

# Innovative Housing Solutions.

Leading the way in the design and  
delivery of sustainable housing.







# Introduction

Established in 1970, Arcus Consulting LLP was founded as a Building Surveying practice to cater to the emerging housing associations throughout the country. Over the past five decades, Arcus has expanded its range of services and transformed into a multi-disciplinary practice of construction and property consultants. Our professional team comprises Project Managers, Architects, Building Surveyors, Quantity Surveyors, Employer's Agents, Clerk of Works, Principal Designers, CDM Advisors, and Retrofit Designers, Assessors and Coordinators.

We offer a full spectrum of services delivered through either a single discipline or a multi-discipline approach. Our projects range from aiding housing providers in maintaining their existing housing stock to managing large-scale regeneration projects, designing new housing and refurbishing and redeveloping high-rise buildings.

## Quality In Design & Delivery

Arcus holds corporate membership with the Royal Institution of Chartered Surveyors (RICS), the Royal Institute of British Architects (RIBA) and the Association for Project Safety (APS). Our business operations adhere to industry recognised standards, as demonstrated by our externally certified BS ISO 9001, 14001, and 45001 management systems, in addition to our CHAS (SSIP) certification and Trust Mark registration. These certifications attest to our commitment to providing clients with services of the utmost quality, whilst minimising our environmental impact and ensuring the safety of all project stakeholders.

## Communities & Housing

We believe that community engagement is a fundamental aspect of our business, and that effective partnerships are key to the successful delivery of future housing projects. Our extensive experience in partnering, combined with our added-value consultancy service, makes Arcus an excellent choice for housing providers.

We understand the importance of prioritising the recruitment and development of local people, working with local supply chains, and maximising employment opportunities. We also strive to incorporate training initiatives into our projects wherever possible. By fostering openness, honesty, and collaboration, we are confident that we can meet today's challenges, deliver more homes, and positively impact the lives of those in the communities where we operate.





# New Build Developments

Delivering good quality housing design whilst utilising efficient and cost-effective construction methods are essential parts of our service. This encompasses various aspects such as site planning, greater energy efficiency, and the creation of healthier, safer and sustainable environments that can adapt over time to ensure optimal outcomes.

Our housing expertise ranges from small infill sites to larger multi-tenure sites for affordable rent, shared ownership, and outright sale. We have also been involved in both joint ventures, and public-private sector partnership schemes. Our teams have demonstrated expertise in handling challenging brownfield regeneration sites and greenfield sites, often compromised or in sensitive locations.

The constraints imposed by planning policies, environmental factors, demands for higher density, and the growing importance placed on sustainability, necessitate the knowledge and skills of our design, construction and safety professionals.

Responding to the context of the site and its constraints, our architects employ their expertise in building design and construction detailing to ensure all projects are aesthetically pleasing whilst also being functional. Often, we assist our clients in forming and developing their brief to ensure the end product meets their requirements and budget. Incorporating renewable energies and applying a fabric first approach, our housing schemes encompass a sustainable ethos, protecting the future environment.

Our comprehensive knowledge and understanding of effective housing design, safety legislation, and innovative methodologies such as Modern Methods of Construction, Building Information Modelling, and low-carbon initiatives are crucial to the success of any project.

We recognise the significance of community involvement from the outset and ensure inclusivity in our approach. By adopting a whole-place design methodology, we strive to make a positive impact on the quality of life for those residing both in and around the new homes, while simultaneously generating greater value for the developer.

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"We have found Arcus to be excellent in terms of pricing, flexibility at short notice, quality and up to date in terms of design ethos, materials and system specifications for housing. Arcus is also very experienced in the field of the more cost conscious private practice and have shared this with us to our benefit. Their work is the right mix of cost, quality and suitability."





# Refurbishment Works

From planned maintenance works through to significant remodelling of a building or an estate, the refurbishment of existing homes and environments is needed to keep housing stock in the best condition. At Arcus, we have extensive experience of carrying out maintenance, refurbishment and remodelling works while tenants continue to reside in their homes, ensuring smooth processes and minimal disruption.

Refurbishing and maintaining assets not only assists in managing lifetime costs but can also bring about substantial improvements in energy efficiency, environmental impact and overall health performance. We aim to create sustainable environments that blend the very best of both old and new, with enhancements that lead to cost savings and contribute to improved living standards for residents.

## Retrofitting Services

PAS 2035 is a new British Standard that creates a recognisable quality standard for the retrofit and energy efficiency of buildings. The standard helps ensure the right design for a project, so that the right measures are installed in the right circumstances. By retrofitting, we can improve existing buildings to become more comfortable, energy-efficient, and sustainable. Retrofits may involve incorporating new systems specifically designed for high energy efficiency and low energy consumption such as loft and wall insulation, double or triple glazing, or replacing traditional gas boilers with ground or air source heat pumps.

To support our clients to deliver their retrofit projects and meet the PAS 2035 standard, Arcus offers the following services through our qualified team of professionals:

- Retrofit Advisors
- Retrofit Assessors
- Retrofit Designers
- Retrofit Coordinators
- Cost Consultants
- Contract Administrators

Having provided retrofitting services on over 10,000 properties to date, Arcus is fully equipped to tackle a variety of building and project types, enabling clients to increase their asset's energy efficiency as simply and as cost effectively as possible to achieve full compliance under PAS 2035.

## Heritage & Conservation

Sensitively restoring and conserving sites of historical significance requires a considered approach. Arcus has a specialised team with significant expertise in the conservation of historic buildings, having undertaken restoration projects that range from the repair of historic houses to complex renovations, adaptations, and rehabilitations of Grade 1 and Grade 2/2\* Listed Buildings.

When working on listed and historic buildings or in conservation areas, we look to understand the building's history and defining characteristics. Our designs seek to respect and complement the original building and enhance historically significant elements, ensuring we are sympathetic to both the building and client's needs, with all work undertaken in line with conservation best practice.

## Planned & Cyclical Works

As a multi-disciplinary practice, we are able to assist in planned and cyclical building works to make sure that our clients' assets stay in good repair whilst minimising financial outlay. From adaptation works and roof renewals to kitchen and bathroom replacements and fire safety works, Arcus can provide the necessary skills and advice to ensure both short term and long term needs are met.

Planned and cyclical works can feel intrusive to residents. We work closely with our clients to ensure all works consider those that live in the properties and seek to minimise disruption by carrying out works in a timely and efficient manner. We provide clear communication, helpdesks and community consultations, as well as ensuring adequate notice periods and reasonable working hours are adhered to.





# High-rise Buildings

Arcus possess extensive experience in the major refurbishment, remodelling and build of high-rise buildings for Local Authorities, Housing Associations and Contractors including residential, mixed use and commercial. Our team of specialists are skilled at designing and managing complex works from inception to completion. They are well-versed in building regulations, new regulatory pathways for high-rise buildings, and the implementation of the Building Safety Act's 'Golden Thread' recommendations.

Our team of specialists include Architects and Building Surveyors who are adept at designing and managing complete internal and external refurbishments, remodels, retrofits, and re-cladding of buildings from inception to completion. We utilise our professional team's expertise and range of skills to provide clients with technical advice and support, enabling them to solve problems and devise design solutions that result in cost savings and improved safety.

Constructing and refurbishing high-rise and high-risk buildings presents a multitude of challenges and risks that requires expert attention to ensure works progress on time, on budget and safely. We work hard to futureproof schemes by considering elements such as designing to improve thermal efficiencies to reduce heating bills for residents.

Tenant consultation, security, and the potential impact of the works are significant considerations for our team, particularly if the building is to remain occupied during the renovation process. We advise clients on the disruption remedial works can entail and we help identify and plan the steps to minimise this.

With our meticulous attention to design detail and outstanding project management skills, we are able to deliver projects within the tightest deadlines, budgets, and to meet client expectations.

"Arcus is a consultant we enjoy working with and trust to do a good job. They are thorough and knowledgeable in their approach to a project and are helpful with advice on the best course of action when this is needed. In consultation and interaction with our residents they are very respectful and have a clear understanding of the challenges our sector can face.





# Supported & Assisted Living Accommodation

As the population ages, the demand for well-designed, fit-for-purpose and sustainable housing continues to grow. At Arcus, we design our new build schemes to be “care ready,” with built-in adaptability, so that each resident’s accommodation is appropriate to their individual needs and level of assistance. We believe that designs should be able to easily adapt to health and care requirement changes, including new emerging technologies such as telecare and community equipment.

Our aspiration for refurbishment projects is to not only improve people’s physical quality of life but to also transform the building into an uplifting home in which to live. With a focus on sustainability and energy efficiency, our aim is to create attractive buildings that contribute to the future of our environment.

We understand that successful design for sheltered housing and extra care schemes involves careful attention to all aspects, from functional spatial planning to intricate details of fixtures and finishes. Our design philosophy prioritises simple yet logical layouts that encourage familiarity and wayfinding, as well as incorporating natural light to save money and create a comfortable and pleasant living space. Our designs also prioritise amenity space, both internally and externally, and sufficient storage to enable easy and enjoyable living.

When carrying out works within an occupied scheme, the needs and safety of vulnerable residents is of the upmost importance. Our experienced delivery teams can advise on communications, logistics, and the movement of residents to ensure a smooth and safe project with minimal disruption.

In addition to care for the elderly, we have specialised experience in designing and delivering supported schemes for vulnerable residents in sensitive environments such as remand facilities, disabled facilities for the mentally and physically impaired and alcohol dependency units. Temporary accommodation for the homeless is also an important aspect of our work, with the design requirements changing to have an onus on rehabilitation, education and independence. Refurbishing existing schemes to improve the facilities or designing new centres to create fit for purpose contemporary accommodation are all within our remit.

“We have always found Arcus to be very helpful and enthusiastic in the delivery of a wide range of services for us. They are consultants who are enjoyable to work with and who care about the projects in which they are involved. They always keep us informed of progress and they are proactive at ensuring issues are quickly resolved and relationships between all parties remain strong. We have a strong and longstanding relation with them and trust them with our projects.

MOSSCARE ST VINCENT’S HOUSING





# Surveys

## Stock Condition Surveys

A housing stock condition survey is a comprehensive assessment of a property's current and future repair and maintenance liabilities. This involves examining the condition of each building component, checking compliance with the Decent Homes Standard, assessing the property's safety according to the Housing Health and Safety Rating System, and evaluating its energy efficiency.

Arcus operates nationwide, providing property surveys to assess the age and condition of each building element. We meticulously gather accurate survey data and integrate it into reports and existing asset management software, enabling clients to make informed decisions about their asset management and reinvestment strategies.

We offer tailored stock condition surveys on a project-by-project basis or within a long-term partnering framework. Our services range from surveying individual elements, such as roofs, windows, doors, kitchens, or bathrooms, to conducting full block, estate, and entire stock portfolio surveys.

When conducting detailed roof surveys, or complex buildings, we can utilise drone technology to quickly identify potential hazards or defects, thereby preventing further damage and implementing cost-saving measures.

## Party Wall Surveys

Arcus provides Party Wall surveying services to Building Owners and Adjoining Owners, ranging from small domestic extensions to large-scale developments. We act on behalf of clients and provide advice on Party Wall matters from inception to post-completion.

Our surveyors are able to undertake the roles of 'Building Owner's Surveyor', 'Adjoining Owner's Surveyor' and 'Agreed Surveyor'. Over the years our experienced Party Wall Surveyors have worked on a variety of domestic and commercial properties and have been involved in all types of Party Wall matters relating to dwelling houses, purpose built and conversion flats, extensions, loft and basement conversions, alteration and refurbishment works, new build works and demolition. Our team is proficient in resolving issues related to neighbourly matters that exist outside the remit of the Party Wall etc. Act, such as scaffold licenses, crane oversail licenses, and leaseholder due diligence reports.

## Other Surveys

In many cases, our condition surveying service can be integrated with other services that we offer, such as Energy Performance Certificates, Damp Surveys, Equality Act Assessments, and Fire Risk Assessments. This approach reduces the need for multiple site visits and results in lower overall costs for our clients.

In addition to building property surveys, Arcus is experienced in conducting Estate Data Validation Surveys. This comprehensive assessment provides a composite set of data to establish the scale, condition, and characteristics of the land and all assets, including bins, bollards, fences, flower beds, and signage, among others, which fall under the client's ownership. This allows us to identify any hazards and to provide the necessary data to allow the client to manage their assets more effectively and efficiently.

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