



# care

## Lincoln House, Crewe Community Support Centre

**Client :** Cheshire East Council  
**Value:** £1,300,000  
**On site:** Dec 2009 - Feb 2011  
**Programme:** -  
**Contractor:** Interserve Building  
Services Ltd



### Project Profile

Public sector long term residential care for the elderly in Cheshire substantially transferred to CLS Care Services Ltd, in the early nineties. However, the County Council retained ten of its former Part 3 Elderly Persons Homes as Community Support Centres, providing respite care and rehabilitation.

We were asked in the summer of 2007 to appraise each of these remaining centres with a view to some degree of consolidation, and more importantly, to assess each centre's potential for accommodating a dedicated suite for the elderly living with dementia. Our findings, which incorporated outline costs prepared by Thornton-Firkin, were presented to the County's Adult Services Team and some limited development work ensued. However, implementation was deferred pending the outcome of LGR.

In August of last year we were approached by the new authority of Cheshire East to advance one of the appraised schemes at Lincoln House, Crewe. The requirement was to develop what was essentially a site appraisal showing the potential for a twelve bed dementia suite, to a full scheme design and to complete construction by the end of May 2010.

To facilitate the extremely challenging programme and ensure full contractor engagement from the outset we agreed to novation to Interserve Building Services Ltd from RIBA Stage B onwards. Planning was submitted within six weeks of our initial briefing, detailed design and negotiation of contract proceeded simultaneously and work on site started at the beginning of November. Expansion in the scope of the works and having to deal with a number of maintenance issues arising out of the original fabric have presented further challenges. However, the contract is proceeding on time and the handover is anticipated at the beginning June. Through this process we have built an extremely good relationship with Interserve, a contractor with whom we had not previously worked.

The successful delivery of this project is only possible through the very close and transparent collaboration of client, designers and contractors and we believe that our key role in this has achieved real added value to the outcome.