



overbury  
a passion for perfection



Local authority  
fit out specialist

**SIX UK OFFICES;  
500 FULL-TIME STAFF  
DELIVERING PROJECTS  
NATIONWIDE**

## Why choose Overbury for your local authority refurbishment project?

### Specialist Experience

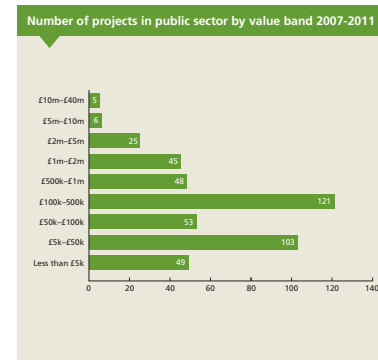
Overbury is a true specialist, not just a general builder, and has a wealth of experience in carrying out fit out and refurbishment projects. In the past five years alone the company has completed nearly 2,000 projects.

Almost a quarter of the company's work since 2009 has been for public sector and non-profit clients across the UK. As a result, we are used to dealing with the challenges that crop up on projects of this nature and are able to head off the common mistakes that others make. We understand the complexities of the structure of your organisation and will transfer our knowledge of similar projects to benefit yours.

### Budget and Financial Security

We are aware of how cost-sensitive local authority projects can be and have a track record of delivering projects on budget, either directly with the client or in conjunction with a cost consultant. We are market-competitive and work to ensure projects are financially delivered as expected. There are no confusing or nasty surprises on completion.

Overbury has robust business management operating behind the scenes to underpin long-term security. The company is part of Morgan Sindall Group plc, a quoted construction group employing over 7,000 people with an annual revenue of over £2.2bn.



### Here are some of our local authority clients

- Aylesbury Vale District Council
- Buckinghamshire County Council
- Cheshire West and Chester Council
- Duchy of Lancaster
- Ealing Borough Council
- Enfield Council
- Gravesham Borough Council
- London Borough of Bexley
- London Borough of Croydon
- London Borough of Havering
- London Borough of Hounslow
- London Borough of Newham
- Nottinghamshire County Council Pension Fund
- Royal Borough of Kensington & Chelsea
- Slough Borough Council
- South Bucks District Council

Fact

**OVER 70% OF LEADING TRADE CONTRACTORS WOULD RATHER WORK ON AN OVERBURY PROJECT THAN ANOTHER FIT OUT COMPANY'S**

(Source: Benchmark Research)

**OVERBURY'S DUN AND BRADSTREET RATING: 4A1 – THE HIGHEST COMPANY RATING IN THE FIT OUT MARKET**

**OVERBURY IS ACCREDITED TO: QUALITY – ISO9001:2008 ENVIRONMENT – ISO14001 SAFETY – OHSAS 18001**

**OVERBURY IS EXOR ACCREDITED AND CONSTRUCTIONLINE REGISTERED**

**OVERBURY IS ACHILLES AND SAFECONTRACTOR REGISTERED**

#### Disruption

We know from past experience with local authority clients that you may be scored and measured on the service you provide to your community. Our teams are flexible and used to working in occupation. We will work with you to make your experience with us as hassle-free as possible, ensuring you can continue to deliver a seamless service throughout the duration of the build programme.

#### Relationships

In our experience no two local authority projects run the same and we don't believe in forcing yours into a rigid system just because it's the way we do things. Overbury has a team approach to finding the best solution that will suit your needs.

We have experience of working with our clients' nominated project team. However, we would be equally happy to introduce you to the strong network of quality, like-minded consultants we have worked with in order to help shape the approach of your project.

#### Professionalism & Ethics

Overbury is Constructionline registered and Exor accredited specifically to facilitate local authority work. In addition our own management systems for projects, safety and risk are as robust and secure as any you'll find and are all ISO9001 and 18001 compliant.

Sustainability is currently high on the political agenda, the public sector and local authorities are being encouraged to lead by example. As a key service provider to this sector, Overbury chose to take a more ethical approach to its project delivery by looking at ways to reduce its environmental impact. We are the only construction company to have a Carbon Footprint Calculator developed by AMEE. This Calculator allows us to generate the carbon impact of any of our fit out and refurbishment projects. Overbury is also ISO14001 accredited.

The next few pages show some completed local authority projects.



**IN THE PAST FIVE YEARS, OVERBURY HAS DELIVERED NEARLY £40M OF WORK FOR LOCAL AUTHORITIES,**

**Location**  
Building 1000, Dockside Road,  
London E16

**Contract Period**  
43 weeks

**Project Manager**  
GTMS

**Architect**  
Sheppard Robson

**Quantity Surveyor**  
London Borough of Newham

**M&E Engineer**  
Chapman Bathurst

**CDM Co-ordinator**  
GTMS

**Structural Engineer**  
Ramboll

## London Borough of Newham

### Description of Works

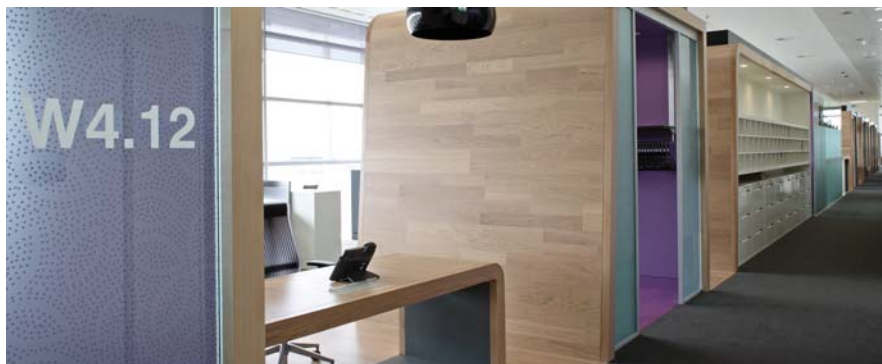
This detail and build project took place in the East and West Wings of Building 1000, effectively two buildings connected by a Winter Garden. The works consisted of modifications to previous Cat A works plus additional Cat B works. The project was fast track and the client required early occupation on a floor-by-floor basis. The works were carried out in co-ordination with IT, AV and CCTV works being undertaken by other contractors.

### West Wing:

- Ground floor Winter Garden, cafe, ground floor reception, business centre, training suite, post office
- Conference rooms, meeting rooms, informal meeting spaces and staff break spaces
- Office fit out works to first through to fourth floor including M&E alterations and installations

### East Wing:

- Office fit out works to ground through to fourth floor including M&E alterations and installations



**Location**  
Civic Centre, Windmill Street,  
Gravesend, Kent

**Contract Period**  
47 weeks

**Architect**  
ADH Partnership

**Quantity Surveyor**  
AYH

**Project Manager**  
AYH

**M&E Consultant**  
Jonathan Hart Associates

**Structural Engineer**  
Carter Clack Partnership

## Gravesham Borough Council

### Description of Works

The first phase of the project consisted of enabling works, including demolitions, reconfiguration of toilets and relocation of essential operational services to the basement.

The second phase entailed updating four floors of back office accommodation and associated toilet facilities to comply with building regulations. Public and civil areas on the ground and first floors were completely refurbished to create a more accessible entrance for the public.

- New glazed atria
- Refurbishment of council chamber
- Creation of new cafe
- Meeting room space
- Installation of two lifts
- Access ramps
- Upgrade of M&E services including acoustic treatments
- Partitions
- New floor finishes and ceilings



“IN THE LAST TEN YEARS  
OVERBURY HAS FITTED OUT  
60M SQ FT  
OF OFFICES. THAT’S NEARLY  
THE SIZE OF THE CITY OF  
LONDON”

**Location**  
Mercury House, Romford

**Contract Period**  
12 weeks

**Architect**  
Chapman Taylor

**Quantity Surveyor**  
Cyril Sweett

**Project Manager**  
Cyril Sweett

**M&E Consultant**  
Faber Maunsell

**Structural Engineer**  
Ove Arup & Partners

**Planning Supervisor**  
Chapman Taylor

## London Borough of Havering

### Description of Works

Overbury completed the fit out of an empty shell unit situated within the Liberty Shopping Centre to create a new public advice and service centre for the London Borough of Havering. The project also involved the formation of:

- New toilet blocks
- New wall linings
- Partitions
- Suspended and feature ceilings
- Floor coverings and decorations
- New lighting
- Mechanical and power supplies



**Location**  
Perceval House, Uxbridge Road,  
London W5

**Contract Period**  
8 weeks

**Architect**  
Leach Rhodes Walker  
(Erinaceous Group)

**Quantity Surveyor**  
Erinaceous Group

**Project Manager**  
Erinaceous Group

## Ealing Borough Council

**Description of Works**  
An existing comms room on the third floor of a fully occupied area was stripped out and returned to office space. The office was reconfigured and modifications made to associated services.

The successful completion of the works led to further opportunities within the building.



**OVERBURY HAS COMPLETED OVER 450 PROJECTS IN THE PUBLIC SECTOR IN THE LAST 5 YEARS!**

**Location**  
Landmark Place, Windsor Road,  
Slough, Berks

**Contract Period**  
16 weeks

**Architect**  
ADP (Architects  
Design Partnership)

**Quantity Surveyor**  
Tillyard & Partners

**Project Manager**  
Mouchel Parkman

## Slough Borough Council

### Description of Works

The works comprised the creation of new public-facing areas for the Council including a large reception and payment area, interview rooms and offices. Back-of-house support areas were also formed. High quality curved joinery interaction desks were installed with curved ceilings to match and the use of glass and open space gave the feeling of openness and accessibility that the Council wished to show to its customers.



#### Location

Fairfax House, Buckingham Street,  
Aylesbury, Bucks

#### Contract Period

4 weeks

#### Architect

Drivers Jonas

#### Quantity Surveyor

Drivers Jonas

#### Project Manager

Drivers Jonas

#### M&E Consultant

John Melville Partnership

#### Planning Supervisor

Davis Langdon

## Aylesbury Housing Trust

#### Description of Works

Overbury refurbished the ground, second and third floors at Fairfax House while the first floor was occupied. The works included the creation of new offices, tea points and shower cubicles.

- New lighting and low level power
- DDA modifications to lifts and WCs
- General roof repairs including installation of handrail
- Modification to existing reception counter
- Partitions
- New ceiling and carpet tiles
- Decorations throughout



82% OF OVERBURY'S  
PUBLIC SECTOR PROJECTS  
ARE UNDER £1M

**Location**  
Capswood Business Centre,  
Tatling End, Denham, Bucks

**Contract Period**  
12 weeks

**Quantity Surveyor**  
AYH

**Project Manager**  
AYH

**Planning Supervisor**  
AYH

## South Bucks District Council

### Description of Works

This refurbishment project for South Bucks District Council involved the formation of a new reception area, council chambers, copy point and breakout areas and computer room.

- Supply and installation of walls and partitions
- Installation of M&E services including fire alarm and security system
- Arrangement of furniture and fittings
- Wall, floor and ceiling decorations
- Sanitary appliances and services
- Water and disposal installations
- Installation of generator plant and UPS
- Raised floor in computer room
- Extensive folding wall arrangement in council chamber areas



**Location**  
Civic Centre, Lampton Road,  
Hounslow, Middlesex

**Contract Period**  
27 weeks

**Architect**  
EPR Architects

**Quantity Surveyor**  
AYH

**Project Manager**  
AYH

**M&E Consultant**  
Norman Disney & Young

## London Borough of Hounslow

### Description of Works

Overbury carried out a complete refurbishment of the ground floor at Lampton Road to provide a combined walk-in and call centre. New glazed meeting rooms and offices were created, together with new toilet areas.

- New M&E services
- Floor tiling
- New ceilings



**Location**  
Bexley Civic Offices,  
Bexleyheath

**Contract Period**  
10 weeks

**Architect**  
Chapman Taylor Services

**Quantity Surveyor**  
Cyril Sweett

**Project Manager**  
Chapman Taylor Services

## London Borough of Bexley

### Description of Works

Overbury carried out the refurbishment of the existing reception to provide a new reception area, call centre and public interview rooms. The works were undertaken in occupation using temporary screening to provide an access route for 1,000 staff.

- New reception desk
- Entrance signage and screen
- Partitioning
- Lighting
- Floor finishes



ALMOST A QUARTER OF  
ALL OVERBURY PROJECTS  
ARE FOR CLIENTS IN THE  
PUBLIC SECTOR...

The next few pages show some completed Public Sector work.

**Location**  
7 Westferry Circus,  
Canary Wharf, London E14

**Contract Period**  
40 weeks

**Project Manager**  
DHP

**Architect**  
DHP

**Quantity Surveyor**  
DHP

**M&E Consultant**  
DHP

**CDM Co-ordinator**  
DHP

## EMA (European Medicines Association)

### Description of Works

Overbury carried out the complete fit out in occupation for the European Medicines Agency on the first floor of this building plus various work on all other floors.

Work involved new ceilings, AC, sprinkler systems and entry system and a new lighting system to all floors which was installed out of hours. The project also involved completing a prestigious new reception area with client-facing meeting rooms and pods.

The fourth floor meeting room was doubled in capacity to hold 100 people and the 400-seat dining area and deli counter refitted, including a complete overhaul of the dishwashing facility. Partitioning throughout the building was improved and upgraded.



**Location**

Temple Quay House, 2 The Square,  
Temple Quay, Bristol

**Contract Period**

9 weeks

**Project Manager**

Turner & Townsend

**Architect**

The Abel Partnership

**Quantity Surveyor**

Turner & Townsend

**M&E Consultant**

John Packer Associates

**CDM Co-ordinator**

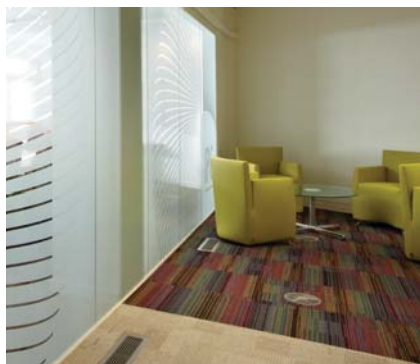
Turner & Townsend

## IPC (Infrastructure Planning Commission)

**Description of Works**

The project involved an internal office space refurbishment to part of the first floor area to create new office facilities for the new Infrastructure Planning Commission, providing:

- New glazed offices
- Boardroom
- Meeting rooms and quiet rooms
- Tea points
- Supplementary M&E installations
- Carpets
- Decorations



**Location**  
Sylvester Road, Hackney,  
London E8

**Contract Period**  
34 weeks

**Architect**  
Radiate Design

**Quantity Surveyor**  
John Rowan & Partners

**Project Manager**  
Bovis Lend Lease

**M&E Consultant**  
Spencer Mayes Associates

## Department for Work & Pensions

### Description of Works

Alterations and refurbishment were carried out to create a new working environment for the Benefits Distribution Centre. The works took place whilst the client was in occupation.

- New air conditioning system
- New suspended ceilings
- Carpeting and decoration
- Supply and installation of furniture



THIS PROJECT IS AN EXAMPLE FROM A FRAMEWORK THAT LASTED 5 YEARS AND DELIVERED 44 PROJECTS, RANGING IN VALUE FROM £40K TO OVER £3M. MORE THAN £40M OF PROJECTS WERE DELIVERED AND OVERBURY WAS AWARDED DWP REGIONAL CONTRACTOR OF THE YEAR.



**Location**  
Piccadilly Place, London Road,  
Manchester

**Contract Period**  
13 weeks

**Project Manager**  
GVA Grimley

**Architect**  
GVA Grimley

**Quantity Surveyor**  
GVA Grimley

**M&E Consultant**  
MMA

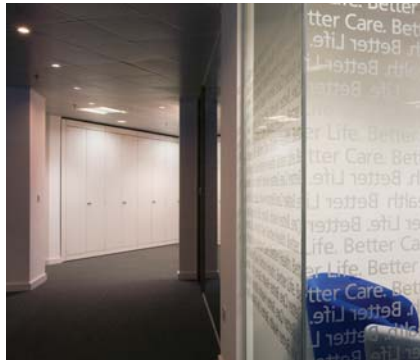
**CDM Co-ordinator**  
David M Eagle

## NHS North West

### Description of Works

Three floors consisting of 50,000 square feet were fitted out with open plan office space and meeting rooms together with hot desk accommodation. On the fourth floor a main reception for staff was installed adjacent to breakout areas and meeting suites.

The third floor consisted mainly of open plan office space and client meeting areas while on the fifth floor quiet pods and a prayer room were formed.



**Location**

Shoreham Enterprise  
Gateway Building,  
Ropetackle,  
Shoreham by Sea,  
West Sussex

**Contract Period**

18 weeks

**Architect**

DPDS

**Quantity Surveyor**

Gardiner & Theobald

**Project Manager**

Gardiner & Theobald

**M&E Consultant**

Halcrow Group

**Planning Supervisor**

DPDS

## SEEDA (South East England Development Agency)

**Description of Works**

The project comprised the fit out from the shell of a ground floor arts centre and auditorium plus general office space on the first, second and third floors.

Works included a new kitchen, meeting room and breakout areas and the construction of a new mezzanine level within the ground floor.

- Changing and shower facilities
- Complete installation of M&E services throughout, including data, fire and security systems
- Acoustic linings to auditorium and 50 acoustically sealed partitioned offices
- Bespoke joinery in reception, bars and kitchen
- Installation of sails in exhibition area
- Installation of passenger lift
- Floor finishes and decorations



**‘TWO THIRDS  
OF OPPORTUNITIES COME  
FROM EXISTING CLIENTS’**

**‘MORE CLIENTS HAVE  
TRUSTED OVERBURY TO  
CARRY OUT THEIR FIT OUT OR  
REFURBISHMENT THAN ANY  
OTHER CONTRACTOR. YOU  
CAN RELY ON US TO CARRY  
OUT WORK IN YOUR OFFICES,  
INCLUDING OCCUPIED SPACE,  
ON TIME, TO BUDGET AND  
SNAG-FREE.’**

