



Case Study: 50 Queen Anne's Gate

Client: Land Securities



Project

A major capital redevelopment of 500,000 sq ft of office accommodation for Land Securities and their tenant, the Ministry of Justice, in the Victoria area of London. The project includes stripping the building back to its shell and refitting this 1970s building with modern building services and finishes to suit the 21st century. An excellent BREEAM rating will be achieved.

Our role

Land Securities initially employed Rider Levett Bucknall as Quantity Surveyors to prepare a cost estimate based on the tenant's requirements. This led to Rider Levett Bucknall assisting with assembly of the Development Agreement between Land Securities and the Ministry of Justice (formerly the Department for Constitutional Affairs), the selection of the project team and the main contractor.

Following successfully agreeing the contract sum with the main contractor on a JCT 98 design and build contract Rider Levett Bucknall carried out post contract Contract Administration and Quantity Surveying services.

Client benefits

One of Land Securities' goals is to become the landlord of choice for central government. This model where Land Securities carry out the construction and fit out works, the cost of which are recovered through the service charge throughout the length of the lease is one that they wish to roll out for other government departments.

The success of 50 Queen Anne's Gate is essential if this is to be achieved.



Testimonial

"People bust guts to get things done."

Geoff Taylor, Director, Land Securities

Oceania

t. +61 2 9922 2277
e. enquiries@oceania.rlb.com

EMEA

t. +44 20 7398 8300
e. enquiries@emea.rlb.com

Asia

t. +852 28231823
e. enquiries@asia.rlb.com

Americas

t. +1 602 443 4848
e. enquiries@americas.rlb.com