



## East Quay 5

St Anne's , Newcastle

**East Quay 5 is a newly completed 5-storey office block in a prominent location in Newcastle, formerly a casino owned by Duncan Bannatyne of the TV series "Dragon's Den" fame.**

The building had been converted to offices and achieved practical completion in October 2008. While in the process of being marketed a roof top water tank failed allowing mains water on full bore to come through the building over an eighteen hour period. TFT were appointed to investigate and assess the extent of the damage and provide budget costs to our client NRA Limited and the Loss Adjustors (GAB Robins). Following this we ensured the building was fully dried out and certified accordingly.

Detailed investigations were carried out to confirm the level of reinstatement required. This included endoscopic investigation of all voids to confirm their condition. This type of specialised investigation avoided the need for destructive opening up works that would have been time consuming and costly. Full surveys were completed including surveys of all lifts and M&E installations.

TFT managed specialist consultants in order to create a full reinstatement specification of works and to negotiate the most cost effective process. When carrying out subsequent works current warranties were assured with contract documents and new warranties carefully drafted, where possible with the original contractors, in order to ensure the clients legal position.

The works were completed to the satisfaction of all parties.

client: **NRA Limited**  
value: **£ 500,000**  
duration: **8 months**  
our role(s): **Reinstatement consultancy  
CDM co-ordinator  
Project manager**

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