive of P H Warr, the property and construction surveyors, has been chosen as the new Chairman of Business Southampton. He succeeds Malcolm Le Bas, who retired from the post in the Spring 2011.

Business Southampton is the not-for-profit organisation set up with the aim of promoting the Solent region as a great place to live, work and visit. Sally Lynskey, CEO of Business Southampton, said: "Mr Warr has many years of experience in business and a passion for Southampton that will be invaluable in his new role. We look forward to working with him and taking Business Southampton to the next level."



Bournemouth Airport Arrivals

## Bournemouth Airport

Passengers using Bournemouth International Airport this year will benefit from greatly improved facilities following Manchester Airport Group's £45m redevelopment investment which has been undertaken over the last few years.

The redevelopment has provided a new departures terminal with improved check-in facilities, security and retail facilities. A new arrivals hall will be complete by the summer which maximises the use of environmental and sustainable initiatives. It is believed that this will be the first carbon neutral airport building of its type in Europe. Wider initiatives, as part of the redevelopment, have included complete resurfacing of the runway, new navigation and lighting systems to enable aircraft to operate in the most adverse of weather conditions, and on-site highway, infrastructure and car park works.

P H Warr have provided extensive cost advice and planning services for the redevelopment to inform the business case. Thereafter we have been appointed as Quantity Surveyor for the departures terminal, infrastructure, highways and airside works. In order to facilitate the construction of the new departures, a significant level of temporary accommodation was required for departures and arrivals during the works. The tight security requirements for the Airport had to be maintained at all times which involved consultation with the relevant government and regulatory authorities to determine a phased programme to facilitate the works, together with maintaining the Airport and operator facilities. P H Warr worked closely with the Airport and stakeholders to ensure that the cost plan, procurement and contractual arrangements were adequately addressed and reflective of the business case and project brief.

As a result of the works, the departures building is now twice the size of the former structure and the level of catering / retail accommodation has tripled. In addition, the apron space has been doubled and now provides parking for up-to 11 commercial aircraft.

Rob Goldsmith, Managing Director of Bournemouth International Airport, comments that "Our aim is to make Bournemouth Airport the premier gateway serving the south coast and we firmly believe that the transformation of our facilities will be attractive to new airlines, tour operators and their passengers. Our objective throughout has been to create a step change in the quality of the passenger experience, without losing sight of the reasons why people like to fly from regional airports - the promise of ease, convenience, speed and friendly service."



Bournemouth Airport Departures Terminal

## Portfolio of some recent Projects

