



The ICM – *keeping you informed*

www.the-icm.com

April 2019

AGM and Dinner Dance is on the 6th July 2019, at the Wiltshire Hotel, Vastern, Royal Wootton Bassett, Wiltshire. SN4 7PB.



Contact Mark Rea = m90rea@hotmail.com

***** ***** *****

Fees are due, I draw your attention under the Rule 3 (C) and (D) Fees were due 1st January and to be paid in full by the 31st March 2019 any member who has not paid by that Date is under suspension. Some members were Expelled in January for not paying their 2018 fees.

***** ***** *****

Brighton

Approved for £80m Brighton BTR Towers Legal & General's £80m plans to develop the Longley Industrial Estate into Brighton's first build to rent (BTR) scheme have been approved. Legal & General entered the BTR sector in 2016 and now has 11 schemes in operation or development across the UK, renting out 3,700 homes. Once complete, the Brighton development will provide more than 200 homes for rent in buildings of three to 18 storeys.

Situated between New England Street and Elder Place, 200 metres from Brighton train station, the development will also deliver 3,270 sq. m of commercial space, to accommodate either a single occupier or arranged as incubator space to support start-ups and SMEs.



Dan Batterton, head of build to rent at LGIM Real Assets, said: "Brighton is an ever-growing city where people want to live and work. As a major employer in the area, we are delighted to have received permission to begin developing this scheme, transforming a rare warehouse brownfield site into a vibrant new place whilst helping to tackle Brighton's shortage of housing."

***** ***** *****

Law

Limitation is a legal concept which determines how long a party must bring a claim before the defendant can defeat the claim by pleading lapse of time.

Last year the government accepted proposals to change the law and the Ministry of justice is



preparing a new consultation, due to be published later this year.

So what are the likely changes to the limitation rules? The vast majority of construction claims are for breach of contract or in the tort of negligence. The similarities between the existing regime for latent defects and the proposals are unmistakable.

The concept of the 'date of knowledge' is fundamental to the proposals and is examined in more detail.

The proposals define the date of knowledge as the date on which the claimant knows or ought reasonably to have known:

1. The facts that give rise to the cause of action.
 2. The identity of the defendant: and
 1. That the injury, loss or damage sustained by the claimant of the benefit received by the defendant was significant. When will injury, loss, damage or benefit be considered to be significant? The suggested definition under the new proposals is
 2. When the claimant knows the full extent of the injury, loss, damage or benefit: or
 3. If a reasonable person would consider it worth bringing a claim against a defendant who does not dispute liability and who has the means to satisfy a judgment.
- Knowledge for the purpose of the proposals include both the concept of the 'date of knowledge' is fundamental to the proposals **Part 2 next month**

Major Concrete Por

In the second largest continuous pour in its history, London Concrete has provided 5000 m3 of ready-mix concrete to the One Nine Elms development in Central London. Using 680 trucks the pour took 34 hours of non-stop working The pour was undertaken by Careys Civil Engineering on behalf of main Multiplex over the course of a weekend. The concrete forms the basement raft of the 56-storey City Tower apartment block on the banks of the Thames in Vauxhall. The material

was supplied by London Concrete's Battersea site, with reserves held at its plant in Bow.



London Concrete, part of Aggregate Industries, spent three months planning with stakeholders, including Transport for London, to determine the least disruptive routes to site. As a result, it was able to supply 680 loads of concrete without a single rejection, reworking or disruption. One Nine Elms is part of a wider regeneration project for the Nine Elms and Vauxhall area that has been ongoing for a number of years, with London Concrete supplying materials to a variety of sites including Battersea Power Station.

The weekend's pour forms part of a contract for the supply of 25,000 m³ of concrete to the One Nine Elms development.

Gran Canarias

A consortium has been awarded the £131m construction contract for a stretch of highway on the Spanish Island of Gran Canarias. It is the first major construction project to be let following the signing of a road agreement between the Canary Island and the Spanish government. The contract involves building a second phase of the Aldea highway an 8.5m-long route between El Risco and Agaete and carrying out improvements to a 0.5km stretch of the existing highway.

Peter Webb. FICConstM. 02392 586358

peterandritawebb@aol.com