

Ingenuity Inside out

Empowering and supporting our clients to achieve their objectives
through collaborative expertise and innovative sustainable design



www.baileypartnership.co.uk





Who **We** Are

“We take pride in our culture of teamwork and strive to make the wellbeing of our employees a priority”

Established in 1971 and operating from twelve offices across England and Scotland with a European office located in Gt. Yarmouth, we are a Building Top 100 construction consultancy, regulated by RICS offering a multidisciplinary integrated and fully coordinated professional services in the built environment.

Fundamental to the success of the services we provide and the projects we deliver, is our ability to balance our cost awareness and professional management with innovative, high quality design. We place our clients at the heart of all we do, ensuring we meet their requirements, aspirations and commercial targets from the outset.

Not only are we consistently recognised in the Good Employer Guide, we are committed to the ongoing training and development of all our people. With accredited training schemes such as RIBA, RICS, CIBSE, CABE, IFE and IStructE being offered alongside other unique opportunities for professional and personal development.

Simon Zawada

Managing Director





Our Ethos

Efficiency

This lies at the heart of all of our projects. Our multidisciplinary team of experts are dedicated to optimising processes, eliminating bottlenecks, and maximising productivity. With our comprehensive range of services, we deliver tailored solutions that enable our clients to achieve their project goals with unmatched efficiency.

Accessibility

Ensuring inclusive design for all, we prioritise accessibility in every aspect of our projects. Our multidisciplinary team specialises in creating barrier-free environments, seamlessly integrating features that enable everyone to navigate and enjoy spaces with ease.

Flexibility

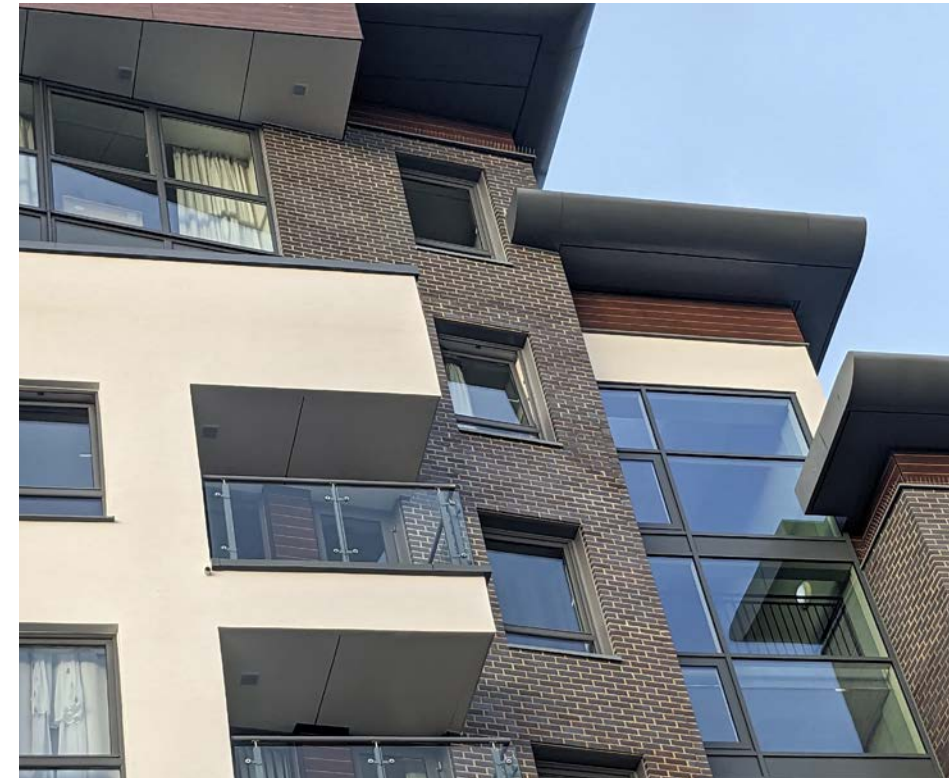
Adaptable, amenable and versatile, our multidisciplinary team embraces flexibility as the key to navigating complex construction challenges. We provide dynamic solutions that adjust to evolving project needs, ensuring seamless progress and successful outcomes. With our expertise, your project will remain resilient in the face of unexpected changes.



“Collaboration, Transparency and Continual Improvement”

Our detailed knowledge and adoption of BIM adds to our project delivery and assists clients in developing projects that exceed their expectations.

The process, including our ability to hold virtual reality sessions, helps to inform decisions, assist with the construction processes and provides useful and usable information for clients to maintain and manage their facilities.



Empress Heights: Regional winner of 'Refurbishment/Revitalisation Project' - RICS Awards 2024



York House: Regional winner and national finalist 'Regeneration & Conservation Project' - Constructing Excellence South West Awards 2025





Approach to Sustainability

Sustainability is the foundation on which our designs and services are built and it is embedded as a core principle within the business.

We recognise that our activities and services have an impact on the environment. We are fully committed to becoming a carbon neutral business by 2030 and crucially have targeted delivering all of our projects to “Net Zero” by 2030.

We seek to deliver these principles in every development and have gained extensive experience in designing and delivering sustainable buildings. The solutions we have designed have enabled our clients to procure and secure a built asset to the highest performing standards and will last many years into the future.

Our proactive, knowledgeable and professional team of specialists can provide a bespoke management, design and surveying service suited to the size, complexity and nature of sites and projects. Whether it is a small scale building survey or a large architectural commission, sustainability considerations feature in all that we offer.

Led by our core sustainability team, we will work closely with our clients to meet their own net zero ambitions. On larger and more complex projects this can include offering our services as a sustainability consultant both as part of a full design package or in an independent role.

All projects are initially assessed and as part of the early stage briefing with clients we aim to determine the sustainability outcomes, promoting a fabric first approach and net zero target as a first principle to any project. It is crucial to establish these early sustainability targets and embed them into any project to ensure that design decisions at each and every stage are taken with these in mind to ensure that these important targets are delivered successfully.

In addition to our core team and many in-house disciplines, we have strong relationships with a range of specialist consultants to provide holistic, all inclusive solutions.



H&S

Bailey Partnership places the safety and well-being of employees and stakeholders at the core of our operations. Our strong health and safety culture, proactive risk management and continuous training underpin project success and our reputation. Staff receive regular training through our Training Policy, annual courses, toolbox talks, and updates from professional consultants such as SSG Training and Consultancy. New staff and subcontractors undergo thorough inductions, while ongoing assessments shape tailored programmes. Our CSCS card-holders and certified CDM Consultants ensure safety is embedded throughout project lifecycles. Pre-construction information and design coordination meetings address health, safety, environmental and legislative requirements, enhancing buildability. Training records are monitored and reviewed in monthly H&S meetings, supported by external audits and policy reviews. These procedures are embedded in our ISO 9001-certified quality manuals, CHAS and Constructionline certification, reflecting our commitment to high safety standards.

Quality

We are committed to delivering high-quality, professional services that meet legal obligations while consistently exceeding client expectations. Our Quality Management System (QMS), certified to BS EN ISO 9001:2015, is maintained through internal audits, management reviews and accredited external audits. Continuous improvement is central, with client feedback and staff engagement shaping objectives monitored by our management board, led by Executive Directors, Directors and a nominated quality Executive Director.

Our Quality Procedures provide a framework covering client requirements, staff competence, project and non-project tasks, procurement, audits, and non-conformance controls. At project level, quality is assured through contractor selection, robust design information, material approvals, inspections, and systematic reporting, with rapid corrective action where needed. Employer's agents further support this by managing tenders, advising on contractors, and coordinating surveys, ensuring schemes achieve statutory compliance, best value, and client satisfaction throughout.

Bailey Partnership is dedicated to creating lasting social value through strong community engagement, local partnerships, and sustainable practices. We actively support local economies by working with local contractors, sourcing supplies responsibly, and prioritising local labour.

Our commitment to skills and employment includes offering apprenticeships, work placements, and training opportunities, as well as supporting career development for young people and those transitioning into new roles. We contribute to local causes, charities, schools and community initiatives through volunteering, fundraising, and practical support.

Environmental responsibility underpins our approach, with a clear plan to achieve carbon neutrality by 2030, covering sustainable design, recycling, reduced carbon output and greener transport.

Our social value activities are monitored against the National TOMs Framework, ensuring measurable outcomes.

Social Value



Teynham CoE Primary School: We have run a series of engagement events, including involving pupils collaboratively in the early design stages of the new school, where they helped shape the school's colour palette, alongside sustainability talks and art workshops.



Architecture



Teynham Primary School

This D&B project for a local contractor marked Kent County Council's first net zero school – a flagship development that has paved the way for all future new-build schools in the county and set the county's sustainable benchmarks across educational design and engineering.



Torbay & South Devon (NHS) Trust

Our specialist healthcare architects designed the new Twin Theatre Day Surgery Unit, modernising theatres, recovery wards, consulting rooms, and reception areas to enhance capacity, efficiency, and patient care in line with NHS objectives.

A RIBA Chartered Practice with a strong record of architectural experience and achievement, we strive to meet and exceed client expectations by delivering high quality solutions that exhibit innovation and design excellence.

Our technical proficiency, combined with our commitment to design excellence, is further amplified by the utilisation of Building Information Modelling, Government 'Soft Landing' protocols, and a keen commercial acumen. This synergy enables us to consistently deliver awe-inspiring environments to our clients.



Interior Design

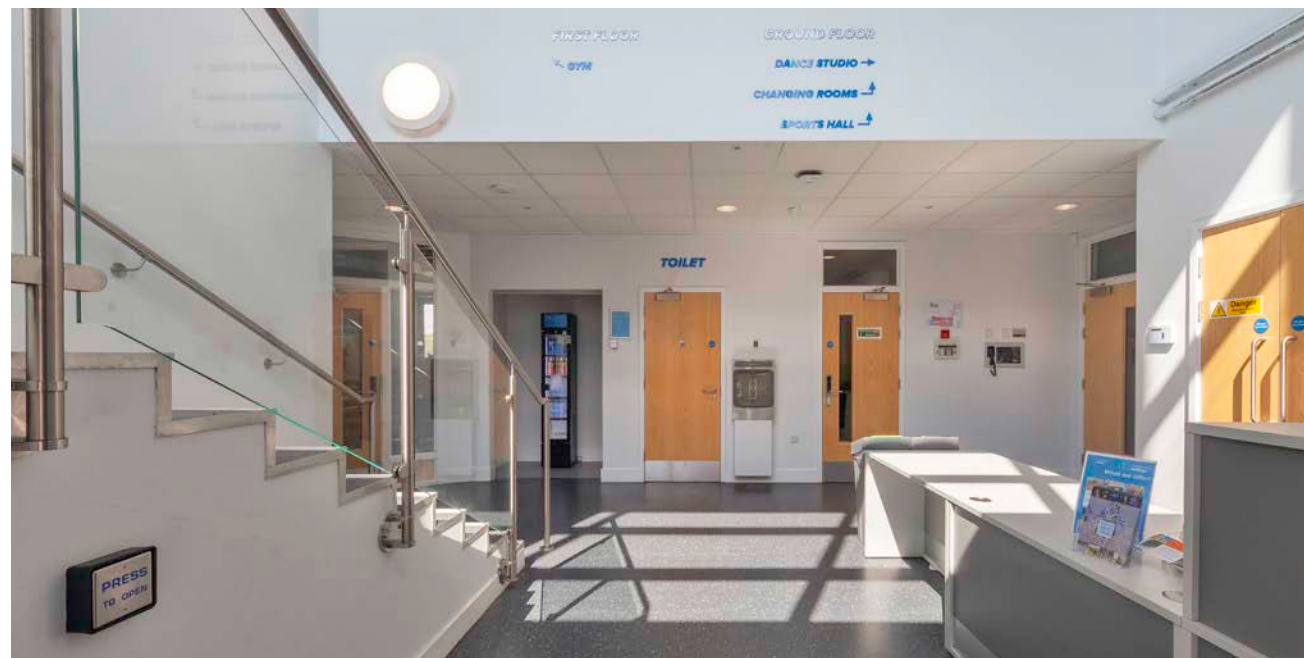
Our team of creative interior designers and space planners offer a comprehensive service which provides inspiring solutions for any type of project, such as healthcare, leisure environments and commercial settings, educational spaces and tailored residential projects.

We work with the wider design team to ensure biophilic design is dovetailed into all schemes enhancing the user/visitor experience and improving health and well-being. To us, successful spaces are not just about the built environment, but about boosting moods within and around them.





Building Surveying



We offer a comprehensive range of building surveying services including: condition, acquisition and due diligence surveys, party wall matters, dilapidations and schedules of condition, defect analysis, contract administration and advice on commercial property matters.

Our RICS Chartered Surveyors have extensive experience in planned preventative maintenance programming and refurbishment programs across the private and public sectors including social housing, commercial, leisure, healthcare, defence, education and retail.

The heritage sector is unique and requires specialist knowledge and experience to meet the exacting demands of preserving buildings and structures for the future.

Our core team of professionals are experienced and qualified in the repair and adaptation of historic buildings, having the expertise to provide a wide range of services to meet the specific needs of this sector. Re-inventing buildings for today's use.



Conservation



Structural Engineering

We believe structural engineering is a key part of any project. Our team delivers consistent excellence within a broad range of specialist investigation, inspection and reporting services, including structural failures.

They utilise the latest computer modelling techniques to deal with a wide range of work that includes new builds and reworking of existing structures to large span complex structural solutions.



Civil Engineering

The civil engineering team can undertake designs in a range of environments. Our experience allows us to work in a wide variety of sectors which include; residential developments, sporting facilities, car parks, solar farms, docks and harbours, temporary works crane platforms, industrial buildings, generator bases, roads and highways, complex retaining wall solutions, foul and surface water drainage solutions and SUDS projects.





Coleridge Court

Our mechanical and electrical engineers delivered a high-performance retrofit at Coleridge Court, shortlisted for BESA's Retrofit Project of the Year. Ground source heat pumps, MVHR ventilation, PV and battery systems, and high-performance insulation reduced heating demand from 268 kWh/m²/yr to 57 kWh/m²/yr, supporting net-zero targets and healthier, more affordable living.



Teynham Primary School

Our mechanical and electrical engineers designed Teynham Primary School to achieve net-zero operational carbon, integrating all-electric heating and catering, optimised solar gains, PV panels, EV charging, high-performance insulation, and natural shading for exceptional sustainability performance.

Building Services Engineering

As clients require their facilities to be more sustainable, energy efficient and controlled to meet carbon reduction targets and rises in energy prices, the role of the building services engineer becomes more important.

We are able to provide a full range of services with a focus on state of the art, energy efficient and cost effective design solutions, uniquely tailored to meet the individual requirements of each of our clients.



Project Management

We understand each project has its own set of requirements and considerations that demand meticulous planning, control, and management.

Our project managers are dedicated, accomplished specialists who manage projects through structured processes and methods, mitigating risks, and controlling change in-flight. Our team have broad experience across a diverse range of sectors including healthcare, defence, prison, judicial, fire safety, education, retail, commercial, leisure, public buildings, historic buildings, infrastructure and engineering.





CDM/Principal Designer

We can offer the role of principal designer under the Construction (Design and Management) Regulations 2015 in addition to our other services, or as a standalone role.

Our services are tailored to the project needs, whilst ensuring full compliance with regulations and industry best practices. All of our principal designers hold memberships with the Association for Project Safety (APS).



BR & BSA Principal Designer

Bailey Partnership holds the demonstrable skills, knowledge, experience and behaviours required to undertake the required duties inclusive of the PD (BR) duties for registered HRB's and non HRB's. Bailey Partnership is a Common Assessment Standard (CAS) and ConstructionLine Gold accredited. We have embodied the principles of BS8670 into our daily practices and maintain a competence matrix to ensure that our project teams are competent to design and manage works within a wide range of buildings and sectors. Further details of the competence of our PD team are available by referring to the CIAT public register of competent Principal Designers.



Quantity Surveying

Our team of Chartered Quantity Surveyors provide a full range of cost consultancy services across a broad range of sectors with values up to £200m. Our knowledgeable team add value delivering predictability, timely cost advice and proactive reporting, enabling informed decision making and optimising client's return on investment.

In addition to the traditional QS role, our experienced team deliver expert witness, due diligence reports, fund monitoring, reinstatement cost assessments, development appraisals, whole life costings and carbon assessments.





Town Planning

Our Chartered Town Planning team is well equipped to advise on all stages of planning from site feasibility and site allocation through to preparation and management of applications or appeals. We have established good working practices with numerous local planning authorities and find that our approach delivers positive results.

Our clients range from homeowners, private individuals, landowners and public and private sector organisations.



Urban Design

We have a creative edge in our approach to master planning, regeneration and place making. Our design team has a blend of strategic, contextual and technical abilities coupled with a strong understanding of the drivers that shape our towns and cities.

This is achieved through robust research and analysis of the places in which we work and the people who use those places.





Fire Engineering



We are recognised as industry leaders in the fire safety sector and proud to have won multiple national awards for our work in this sector. Our services are focused around improving the standard of building safety within the industry.

We maintain a robust approach to ensure high quality delivery and service in accordance with the principles of the Fire Safety Act and Hackett Review. Services include surveys, design, fire engineering, compliance, building safety cases, EWS1 forms, FRAEW's, quality control, project management and strategic advice.

Our team of experienced clerk of works provide an independent critical eye ensuring contractors and developers are adopting industry best practice and complying with regulations, design criteria and specifications throughout the process of a project.

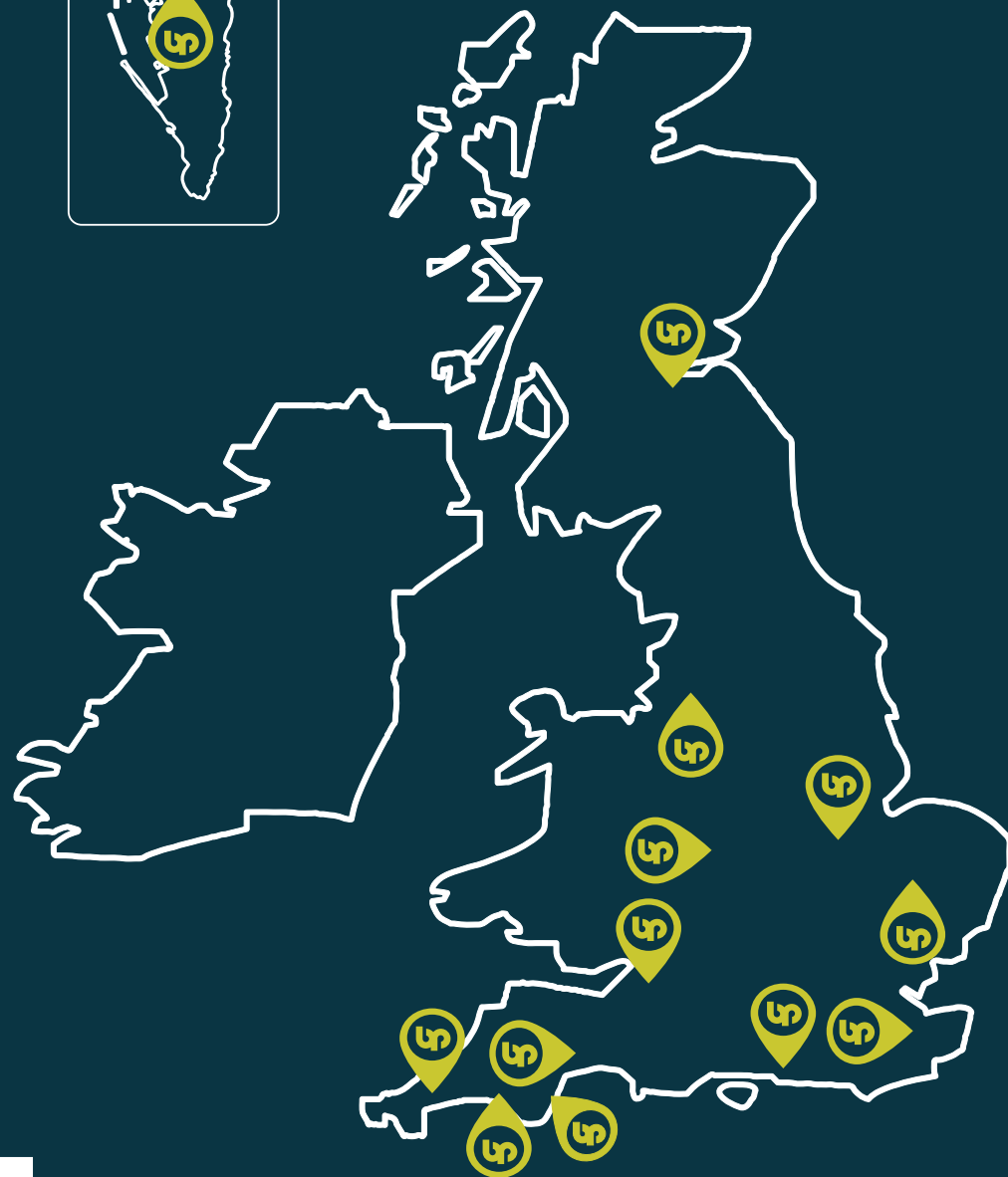
We provide development monitoring services on behalf of developers, investors, leasehold occupiers and RTM/RMC companies. We apply our expertise to ensure true compliance with statutory, legal and design criteria and ultimately ensuring that third party interests are protected.



Development Monitoring & Clerk of Works



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GIBRALTAR



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