

2017/18

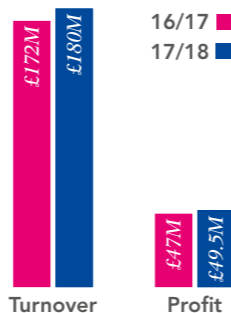
ANNUAL REVIEW

A MESSAGE FROM SIMON JONES



I am proud to report that G&T remains financially strong and independent with another positive financial performance for 2017/18. Our three principal markets of London, UK regions and the US once again produced a solid set of results. Our Cost Management business remained stable while our Project Management and US businesses outperformed the previous year's results.

The year was not without its challenges and although we anticipated that improving on our 2016/17 results would be difficult, we are pleased to report that turnover increased by 4.5% (£180m 2017/18 : £172m 2016/17). Our profitability margin was maintained at 27% for the third year running (£49.5m 2017/18 : £47m 2016/17).



During the year we continued to work on projects across the built environment including major infrastructure projects such as Crossrail 2 and Thames Tideway Tunnel. We were appointed on the Landmark project, which is one of the first fully speculative office buildings to be built in Manchester for 30 years and progress continued apace at Edinburgh St James, a two million sq ft retail-led mixed-use scheme. We were involved in a large number of projects right across London from the Royal Opera House – Open Up project in Covent Garden, to the Brunel Building in the Paddington Basin regeneration area, to Here East which forms part of the Olympic Legacy Plan with the transformation of over one million sq ft into dedicated and versatile space for creative and digital

companies. In the US we delivered new broadcast facilities for NBCUniversal Telemundo in Miami and Fox News in New York amongst many other notable projects.

These exciting highlights from the year show that we remain at the forefront of our industry in delivering the highest service levels in both Project and Cost Management and we are proud that clients continue to think of us first when it comes to delivering high value and complex projects.

“Our three principal markets of London, UK regions and the US once again produced a solid set of results.”



LOOKING AHEAD

We are now six months into our 2018/19 financial year and whilst some of our markets have seen a slowdown, most have remained strong with similar growth levels to the 2017/18 financial year. The US remains buoyant but as the UK prepares to leave the EU by 29th March 2019 we remain cautious about the second half of our 2018/19 financial year.

Despite this uncertainty, the evidence of our own workload suggests that the UK, and London in particular, remains attractive to domestic and international investors with a number of large European and global firms making long-term commitments to the property sector in the UK.



INVESTING IN PEOPLE

Despite these unprecedented market conditions we remain true to our values by investing profits in our people. During 2017/18 we introduced new management development programmes aimed at fortifying our business leaders with the skills and resilience they need to lead teams and deliver successful projects for our clients. We put greater emphasis on health and wellbeing initiatives including a new drive to promote mental health awareness across the firm as we recognised the need to help break down this taboo in the workplace. We also continued with our programme to champion the next generation of built environment professionals – a programme which

has become more important than ever in its aims and ethos to bring people together (both internally and externally) and build relationships.

We continue to focus our efforts on attracting a diverse pool of new talent to the business and our Chartership Programme provides a variety of routes to professional qualification for both apprentices and graduates. Of particular success was that the number of females joining the programme went up threefold. During the year we also saw the number of female partners in the firm increase by 19%. We know there is more work to do in the whole area of diversity and we are taking positive steps to ensure this happens.

“We also continued with our programme to champion the next generation of built environment professionals – a programme which has become more important than ever in its aims and ethos to bring people together (both internally and externally) and build relationships.”



INVESTING IN KNOWLEDGE SHARING

In 2018 G&T invested in a new *GT Market Intelligence* microsite – an online platform with a curated selection of our research, market intelligence and opinion pieces. We recognised that we needed to get better at showcasing our industry knowledge and provide clients with resources to help them navigate the market successfully while maximising their property assets. Alongside this open-source digital platform we appointed a new Market Analyst to build on our established publications such as our industry-renowned *Tender Price Indicator*. Read more about this on p.18.

LOOKING TO THE FUTURE

Looking ahead to 2019 provides me with the opportunity to announce that I will be retiring from G&T and my role of Managing Partner at the end of 2018. As has been planned for some time, Adam Glover, who currently heads up our Project Management business and who has been with the firm for 29 years, will become the new Managing Partner from the 1st January 2019. A further announcement will be made shortly about this.

The end of 2018 will also see another significant retirement with Andrew Mann, the founder and Managing Director of our US business G&T Inc, passing the leadership role to the next generation after 26 years at the helm. Our thanks and appreciation are due for everything Andrew has achieved in building that business, along with his senior leadership team, into a leading independent Project and Cost Management firm in Miami and Los Angeles and the largest in New York City.

It has been my pleasure to build my career at G&T over four decades and to oversee the running of the firm in my role as Managing Partner for the past 13 years. During that time, with the help of

many exceptional clients, partners and talented employees at every level, we have grown the business to the record size it is today and I believe that the firm is in a very strong position for the future. I am immensely proud of what we have achieved together and would like to take this opportunity to express my sincere gratitude for the support, hard work and loyalty that so many have shown to the firm.

Despite this change of leadership it is very much business as usual at G&T. We have a great culture and employ some of the most talented experts in the industry who work with clients on exciting projects across the UK, US and selected international locations. We will continue our commitment to remaining independent with a partnership structure and no external ownership because we believe it enables us to deliver the very highest service levels to our clients as well as offering fantastic career progression for our people. I look forward to watching the firm build on this legacy in the future and wish G&T continued success.

PROGRESSION

We show our dedication to the next generation through a variety of programmes and sponsorships aimed at helping them to build strong professional networks and learn the skills required to grow their careers.



LREF 2018

NEXTGEN PROGRAMME

Our partnerships with New London Architecture and The London Real Estate Forum support G&T's dedication to championing future built environment professionals and encouraging them to develop their skills to build strong working relationships with others across the industry. Through the programme this year our NextGen have hosted speed mentoring events, spoken at Pecha Kucha presentation evenings, released thought leadership publications and chaired roundtable debates.

THE CHARTERSHIP PROGRAMME

G&T's Chartership Programme launched in 2016 as an evolution of our Graduate Development Scheme and focusses on the career development of graduates, apprentices and career changers. With consistently high APC pass rates, G&T's training and development is one of the best in the industry, committed to supporting individuals new to the built environment at the beginning of their career journeys.

RICS YOUNG SURVEYOR OF THE YEAR

G&T will be attending the RICS Young Surveyor of the Year Awards 2018 and we are proud to once again sponsor the Apprentice of the Year Award, celebrating the achievements of outstanding young professionals at the very beginning of their careers.

ADOPT A SCHOOL

We are proud to be involved with initiatives that make a positive social impact. Social business Class of Your Own's 'Adopt a School' scheme enables schools to teach the 'Design, Engineer, Construct!' qualification in secondary schools. We are now half way through our second sponsorship - this time at St Luke's High School in Glasgow. The students on this programme are designing an Eco-Classroom, taking part in sessions on sustainability, the role of the client and the importance of local community. The programme is due to finish in 2019, with the pupils delivering their final presentations in the summer.

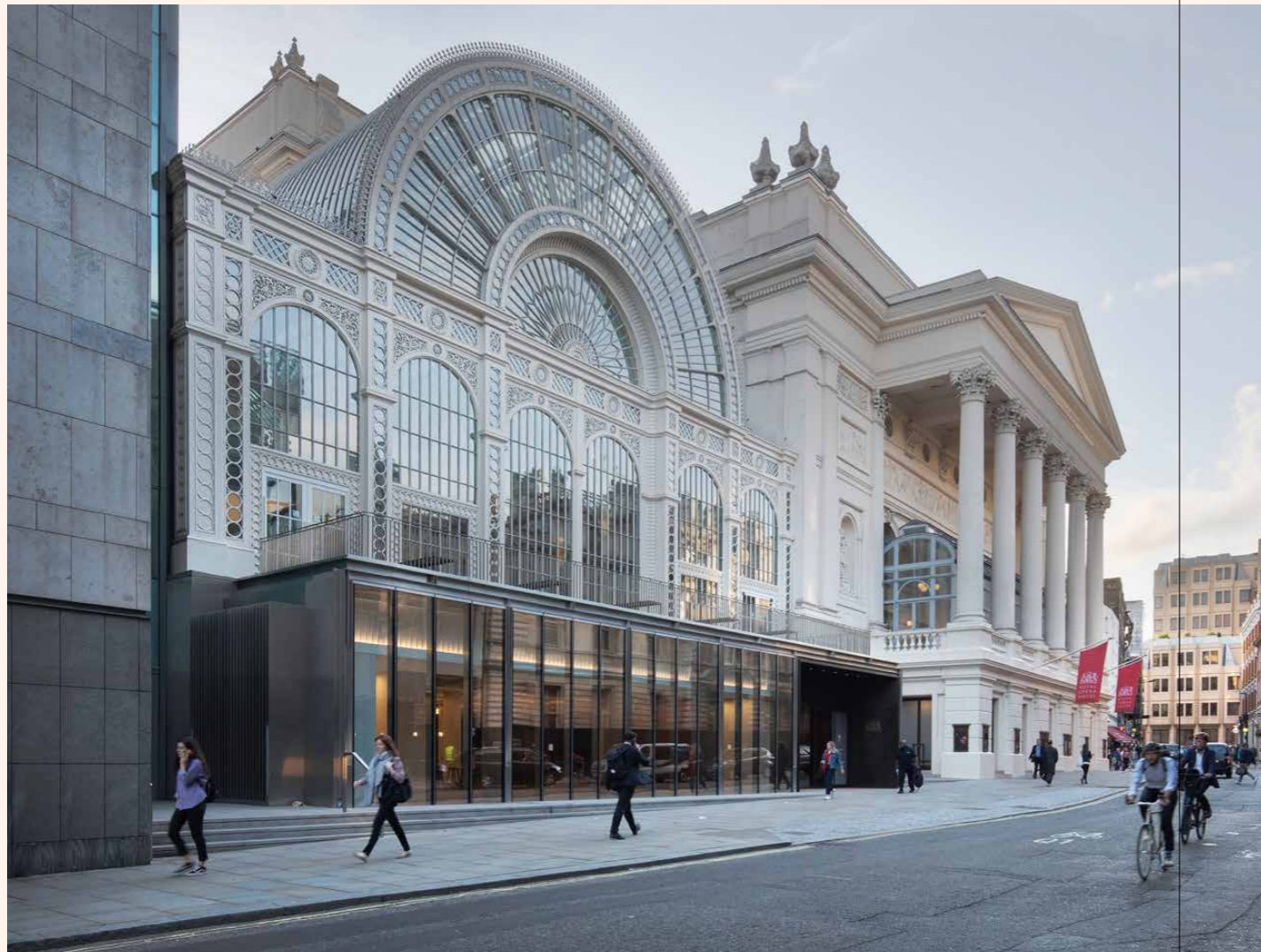


LREF 2018

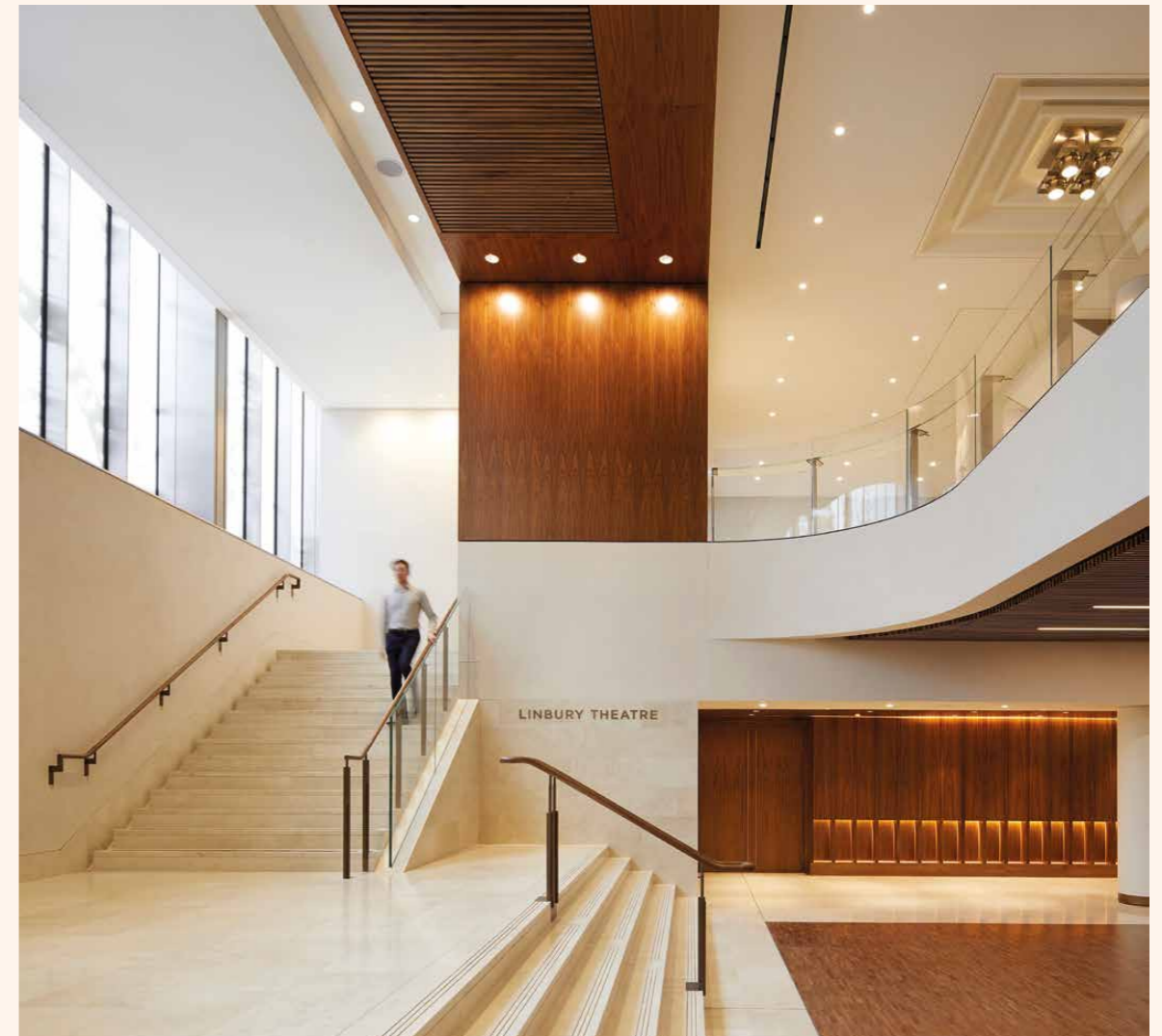
ROYAL OPERA HOUSE - OPEN UP PROJECT, LONDON

The 'Open Up' project enhances the experience for artists, guest companies and audiences by making entrances and public spaces more inviting and encouraging visitors to enjoy the building throughout the day as well as the evening. The Linbury Theatre and foyer have been transformed to provide improved audience and technical facilities together with a new terrace off the Paul Hamlyn Hall and glazing of the existing terrace at Amphitheatre level.

CLIENT
Royal Opera House
SERVICES
Cost Management



© 2018 ROH. Photograph by Luke Hayes



© Hufton+Crow

LONDON WALL PLACE, LONDON

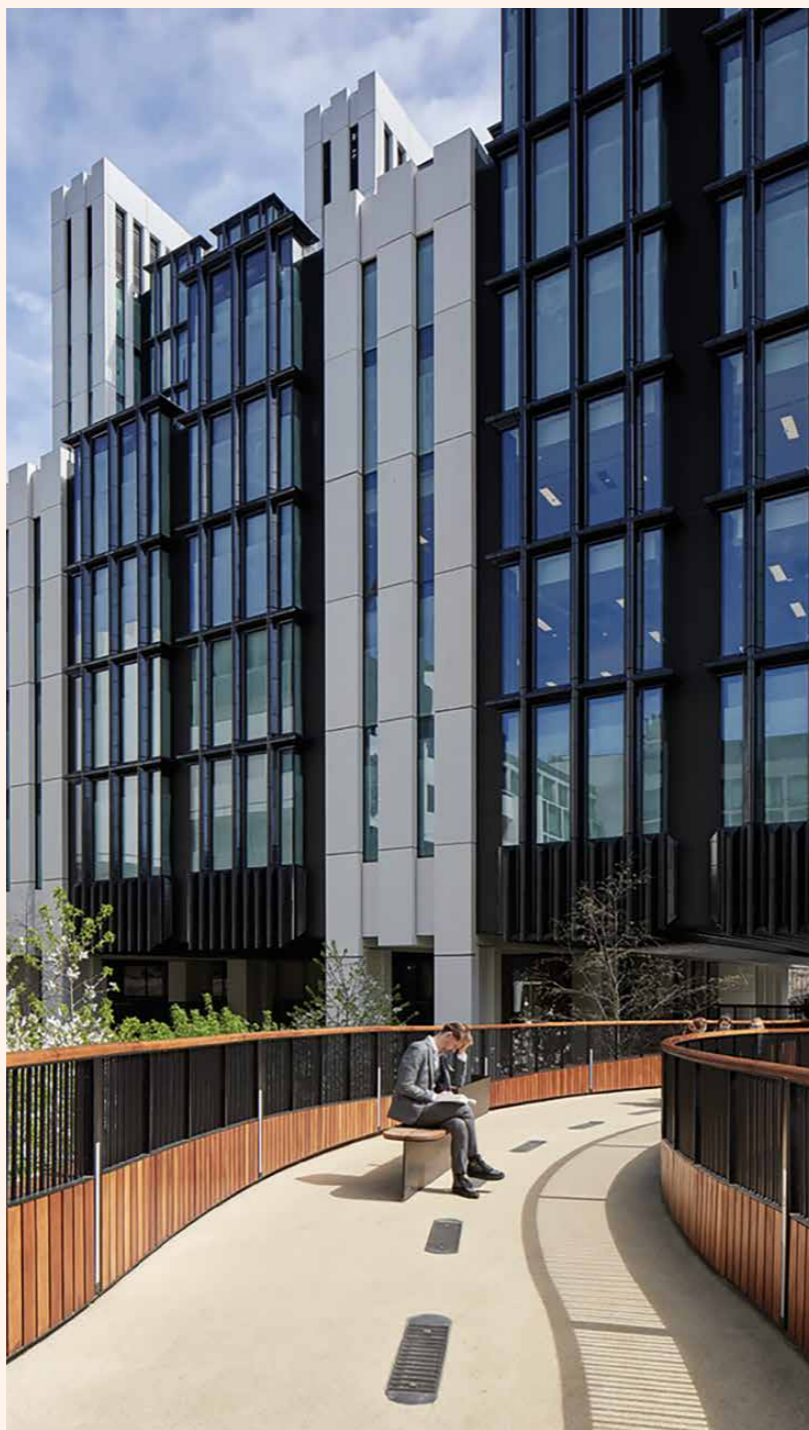
New Grade A office space over two buildings of 310,000 sq ft and 190,000 sq ft. The project included the reinstatement of the City of London highwalks providing pedestrian access above street level.

CLIENT

*JV between Brookfield Properties
and Oxford Properties*

SERVICES

*Cost Management
Employer's Agent
Project Management*



© Brookfield Properties

TED BAKER HQ, LONDON

Redevelopment of a 1980s former Royal Mail building into six buildings, including a new headquarters for Ted Baker. The scheme will feature 73 homes, 585,000 sq ft of offices and an 87-bed Ted Baker branded hotel along the Regent's Canal.

CLIENT

Reef Group

SERVICES

*Cost Management
Employer's Agent
Project Management*



© Reef Group



© Alex Kroke

**FOX NEWS,
NEW YORK**

Renovation of the Fox News Channel studios into a 7,600 sq ft state of the art work space including a studio space ("Studio N") featuring 72 displays, robotic cameras and multiple data walls.

CLIENT
Fox News

SERVICES
*Cost Management
Project Management*

**NBCUNIVERSAL
TELEMUNDO,
MIAMI**

New global headquarters containing 15 broadcast studios equipped with state of the art production and editing technology, office space and cafeteria as well as a separate free-standing 50,000 sq ft satellite antenna yard.

CLIENT
NBCUniversal Telemundo

SERVICES
*Cost Management
Project Management*



© NBCUniversal Telemundo (all images)



© Forbes Massie (all images)

COAL DROPS YARD, LONDON

An important part of the King's Cross development site, the project involves the refurbishment of the Victorian eastern and western coal drops building and the formation of a new first floor with a stunning curved roof to provide a new shopping street with over 60 shops, cafes, bars and restaurants.

CLIENT

*King's Cross Central
Limited Partnership*

SERVICES

*Cost Management
Employer's Agent
Life Cycle Costing*



LANDMARK, MANCHESTER

Located in the St Peter's Square area of the city, the project involves the demolition of a former cinema on a restricted city centre site, utilising the existing basements and excavating further to provide two basement levels and 14 storeys of commercial Grade A office space above.

CLIENT

Barings

SERVICES

*Cost Management
Employer's Agent
Principal Designer &
CDM Consultancy
Project Management*

INDEPENDENCE

G&T has a reputation for being one of the foremost construction and property consultancies in the UK and US. With a heritage of more than 180 years behind us and a range of expertise across services, sectors and geographic locations, we have amassed a wealth of knowledge and market insights which underpin our advice to clients.

marketintel.gardiner.com



INVESTING IN KNOWLEDGE SHARING

We recognised that we needed to get better at showcasing our industry knowledge and provide clients with resources to help them navigate the market successfully while maximising their property assets.

In 2018 G&T invested in a new GT Market Intelligence microsite – an online platform with a curated selection of research, market intelligence and opinion pieces to help clients form an accurate picture of how the market is developing so that more informed decisions can be made.

Alongside this open-source digital platform we appointed a new Market Analyst to build on our established publications such as our industry-renowned Tender Price Indicator. We have now introduced a new fortnightly Market Research Bulletin with a round-up of significant economic and construction-related news and we regularly publish detailed spotlight reports on key topics such as Build To Rent, Co-working and the Future of Retail.

“Our new GT Market Intelligence microsite is an ideal platform to communicate the industry insights we generate. The site contains a good mixture of digestible thought pieces from sector group experts and more comprehensive spotlight reports offering detailed analysis of the key issues which are impacting our clients. Key to all of our insight pieces is effective collaboration that capitalises on the extensive expertise found across the firm.”

Michael Urie, Market Analyst.





© Westminster Abbey (all images)

QUEEN'S DIAMOND JUBILEE GALLERIES, LONDON

Located more than 50ft above Westminster Abbey's floor in the medieval Triforium, the galleries display the greatest treasures from the Abbey's collection.

The Triforium has never been open to the public and visitors will reach the new galleries through the Weston Tower - the first major addition to the Abbey church since 1745.

CLIENT

Westminster Abbey

SERVICES

Cost Management

Project Management



BRUNEL BUILDING, LONDON

The 17 storey building, at the heart of the Paddington Basin regeneration area, has an innovative external diagrid structure enabling column free floorplates for modern, flexible office accommodation. There will be two large roof terraces on the upper floors and a new public realm will be created on the waterside.

CLIENT

Derwent London

SERVICES

Project Management



© INK



SHORTLISTED
FOR THE RIBA
STIRLING
PRIZE

THE SULTAN NAZRIN SHAH CENTRE, OXFORD

Located in the historic landscape and listed parkland of the college, the new building houses a large lecture theatre, student learning space, seminar rooms and a dance studio.

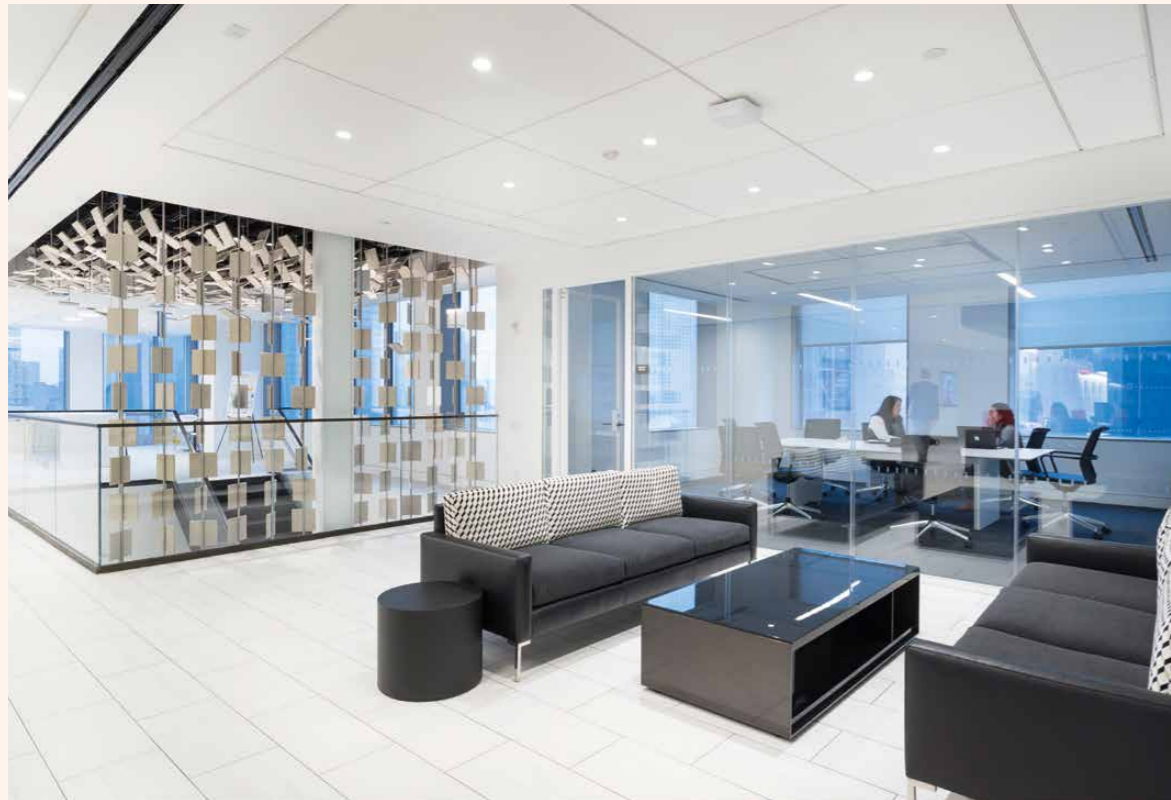
CLIENT

Worcester College, Oxford

SERVICES

*Cost Management
Principal Designer &
CDM Consultancy*

© Nick Kane 2018



© Anders Grahn

ASSOCIATED PRESS, NEW YORK

The relocation of Associated Press from 450 West 33rd Street to their location at 200 Liberty Street, Manhattan totalling 172,000 sq ft over three and a half floors. The space was designed with the approach and perspective of creating “newsrooms of the future” incorporating a number of specialty needs such as state of the art master control room, multiple video and audio production facilities, broadcast studios, a board room and administrative and executive offices.

CLIENT
Associated Press
SERVICES
Cost Management
Project Management

28 LIBERTY - MANHATTA AND BAY ROOM, NEW YORK

28 Liberty Street, the former headquarters for Chase Manhattan Bank, has been repositioned and includes a bar/restaurant on its north side and an event space which wraps around its south, east and west sides. The space comprises the entire 60th floor covering approximately 40,000 sq ft.

CLIENT
28 Liberty
SERVICES
Cost Management
Project Management



**STOREY'S FIELD CENTRE &
EDDINGTON NURSERY,
CAMBRIDGE**

Designed by MUMA, this unique building provides a range of flexible community spaces, including performance hall, meeting place and events venue for residents and the wider community and a nursery, all arranged around a landscaped courtyard.

CLIENT

University of Cambridge

SERVICES

Cost Management



© alanwilliams (all images)



SHORTLISTED
FOR THE RIBA
STIRLING
PRIZE

ENGAGEMENT

G&T continued to invest in the wellbeing of its people through an extensive programme of sports including netball, football, softball, dodgeball and cricket as well as a variety of other events.

Property Week Cup 2017



Netball



Cricket

Sport has always been a popular part of G&T life. Taking part helps promote team spirit, build friendships and encourage collaboration between employees. Being active also forms part of a healthy lifestyle, both physically and mentally, and with increased awareness of mental health issues this is more relevant today than ever.

G&T's sports teams enjoyed another successful year with the mixed netball team finishing second in the league, narrowly missing out on the top spot on goal difference.

The football team also celebrated success finishing second in the LionHeart Surveyor's League and reaching the knock-out stages of both the Surveyors World Cup and the Property Week Cup.

They topped off the season by retaining the Property 5-a-Side title - winning the tournament

for the second year running - and helping to raise money for the property industry charity, LandAid.

The ever popular Under 30s v Over 30s matches in football and cricket took place with the Unders securing a convincing victory in football only to be beaten by the Overs in cricket - an historic win for the Overs and their first in seven years.

G&T employees from around the UK took part in various walks and challenges including a team from Manchester who took part in Tough Mudder raising over £1,400 for

Cancer Research. The group also completed the Kentmere Horseshoe walk - one of the longest and most remote walks in the Lake District.

Employees from Bristol donned their walking boots to hike around the stunning Cheddar Gorge in Somerset, rounding off a varied and active year at G&T.

UNIVERSITY OF ROEHAMPTON - CHADWICK HALL, LONDON

A new addition to the University's student accommodation located in the grounds of the Grade II* Listed Downshire House alongside the historic sunken garden.

CLIENT

University of Roehampton

SERVICES

Project Management

SHORTLISTED
FOR THE RIBA
STIRLING
PRIZE



© DLA Architecture

EMERALD HEADINGLEY STADIUM REDEVELOPMENT, LEEDS

Delivery of an iconic sporting venue offering the unique opportunity of providing world-class facilities for rugby and cricket side by side. Works include the demolition of the existing Rugby South Stand and construction of a new stand for Leeds Rhinos and Yorkshire Carnegie, demolition of the North/South Stand and creation of a new stand shared by rugby and Yorkshire County Cricket Club with panoramic views of both the rugby pitch and cricket ground. The adjacent pavilion is also being refurbished, including construction of a new link bridge connecting it to the new North/South Stand.

CLIENT

*Headingley North-South
Stand Limited*

SERVICES

*Cost Management
Employer's Agent
Principal Designer &
CDM Consultancy
Project Management*

OLD WAR OFFICE, LONDON

Conversion of the Grade II* Listed former government building, Sir Winston Churchill's base during World War II and home to the likes of Lord Kitchener and John Profumo, to create the first UK hotel for luxury brand Raffles together with super prime residential apartments and associated restaurant, bar and spa.

CLIENT
Whitehall Residences Ltd
SERVICES
Cost Management



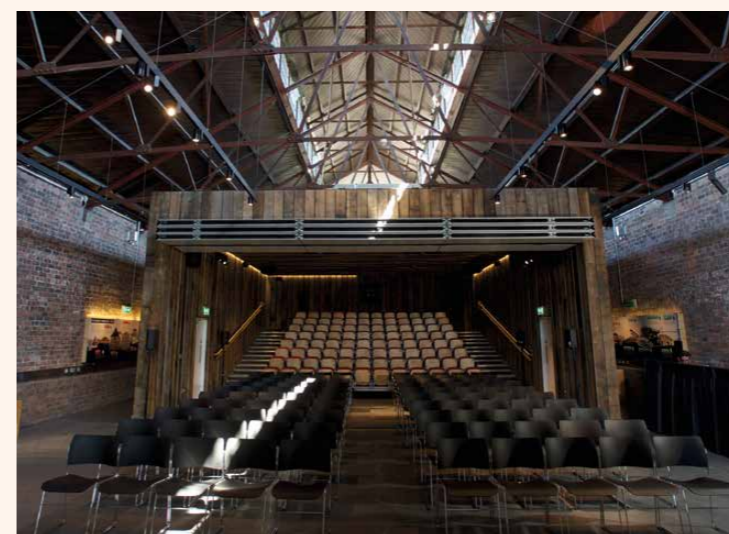
LEIGHTON HOUSE, LONDON

Final phase of restoration works to the Grade II* Listed studio museum, the former home of leading Victorian artist Lord Leighton. Works include additional exhibition gallery, new learning and interpretation spaces and visitor amenities. A funding grant has been received from HLF.

CLIENT
Leighton House Museum
SERVICES
Project Management



© BDP



© Rob McDougall

THE ENGINE SHED, STIRLING

Redevelopment of former MoD munitions store to create Scotland's new National Building Conservation Centre which will bring the country's built heritage to life through technology and hands-on activities.

CLIENT
Historic Environment Scotland
SERVICES
*Cost Management
Principal Designer &
CDM Consultancy*

CENTER PARCS, LONGFORD, IRELAND

Construction of a holiday resort comprising watersports lake, road and services infrastructure, 466 lodges, 30 one bedroom apartments, a subtropical swimming paradise, spa, nature/activity and cycle centres, restaurants, bars and landscaping.

CLIENT

Barclays Bank Plc

SERVICES

Development Monitoring



© Crown copyright

DEFENCE EQUIPMENT AND SUPPORT, BRISTOL & UK

G&T, consultant to the Paragon JV, is bringing best practice commercial skills from the construction industry and applying these across DE&S' circa £14bn per annum spend. G&T supports and advises on tender processes, commercial documentation, contract management, negotiation, cost analysis and identification of savings, risks and opportunities.

CLIENT

DE&S

SERVICES

*Commercial Management
Contract Administration
Procurement*

6 ST ANDREW SQUARE, EDINBURGH

Fit-out of high quality office accommodation, being the first project delivered under Standard Life's One Campus initiative. It consists of 110,000 sq ft of office accommodation in the heart of Edinburgh and is home to the Executive Board, along with 1,200 staff in a modern, collaborative office environment.

CLIENT

Aberdeen Standard Investments

SERVICES

*Cost Management
Principal Designer &
CDM Consultancy
Project Management*



© Gillian Hayes - dapple photography



© Durham County Council

SEAHAM WATERSPORTS FACILITY, COUNTY DURHAM

Award-winning watersports centre offering courses in kayaking, paddle-boarding, canoeing and other watersports as well as changing facilities and office accommodation.

CLIENT

Durham County Council

SERVICES

Cost Management

WESTGATE OXFORD

New 74,000m² development providing retail, restaurant and leisure space including a rooftop dining area with views across Oxford's iconic skyline and a five screen cinema. The scheme also delivers 59 waterfront homes, a basement car park and a large service yard.

CLIENT

*Westgate Oxford Alliance
(JV between The Crown Estate and Landsec)*

SERVICES

*Construction & Property Tax Advice
Cost Management
Employer's Agent
Principal Designer & CDM Consultancy*



© BDP/Nick Caville



SHARD PLACE, LONDON

Designed by Renzo Piano Building Workshop, this is the third phase of development at Shard Quarter. The 26 storey residential-led development will provide 176 private residential apartments with a range of amenities on levels 4, 16, 17 and 27.

© Real Estate Management (UK) Ltd

CLIENT

*Real Estate
Management (UK)
Limited and Sellar*

SERVICES

Cost Management

HERE EAST, LONDON

Transformation of the former Olympic Press and Broadcast Centres into over one million sq ft of dedicated and versatile space for digital and creative companies – both established names and start-ups – in London's Queen Elizabeth Olympic Park.

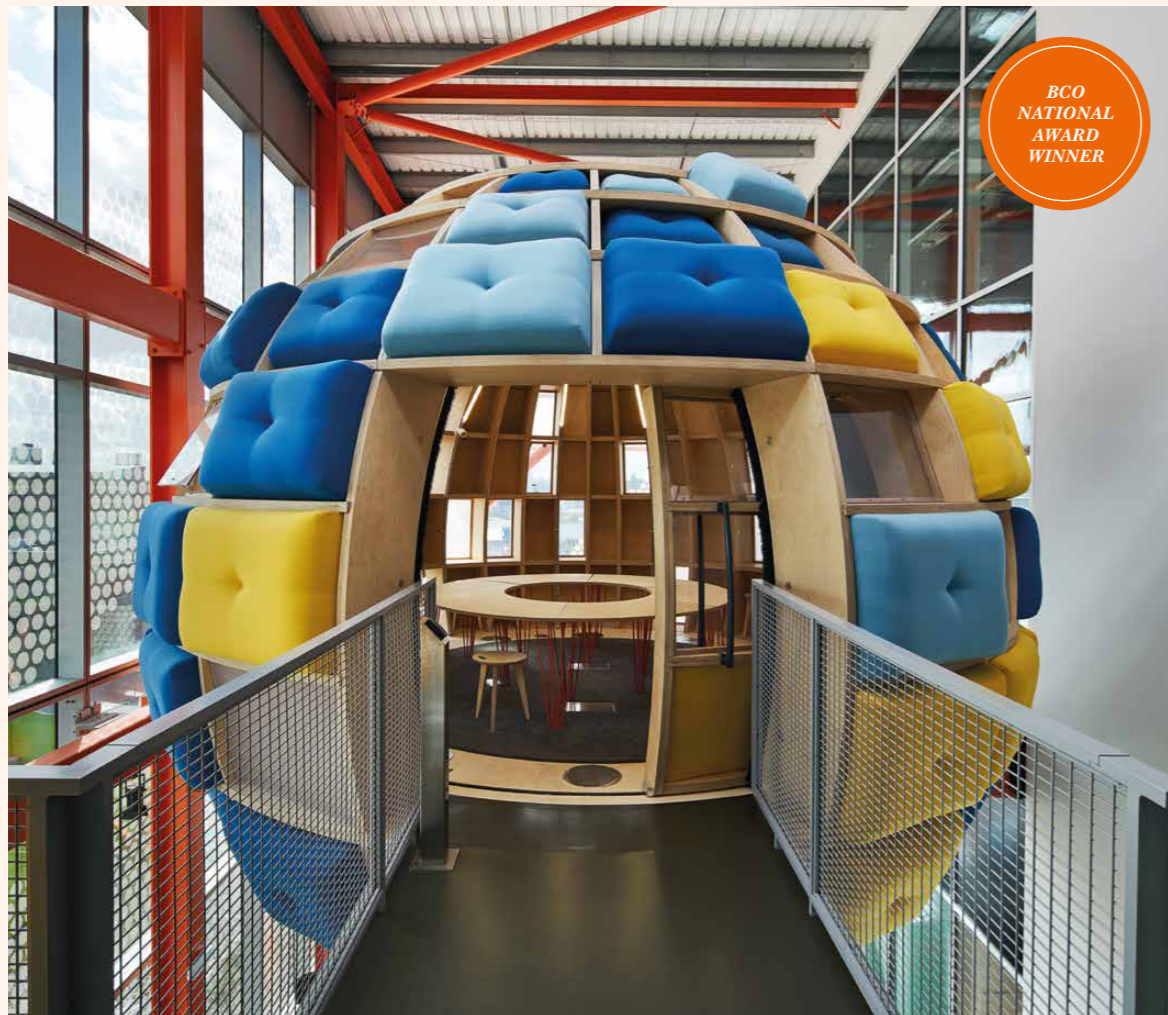
Winner – BCO National Award 2018 for Refurbished/ Recycled Workplace.

CLIENT

*Funds advised
by Delancey*

SERVICES

Cost Management



BCO
NATIONAL
AWARD
WINNER

© GG Archard



© Qatari Diar

30 GROSVENOR SQUARE, LONDON

Mixed-use transformation of one of Mayfair's most iconic buildings including 137 guestrooms, five restaurants, six flagship retail units, a spa and a 1,000 person ballroom together with significant public realm improvements.

CLIENT

Qatari Diar

SERVICES

*Cost Management
Life Cycle Costing*

ETHICAL THINKING

G&T has a proud history of giving back to the communities and cities we work in. One such project that we supported during the year was the Hidden Homeless competition which looked for ideas to help solve London's homelessness crisis.

HIDDEN HOMELESS

New statistics released earlier this year by the charity Shelter have highlighted that 300,000 young people in Britain are the 'hidden homeless' without stable or safe accommodation. Following the release of these startling numbers, The New Horizon Youth Centre launched a competition in collaboration with Colander Associates Ltd to find housing solutions to help the 'hidden homeless' in London.

The competition looked for ideas to transform part of the disused York Road underground station into a short to medium term accommodation block to help up to 28 people without safe or stable places to find respite while looking for longer term housing solutions. The project aimed to identify concepts which could potentially be delivered across several sites in the capital and had to include fully integrated private housing which is expected to fund the schemes.

The competition was supported by The Mayor of London, sponsors John McAslan + Partners, Six Ideas, Pocket Living and Capel C S Limited, as well as by New Horizon Youth Centre Patron and broadcaster, Jon Snow. The event was also supported by Transport for London, who loaned the site for the purpose of the competition.

G&T was pleased to lend its support to this important cause by sponsoring the launch event to announce the winning entry which was 'Stepping Stones' by Morris + Company whose ambition is to make the hidden homeless no longer hidden but supported in a vibrant community rich with opportunity. RCKa and Catja de Haas Architects were awarded second and third prizes with Adam Khan Architects receiving special mention.

G&T Partner, Miles Delap, commented "As leading built environment professionals, G&T was pleased to support practical measures to tackle homelessness and its causes in London. The provision of stable respite is critical in helping young people to access the support they need to develop sustainable lives."

London's deputy mayor for housing, James Murray, said: "Young Londoners are suffering some of the worst effects

of London's housing crisis, with many ending up sofa surfing or in some cases with no choice other than to sleep rough. The competition entries propose some innovative, creative and sustainable approaches, helping ensure young people have a safe place to stay while they find longer-term solutions. I very much hope these entries will help lead to new projects that provide much-needed shelter and support for young Londoners."



Hidden Homeless Architectural Competition

GREAT ORMOND STREET HOSPITAL - PREMIER INN CLINICAL BUILDING, LONDON

As part of the hospital's significant redevelopment plans, the existing Cardiac Wing was demolished to level 4 and rebuilt to level 8. This provided the Trust with a new state of the art clinical facility which helped accommodate the increasing spatial pressures they were facing. The new hospital includes various clinical areas including wards, theatres, intensive care facilities and even a new outdoor play area.

CLIENT

Great Ormond Street Hospital for Children NHS Trust

SERVICES

*Cost Management
Employer's Agent
Life Cycle Costing
Principal Designer &
CDM Consultancy
Project Management*



© Disney



EDINBURGH ST JAMES

Redevelopment of St James Shopping Centre and the former Scottish Office to create a new two million sq ft retail-led mixed-use landmark development including retail units, residential, 5* hotel, apart-hotel, multi-screen cinema and car parking spaces.

CLIENT

TH Real Estate

SERVICES

*Construction &
Property Tax Advice
Cost Management
Employer's Agent
Life Cycle Costing
Principal Designer &
CDM Consultancy
Project Management*



© Jonathan Banks

INTERNATIONAL QUARTER LONDON

New neighbourhood in Queen Elizabeth Olympic Park, Stratford.

- Plot S5: 46,000m² of commercial office space over 20 floors with ground floor retail units
- Plot S6: 23,000m² of commercial office space over 11 floors with ground floor retail units and a crèche
- Plot S9: 25,000m² of commercial office space over 10 floors with one ground floor retail unit

CLIENT

Stratford City Business District
(Lendlease Development &
London and Continental Railways)

SERVICES

Cost Management
Employer's Agent
Employer's Representative

THE CONDUIT, LONDON

Refurbishment of seven floors of a Mayfair building including a high end fit-out of bars, restaurants, work space and event spaces for a private members' club.

CLIENT

Lava Mayfair Club

SERVICES

Construction &
Property Tax Advice
Cost Management
Project Management



© Steven Joyce

MAGGIE'S AT BARTS, LONDON

New three storey urban Cancer Caring Centre which sits alongside the Grade I Listed Great Hall in the courtyard of St Bartholomew's, London's oldest hospital.

CLIENT

Maggie's

SERVICES

Cost Management



© NAARO

INTU WATFORD EXTENSION, WATFORD

Redevelopment and 400,000 sq ft extension to the existing 1990s shopping centre, adding more stores, places to eat and leisure choices including a nine screen IMAX Cineworld cinema and Hollywood Bowl.

CLIENT

intu

SERVICES

Cost Management
Employer's Agent
Principal Designer & CDM Consultancy
Project Management
Retail Delivery



THAMES TIDEWAY TUNNEL, LONDON

Tideway is constructing London's super sewer to modernise the sewage network which is a key piece of infrastructure that makes London work.

The 25km tunnel is being built from 24 construction sites along the River Thames and is due to go into operation in 2024.

CLIENT

Tideway

SERVICES

Contract Administration

Procurement

Supply Chain Management



© McAteer

CLYDEBANK LEISURE CENTRE, CLYDEBANK

The first in a series of developments planned to regenerate Queen's Quay, once the heart of Clydebank's shipbuilding industry. The leisure centre includes a state of the art gym overlooking the Clyde and the first interactive games facilities for the under fives.

CLIENT

West Dunbartonshire Council

SERVICES

Client Technical Advisor

LEEDS BECKETT UNIVERSITY - CARNEGIE TEACHING & RESEARCH BUILDING, LEEDS

The new 8,300m² building brings together facilities from the School of Sport, currently spread out across the Headingley campus, and consolidates them into a modern purpose built facility.

CLIENT

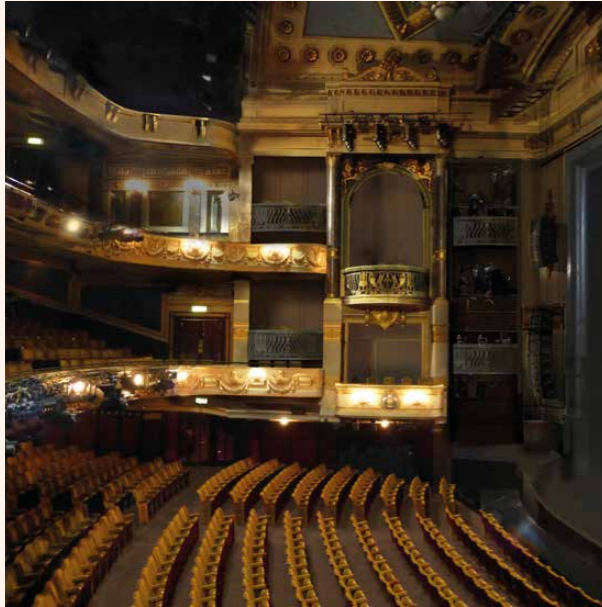
Leeds Beckett University

SERVICES

Project Management



© Sheppard Robson



© Haworth Tompkins

THEATRE ROYAL DRURY LANE, LONDON

Restoration works to the Grade I Listed building include replacing the foyers, upgrading the stage facilities and enhancing the auditorium.

CLIENT

LW Theatres

SERVICES

Construction Management

Cost Management

CRUX HEADQUARTERS, BRISTOL

New headquarters for Crux within the Paintworks Phase III development, recognised as the hub for Bristol's creative and technology industries.

CLIENT

Crux Product Design Ltd

SERVICES

*Construction &
Property Tax Advice
Cost Management
Employer's Agent*



AFFINITY WATER

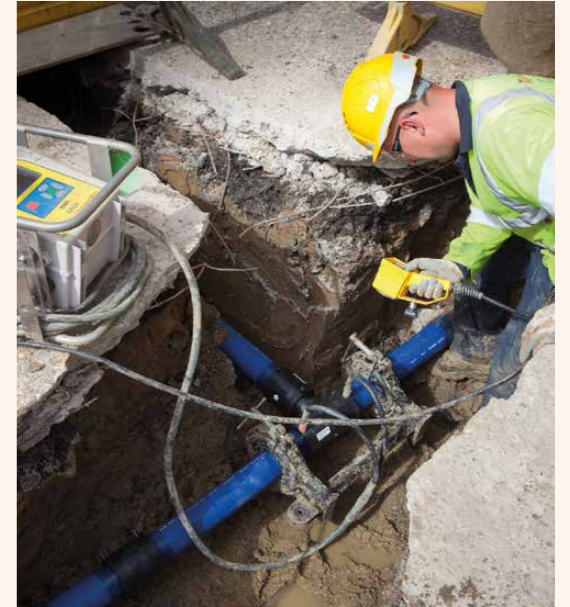
Over the last year we have continued to offer Affinity Water a range of services, responding to their needs and requirements. We successfully completed their transition to a new PMO for their core business which included toolset upgrades, training and coaching and handing over to a newly formed in-house team. We have also enabled their business to respond to the need to rapidly build a new team and capability as an enabler for a major national infrastructure programme. This has involved us providing a range of services covering procurement, contract formation, project controls set up, scheduling, risk management and project management covering a range of complex projects with many stakeholder interfaces.

CLIENT

Affinity Water Ltd

SERVICES

Project Controls



© Flashpointpictures©2013

MONK BRIDGE, LEEDS

Situated on the edge of Leeds' city centre, this new development will provide high quality one, two and three bedroom apartments as well as commercial space in the arches of the Grade II Listed viaduct and foot of the buildings.

CLIENT

Foundation Real Estate

SERVICES

*Cost Management
Employer's Agent*



© Simon Vine Photography



CROSSRAIL 2, LONDON

With Crossrail (the Elizabeth Line) due to open next year, interest is growing in Crossrail 2. Like the Elizabeth Line, Crossrail 2 will have a tunnelled section under central London connecting to existing surface lines. The new route will link south west and north east London, as well as destinations across Surrey and Hertfordshire and beyond, with new housing and development a major component from the start. Our role currently includes supporting the client team in the management and co-ordination of cost estimating and risk analysis.

CLIENT

Transport for London

SERVICES

Cost Management

Risk Management

TITANIC HOTEL, BELFAST

New 119 bedroom hotel located in the former B+ Listed Harland & Wolff headquarters in the city's regenerated shipyards.

CLIENT

Titanic Foundation Ltd

SERVICES

Project Monitoring



HEATHROW EXPANSION, LONDON

G&T is the Independent Fund Surveyor for Heathrow Airport and provides assurance of value and efficiency on their programme of construction projects. These include many different schemes including refurbishment of tunnels, extension of terminal buildings and resurfacing of runways. Our team has expertise in cost estimating, planning, project management, project controls and contract management and works closely with the airlines, the airport and their extensive supply chain to support successful delivery and renewal of airport assets.

CLIENT

Heathrow Airport Ltd

SERVICES

Independent Assurance



CITYLABS 2.0, MANCHESTER

First phase of a £60m campus expansion to Citylabs within Manchester University NHS Foundation Trust, comprising 92,000 sq ft of high specification, flexible laboratory and office space. The campus will become one of the world's leading precision medicine hubs.

CLIENT

Bruntwood

SERVICES

Construction & Property Tax Advice

Cost Management

AGA KHAN CENTRE, LONDON

New home in King's Cross for a number of UK-based organisations founded by His Highness the Aga Khan, with six roof gardens, courtyards and terraces inspired by Islamic landscape design from around the world.

CLIENT
*Aga Khan
Development Network*

SERVICES
*Cost Management
Employer's Agent*



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ROYAL ACADEMY OF ARTS TRANSFORMATION, LONDON

The redevelopment provides more public space for art and architecture displays together with the new Weston Bridge linking the Grade II* Listed Burlington House and Burlington Gardens to create a new enlarged campus.

CLIENT
Royal Academy of Arts

SERVICES
*Cost Management
Strategic Asset &
FM Consultancy*



Fairway, our dispute resolution specialist business, had another very successful year with headline figures showing strong turnover and profit results.

Fairway

Expert witness, claims advice and dispute resolution remain at the heart of Fairway's work with the largest proportion of its new appointments being generated from repeat business, referral or recommendation.

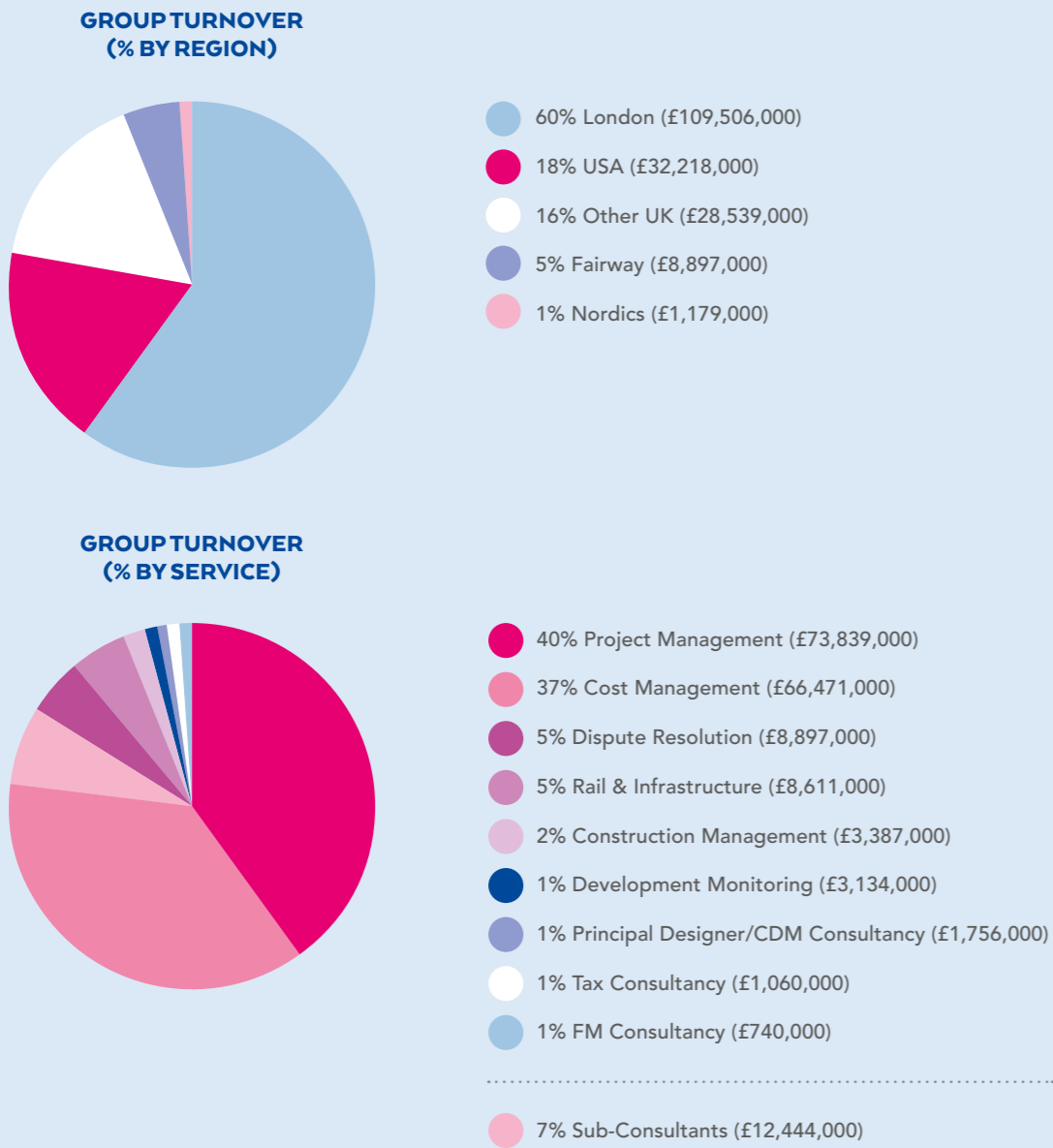
Focussing on cost, time and project management based disputes, Fairway supports clients in the building, energy, infrastructure, manufacturing, marine and oil and gas sectors. Over the last 12 months, Fairway has seen particular growth in the UK transport and property sectors, as well as the international oil sector, where the size of disputes are substantial.

There continues to be a good balance of work emanating from the UK, as well as from Europe and South America. The client base has been varied and includes large multinational engineering companies, insurers and property developers. There is also a healthy balance of fee income between all three of the primary disciplines of quantum, forensic delay analysis and project management.

During the year Fairway relaunched their website, which can be accessed at www.gtfairway.com. The Fairway team remains one of the most experienced and respected in the industry, which is

one of the key reasons why the business continues to enjoy such extensive success within this specialised area of the construction, engineering and property market.

FINANCIAL RESULTS



TURNOVER BY REGION (£000s)

| | 2017/18 | | 2016/17 | |
|-------------------|---------|-------|---------|-------|
| LONDON | 109,506 | 60% | 101,555 | 59% |
| OTHER UK OFFICES | 28,539 | 16% | 27,815 | 16% |
| G&T FAIRWAY | 8,897 | 5% | 11,235 | 6% |
| UK TURNOVER | 146,942 | 81% | 140,605 | 81% |
| USA | 32,218 | 18% | 27,110 | 16% |
| IRELAND | - | - | 1,150 | 1% |
| NORDICS | 1,179 | 1% | 2,041 | 1% |
| MIDDLE EAST | - | - | 1,034 | 1% |
| OVERSEAS TURNOVER | 33,397 | 19% | 31,335 | 19% |
| GROUP TURNOVER | 180,339 | 100 % | 171,940 | 100 % |

TURNOVER BY SERVICE (£000s)

| | 2017/18 | | 2016/17 | |
|------------------------------------|---------|------|---------|------|
| COST MANAGEMENT | 66,471 | 37% | 66,972 | 39% |
| PROJECT MANAGEMENT | 73,839 | 40% | 63,413 | 37% |
| CONSTRUCTION MANAGEMENT | 3,387 | 2% | 4,203 | 2% |
| RAIL & INFRASTRUCTURE | 8,611 | 5% | 8,580 | 5% |
| PRINCIPAL DESIGNER/CDM CONSULTANCY | 1,756 | 1% | 2,141 | 1% |
| DEVELOPMENT MONITORING | 3,134 | 1% | 2,941 | 2% |
| TAX CONSULTANCY | 1,060 | 1% | 1,092 | 1% |
| FM CONSULTANCY | 740 | 1% | 929 | 1% |
| DISPUTE RESOLUTION | 8,897 | 5% | 11,235 | 6% |
| TOTAL FEES EARNED | 167,895 | 93% | 161,506 | 94% |
| ADD SUB-CONSULTANTS | 12,444 | 7% | 10,434 | 6% |
| GROUP TURNOVER | 180,339 | 100% | 171,940 | 100% |

PROFIT EARNED & DISTRIBUTED (£000s)

| | 2017/18 | | 2016/17 | |
|--------------------|---------|-----|---------|-----|
| DISTRIBUTED PROFIT | 49,566 | 27% | 47,221 | 27% |



ABOUT GARDINER & THEOBALD

G&T is an independent construction and property consultancy working across all sectors of the built environment. We focus on minimising risk and creating opportunities to maximise the value of our clients' developments and property assets.

We deliver Project Leadership, Commercial Success, Construction Excellence and Specialist Consultancy working across all sectors of the built environment.

PROJECT LEADERSHIP

- Project Management
- Portfolio & Programme Management
- Programme & Project Controls
- Development Management

COMMERCIAL SUCCESS

- Cost Planning
- Cost Management
- Life Cycle Costing

CONSTRUCTION EXCELLENCE

- BIM
- Construction Management
- Contract Administration
- Employer's Agent
- Principal Designer & CDM Consultancy

SPECIALIST CONSULTANCY

- Construction & Property Tax Advice
- Development Monitoring
- Dispute Resolution & Expert Witness
- Strategic Asset & FM Consultancy
- Procurement
- Supply Chain Management
- Sustainability

HOW TO FIND US

UNITED KINGDOM

Bristol

Gardiner & Theobald LLP
Second Floor
East Wing Quayside
40-58 Hotwell Road
Bristol
BS8 4UQ
Tel: +44 (0)117 901 6400

Cambridge

Gardiner & Theobald LLP
Sheraton House
Castle Park
Cambridge
CB3 0AX
Tel: +44 (0)1223 370 015

Cardiff

Gardiner & Theobald LLP
Sophia House
28 Cathedral Road
Cardiff
CF11 9LJ
Tel: +44 (0)2920 660 151

Edinburgh

Gardiner & Theobald LLP
Clarendon House
5th Floor
114-116 George Street
Edinburgh
EH2 4LH
Tel: +44 (0)131 240 2600

Glasgow

Gardiner & Theobald LLP
G1 Building
5 George Square
Glasgow
G2 1DY
Tel: +44 (0)141 568 7300

Leeds

Gardiner & Theobald LLP
2nd Floor
2 Bond Court
Leeds
LS1 2JZ
Tel: +44 (0)113 284 8900

London

Gardiner & Theobald LLP
10 South Crescent
London
WC1E 7BD
Tel: +44 (0)20 7209 3000

Manchester

Gardiner & Theobald LLP
Merchant Exchange
17-19 Whitworth Street West
Manchester
M1 5WG
Tel: +44 (0)161 817 4040

Newcastle

Gardiner & Theobald LLP
4th Floor
18-24 Grey Street
Newcastle upon Tyne
NE1 6AE
Tel: +44 (0)191 232 1328

UNITED STATES OF AMERICA

Los Angeles

Gardiner & Theobald Inc.
767 S. Alameda Street
Suite #260
Los Angeles
CA 90021
Tel: +1 310 598 1944

Miami

Gardiner & Theobald Inc.
350 Lincoln Road
Miami Beach
FL 33139
Tel: +1 305 890 3094

New York

Gardiner & Theobald Inc.
535 Fifth Avenue
3rd Floor
New York
NY 10017
Tel: +1 212 661 6624

