



**Barker**

# Building futures together

**COMMERCIAL**

Integrated property consultancy



# We are Barker

Barker is an integrated property consultancy that designs and creates inspiring, sustainable spaces, where people learn, work, and play.



BUILDING FUTURES TOGETHER

Dame Alice O'Connell's School

## Surveying & Asset Management.....08

- ✔ Condition Surveys
- ✔ Estates Strategy
- ✔ Asset Management Planning
- ✔ Planned Maintenance Programmes
- ✔ Statutory Compliance
- ✔ Measured Surveys

## Projects .....10

- ✔ Architecture & Design
- ✔ Project Management
- ✔ Cost Management
- ✔ Principal Designer (Health & Safety)
- ✔ Engineering
- ✔ Procurement

## Funding .....12

- ✔ Government funding
- ✔ Energy efficiency funding
- ✔ Bid writing

## Energy & Sustainability .....14

- ✔ Funding Applications
- ✔ Energy & Sustainability Strategy
- ✔ Energy Audits
- ✔ Project Management
- ✔ Monitoring & Reporting

# What we do



Commercial Office Refit, Essex



# Building Futures Together

Our mission is to create sustainable spaces where people learn, work and play.



## Our Values - The Barker Way



### Innovators

We passionately pursue ways to improve outcomes. We like to challenge industry norms and think strategically. We embrace technology and do not fear change. We will exceed your expectations.



### Committed to Excellence

We are accountable and committed to delivering an excellent client service. Sometimes this means working harder, sometimes it means looking at a problem from a different perspective. We are constantly focused on practical solutions, and driven by results.



### Pride

Our team apply outstanding knowledge, rigour and pride to their work, day in, day out. We work hard to recruit the best people. We look for those with the right skills and expertise but also the right attitude and values.



### Stronger Together

We believe in an honest and open approach, even if that means the occasional difficult conversation. We understand how important your project is and we will be there with you every step of the way.



At Barker, we believe in the power of partnerships and supporting our clients from concept to build and beyond.

## Why Barker?

### Your trusted partner

Barker are trusted partners to commercial organisations across all sectors. We are proud to work with many of the leading organisations in the UK on estates

### Clear, professional advice

Whatever your needs, we will help you through the whole process from strategy to delivery and beyond. We provide an end-to-end service and clear, transparent proposals with no hidden surprises.

### With you for the long term

We build long-term partnerships with our clients. Our aftercare services help you manage and monitor your projects to ensure effective operation and protect your investment.

### An integrated approach

From Chartered Architects, Surveyors and Engineers to specialist consultants we can provide a comprehensive service with a dedicated single point of contact.

### We are impartial

We are not salespeople. We do not favour particular products, technologies, finance models or procurement routes. Our impartial advice will help you make the best decision for your organisation and obtain best value.

### We are highly experienced

We have a proven track record of project delivery with organisations throughout the UK. We know how to deliver projects on live sites prioritising safety and ensuring business as usual.

**Let's build futures together.**



# Committed to excellence

RIBA   
Chartered Practice

 **RICS**  
Regulated by RICS

From Chartered Architects, Surveyors and Engineers to specialist consultants, our team will immerse themselves in your organisation and take care of all your project requirements.

Our extensive experience, and professional accreditations, mean we can offer you the full breadth of property consultancy knowledge all under one roof.

From meticulous space planning to strategic project management, you name it, we've got what it takes to bring your vision to life.

# The clients we support:

 **COMMERCIAL**

 **EMERGENCY SERVICES**

 **EDUCATION**

 **HOUSING & RESIDENTIAL**

 **HOTELS AND LEISURE**

 **HEALTHCARE**

“

*Barker has helped Ginger Energy and our clients become more energy efficient. Their advice has been clear, impartial, and practical. We highly recommend them.*

ANDY POXON, DIRECTOR, GINGER ENERGY



Business Centre Development, Stansted

“

*Encore's partnership with Barker has proved invaluable. Their personable team offers our stakeholders a versatile range of surveying and contract administration services, delivers complex projects on time and communicates effectively with all parties. Barker's integrity and professionalism exceeds many in the industry and we highly recommend them.*

KIM DAVIES, BUSINESS DEVELOPMENT MANAGER,  
ENCORE PROPERTY MANAGEMENT GROUP



# Surveying & Asset Management

- ✓ *CONDITION SURVEYS*
- ✓ *ASSET MANAGEMENT PLANNING*
- ✓ *PLANNED MAINTENANCE PROGRAMMES*
- ✓ *STATUTORY COMPLIANCE*
- ✓ *MEASURED SURVEYS*
- ✓ *DEFECTS ANALYSIS*

Our surveyors apply sector-specific expertise and experience across a range of surveying services to ensure you have accurate reports, audits and advice, all clearly presented.

We provide expert guidance at all stages of the property life cycle from pre-acquisition, through to estate management and development planning.

We can call on a range of specialists within the team who understand the unique issues relating to your sector, such as sustainability and funding models. We use this knowledge to provide creative solutions to help you manage your estate effectively.

# Estates and Facilities Management

The way we work is changing, and so is the way estates are managed.

- ✓ *ESTATES STRATEGY*
- ✓ *WORKPLACE PLANNING*
- ✓ *FACILITIES MANAGEMENT*

At Barker, we help our clients manage and maintain their sites to ensure they are safe, compliant and provide inspirational spaces to learn, work and play.

Our award-winning Estates and Facilities Management team can help you implement compliance and facilities management systems to streamline your estate's operations, minimise risk and save money.

By partnering with us, you will feel safe in the knowledge that all aspects of your estate management are looked after by a professional and qualified team.





# Projects

- ✓ **NEW BUILD**
- ✓ **EXTENSIONS**
- ✓ **REMODELLING**
- ✓ **REFURBISHMENTS**
- ✓ **FULL PROJECT MANAGEMENT**
- ✓ **CONSTRUCTION PROCUREMENT**

Our project delivery services are underpinned by a commitment to understanding your organisation's, goals and aspirations. We listen. We work collaboratively to understand the unique nature of your project. We explore the different options and test ideas.

How do we do this? By working with a team of specialists who bring fresh thinking to the table and truly care about aiming high.

From project inception right through to handover, Barker strives for the highest standards of design. We bring an innovative approach to problem-solving to ensure we meet your functional objectives and achieve the best value.

Our projects range in scale from extensions to the redevelopment of entire sites. But regardless of the size or budget, the level of professional care remains the same.

## BUILDING FUTURES TOGETHER

- ✓ **CONCEPTUAL DESIGN**
- ✓ **FEASIBILITY STUDIES**
- ✓ **TECHNICAL DESIGN**
- ✓ **MASTER PLANNING**
- ✓ **PRE-DEVELOPMENT SITE SURVEYS & APPRAISALS**
- ✓ **LANDSCAPE DESIGN**
- ✓ **SUSTAINABLE DESIGN**
- ✓ **OUTLINE PLANNING APPLICATIONS**



I-Construct Innovation Hub



*TLC appointed Barker to provide Property Consultancy Services for the development and alterations to our portfolio of Care Homes. TLC have been working successfully with Barker since 2019 and are very pleased with the service they have provided across all disciplines.*

*We look forward to a continued successful working relationship in the future.*

**E WOFFINDEN,  
TLC CARE HOMES**



City Portfolio Management

## Designed to inspire

Our award-winning architects, designers and engineers bring over 30 years of experience to your project along with a thorough understanding of design guidance and industry best practice.

We understand the unique issues relating to your sector, whether it is sustainability, speed of delivery, risk, compliance or specific funding needs.

Every project is designed and managed with innovation, pride, care and rigour, giving you the best possible outcome.



# Funding

Unrivalled experience.  
Unparalleled success.  
Our funding experts can  
help you secure funding  
from any available stream.

☑ *GOVERNMENT FUNDING*

☑ *ENERGY FUNDING*

☑ *BID WRITING*

We know how important successful bidding for funding is, and we have the right infrastructure to help.

Whether is it advice on funding options, modelling return on investment or dedicated bid writing services our dedicated team works across all sector funding streams to help deliver your vision.

Barker has an exceptional track record in supporting public and private sector establishments with grant funding applications.

Much of our bid writing is done on a no-win-no-fee basis so you can get access to professional expertise with no risk.

Barker manage the whole process for you, so you can get on with running your organisation.

“

*Barker gave us very good guidance from developing the initial concept, working within our budget to selecting and dealing with building contractors. The Barker team was always available, extremely helpful and we never felt alone as they guided us through the process. We were very pleased with Barker and found them extremely professional at every level.*

**SEAMUS MONE, DIRECTOR MERCER & HUGHES**



# Energy & Sustainability

Save money and reduce carbon emissions. Our Barker Energy 360 solution helps organisations plan, fund and implement transformational energy efficiency strategies.

- ✓ ENERGY & SUSTAINABILITY STRATEGY
- ✓ ENERGY AUDITS
- ✓ PROJECT MANAGEMENT
- ✓ MONITORING & REPORTING
- ✓ STATUTORY COMPLIANCE (I.E. ESOS)
- ✓ FUNDING APPLICATIONS





Sustainability is at the heart of Barker. We design efficient buildings and advise our clients on effective ways to minimise their carbon footprint and reduce energy costs.

Our team of specialists help develop and implement programmes that lower costs, reduce impact on the environment and create positive stakeholder engagement.

We help you access vital funding to make a positive impact on both your finances and carbon reduction targets. We are highly experienced in providing advice to help your developments achieve BREEAM sustainability standards and enhanced carbon reduction targets over and above building regulation compliance.

With rising energy prices projected to continue for the next 25 years, there is both an opportunity and obligation on those managing corporate estates to implement strategies to save money and reduce their organisations' exposure to the future energy market.

There are four main areas where you can implement change to have a positive effect on both carbon emissions and finances.

-  **Maximise Buying Power**  
Through energy audits and procurement strategy.
-  **Reduce Energy Consumption**  
Through building management systems and introduction of low-energy technologies.
-  **Generate Energy**  
Through the application of renewable technologies.
-  **Drive positive change**  
Through engaging with students and communities and meeting your CSR and ESG objectives.

## Case Study

## Reducing energy costs and carbon emissions

In September 2020, the UK Government announced a £1bn funding initiative for energy efficiency and decarbonisation projects in the public sector. In response, Barker supported over 50 clients to make grant fund applications.

The Barker team successfully completed over 370 audits in less than 3 months and used our data analytics expertise to support the financial modelling for projects such as PV panels and LED lighting.

Over 130 projects were approved with a capital value of over £10million.

With the funding secured, our team mobilised projects on various sites across a range of technologies. These projects have enabled our clients to hit many of their decarbonisation goals including reducing operational costs, carbon emissions and engaging with the community on climate change.

For many organisations this has been the start of a long-term energy efficiency programme, using energy data and financial savings to facilitate future programmes of work.

- Total Number of PSDS Projects: 131
- Total Value of PSDS Projects: £8.79M
- Total Carbon Saves (Tonnes per annum): 1,180
- Total Financial Savings (£ per annum): £1.38M
- Number of LED lights installed: 26,800
- Number of Solar PV panels installed: 9,050



# Manage your estate with EO Portal

Data can be a minefield but using it in the right way can help organisations deliver their objectives more effectively.

EO Portal from Barker helps you collate, report and analyse your data to enable you to make better decisions. The portal takes data collected from condition surveys, audits and other sources and presents it in easy to understand dashboards and visuals.

Organisations can use this information to quickly understand the issues surrounding their estate and make the best strategic decisions.

Barker is working with some of the UK's leading organisation to use data effectively across four key areas.



## Estates

Ensure efficient allocation of maintenance and capital resources.



## Compliance

Maintain the safety and compliance of your buildings.



## Energy

Track energy usage and highlight areas where savings can be made.



## Benchmarking

Compare the performance of organisations and drive positive change.

# Industry-leading

eoportal 

EO Portal helps you collate, report and analyse your data to enable you to make better decisions. The portal takes data collected from condition surveys, audits, smart meters and the government's published data on finances and performance and presents it in easy to understand dashboards and visuals.

Leaders and executive boards can use this information to quickly understand the issues surrounding their organisations, benchmark the data against others and make the best strategic decisions to drive positive change.

Recognised by leading organisations as an effective way to manage your estate.



## Compliant

ISO 27001 Accredited, HM Government G-Cloud accredited, RICS Technology Affiliate.



## Cost Effective

The solution is accessible to all organisations. Provides the best value and immediate return in investment.



## Flexible

Different tools allow data to be viewed at different levels of detail depending on function.



## Industry-leading

Referenced in DfE Good Estate Management for Schools Guidance as an effective way to manage your estate.



## Portable Solution

No software to buy. Your data can be accessed anywhere by multiple users.



## Secure

Hosted on Microsoft UK servers ensure robust & secure infrastructure support.



## Simple to use

The intuitively designed interfaces mean that there is minimal training required.



## Universal

Import your existing data, or use the portal as part of an end-to-end condition survey programme.



# Our People



“

At Barker, our people are the heart of our business. Creating a workplace where our people can thrive helps us deliver a better service to you. We bring together wide-ranging experience, a diverse array of professional skills and the utmost commitment to every project we undertake.

Our team is built from chartered architects, building surveyors, quantity surveyors, engineers and professionally certified project managers. The work we do is always collaborative. Our teams manage design, functionality and cost to ensure our solutions are delivered effectively.

**STUART WHITE, MANAGING PARTNER**



## Building Futures Together



The Barker logo consists of a dark blue square with a white diagonal line running from the top-left corner to the bottom-right corner. The word "Barker" is written in white, sans-serif font, positioned below the diagonal line.

**Barker**

***Head Office***

Barker Associates  
Majesty House, Avenue West  
Skyline 120, Braintree  
Essex, CM77 7AA

Phone: 01279 647 111

Email: [info@barker-associates.co.uk](mailto:info@barker-associates.co.uk)

Web: [www.barker-associates.co.uk](http://www.barker-associates.co.uk)

London | Essex | Cambridge | Birmingham

**RIBA**   
Chartered Practice

 **RICS**  
Regulated by RICS