



AYLESBURY VALE
DISTRICT COUNCIL

Aylesbury Vale District Council was embarking on an ambitious redevelopment programme in Aylesbury, Buckinghamshire. A core part of this involved the consolidation of the council's office estate into a single principal office allowing the council to terminate lease contracts and release its owned town centre estate as part of the future town redevelopment scheme.

The council was at the time constructing the Aylesbury Waterside Theatre and had firm proposals for a further three major schemes with investment totalling in excess of £80 million.

THE CHALLENGE

Development of the Gateway Office Complex complete with a commercial cafeteria outlet, new multi-functional council chamber as well as meeting, conference and training facilities.



The Gateway – new office complex and conference facility



THE SOLUTION

V4 Services was appointed by Aylesbury Vale District Council in 2010 to implement a Programme Management Office (PMO) to co-ordinate and manage the council's challenging £100 million Major Projects Programme. One of the projects was the development of the new council offices, an extension to existing office accommodation which remained in use by council staff throughout the programme. V4 Services have provided programme and project management services through Aylesbury Vale District Council's Programme Management Office (PMO).

These services include:

- ➔ Client-side project management.
- ➔ Procurement and management of the Design Team, Cost Manager, Employer's Agent and other consultants.
- ➔ Procurement of the Main Contractor through the IESE Construction Framework.
- ➔ Risk management.
- ➔ Integration of the scheme into other projects within the council's capital programme including: Aylesbury Waterside Theatre, Aylesbury Waterside regeneration and the Waterside Centre further education facility
- ➔ Stakeholder management including engagement of residents.



THE GATEWAY OFFICE COMPLEX AND CONFERENCE CENTRE – KEY FACTS

Location:

Gatehouse Road, Aylesbury

Project value:

**£9 million
(construction)**

Programme: 2010-2012

Procurement route:

IESE Framework





About V4 Services Limited

We have worked in partnership with over 120 UK public sector organisations including: councils, NHS, social enterprises and trading bodies providing hands-on delivery support to set up new business structures, improve the efficiency of in-house services, encourage a commercial approach and generate savings and service improvements.

THE BENEFITS

The newly developed Gateway Office, completed in March 2012, forms the corner piece of the regeneration of the 2.5 hectare Gatehouse Road site in the north west of Aylesbury. The overall development includes land for affordable housing and the support of new enterprise and job creation.

- ➔ Modern and flexible staff accommodation for around 300 employees.
- ➔ Hot desk facilities and 'break out' spaces supporting more flexible working.
- ➔ Multi-use area for employees and the public creating and building community links.
- ➔ Multi-functional council chamber.
- ➔ A commercially operated conference and training centre which complements the council's drive to support growth, development, and business in the town.



“ The building of The Gateway was the realisation of a long term ambition of the council to bring the majority of its staff under one roof whilst providing a first class conference centre. The high profile nature of the project, both in the local community and with our own staff and councillors, meant that it's construction was under the spotlight from day one. With the project management services of V4 Services, we were able to open The Gateway on time and with much acclaim. ”

Teresa Lane, Head of Communications,
Marketing and Town Centre Management

