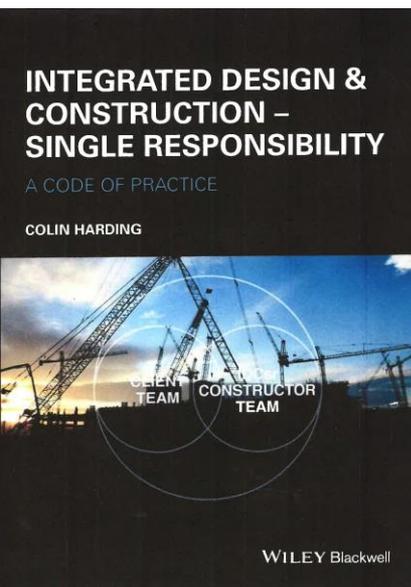
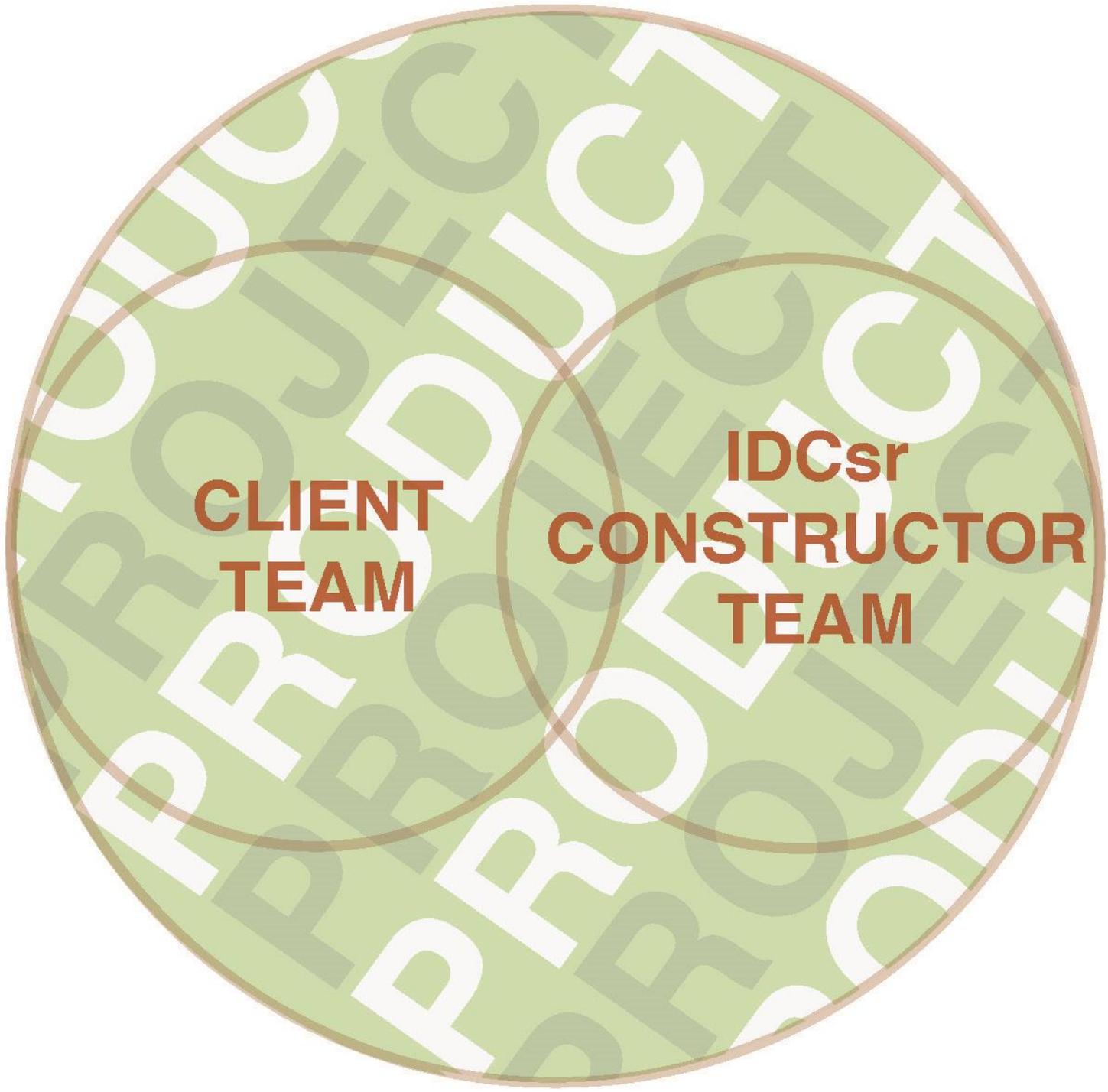


Total Collaboration through Integrated Design & Construction – Single Responsibility (IDCsr)

Colin Harding





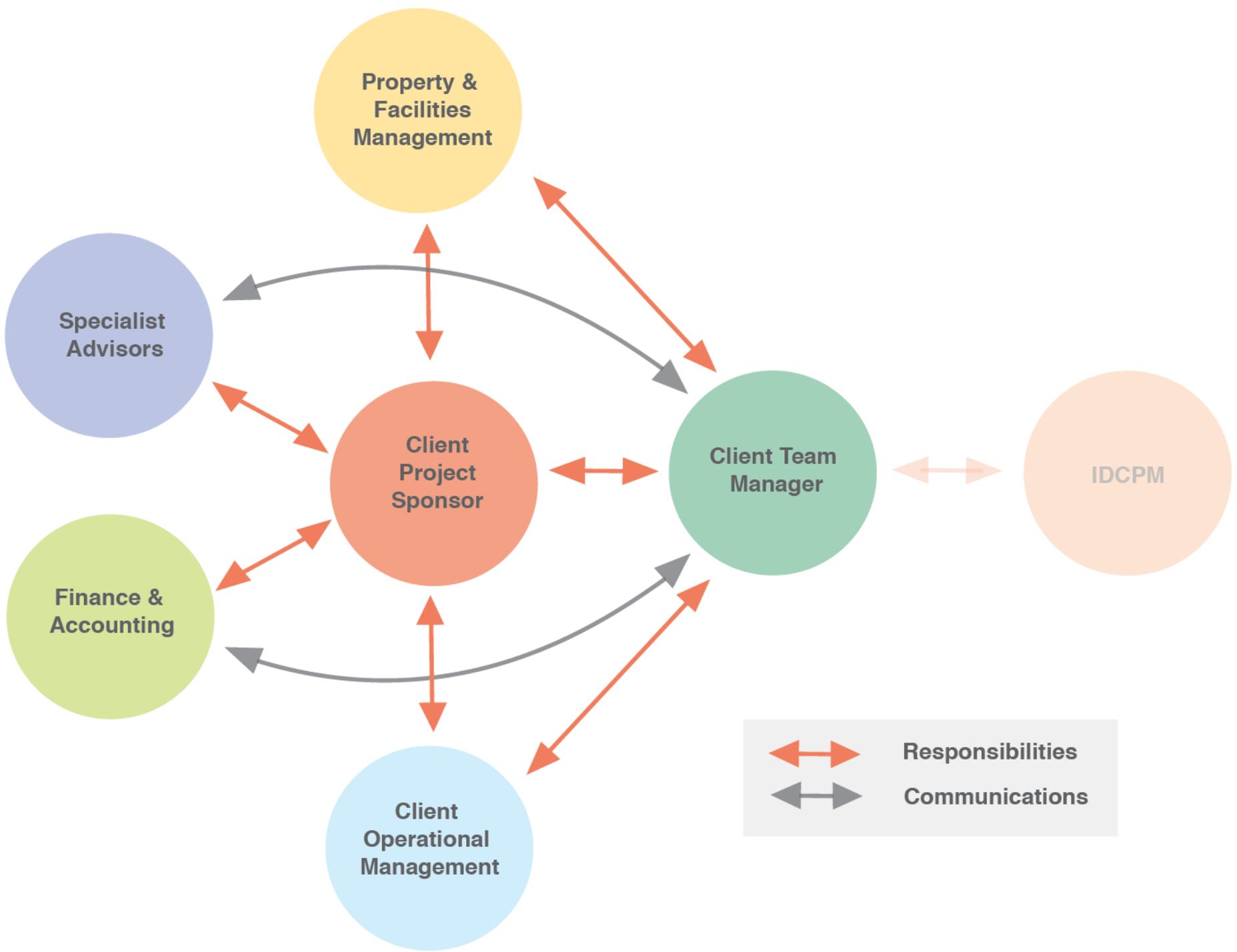
**CLIENT
TEAM**

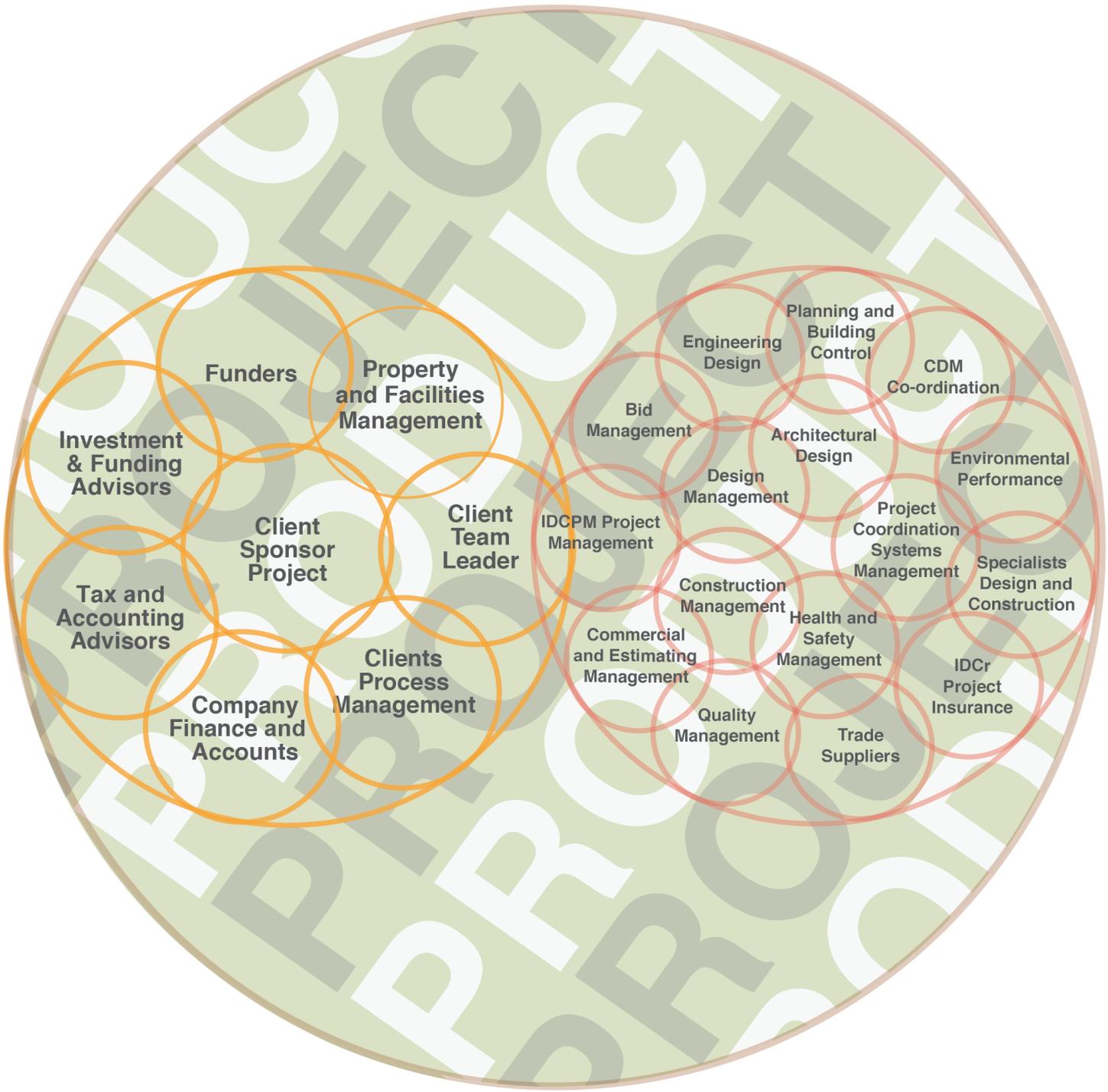
**IDCsr
CONSTRUCTOR
TEAM**

Client Team

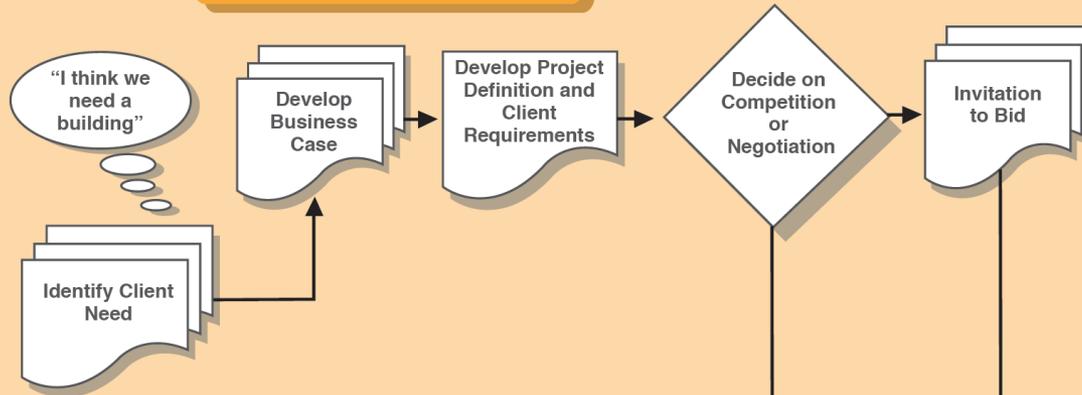
**CTM
Client Team
Management**



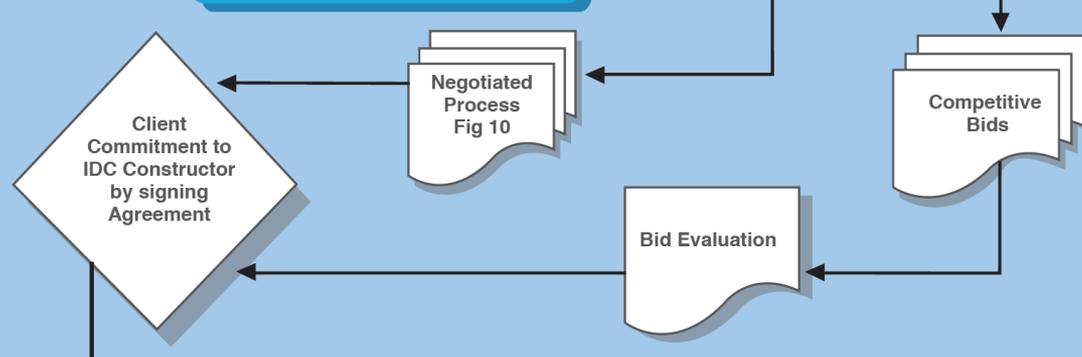




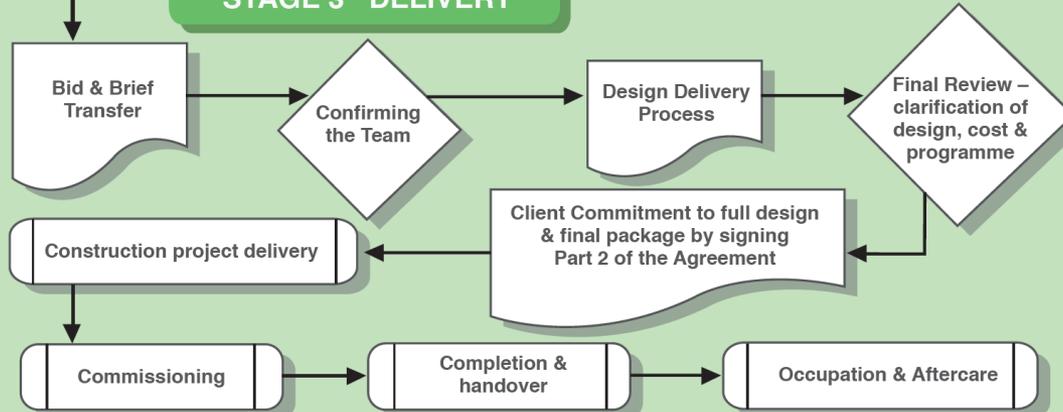
STAGE 1 INCEPTION



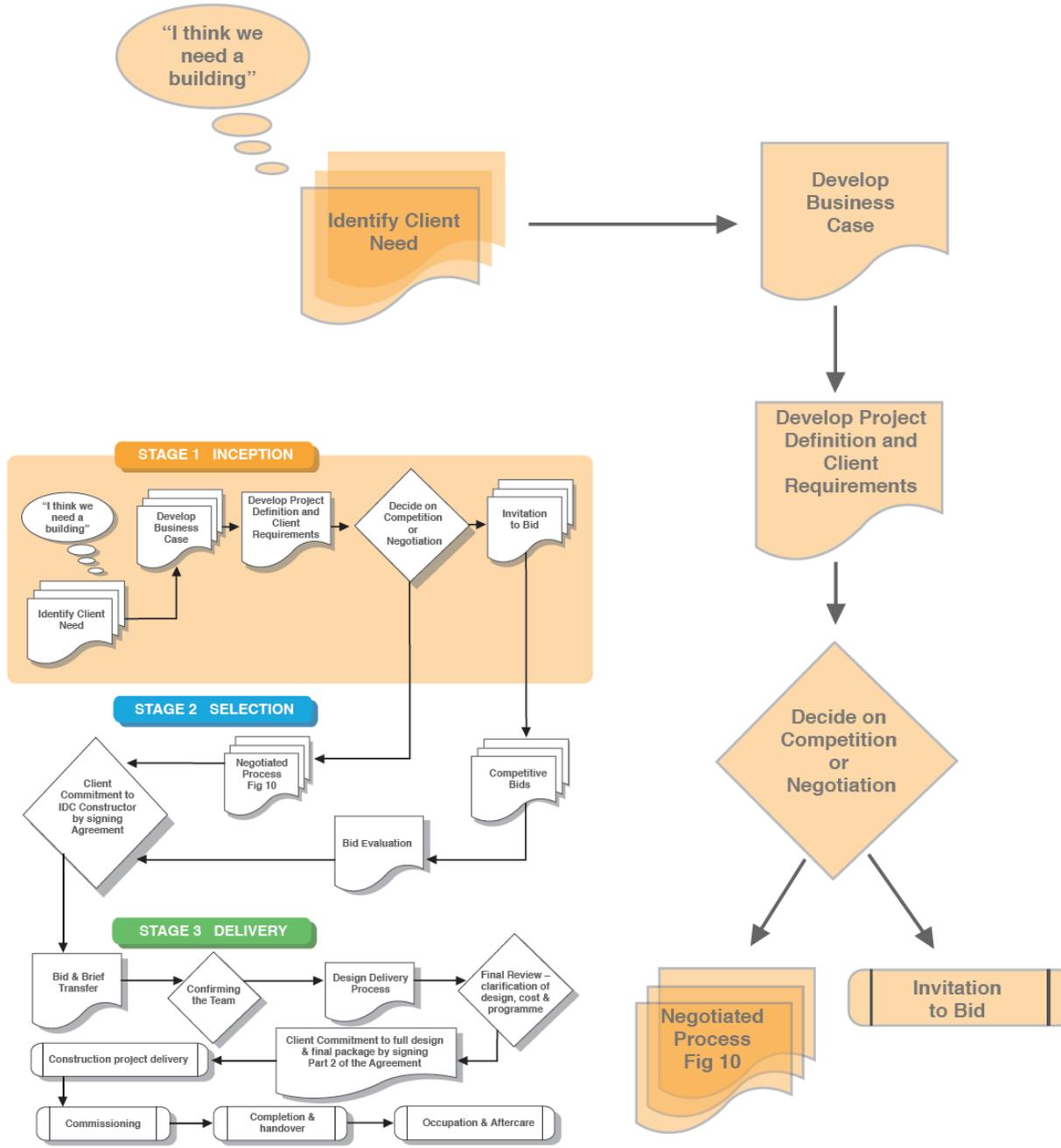
STAGE 2 SELECTION



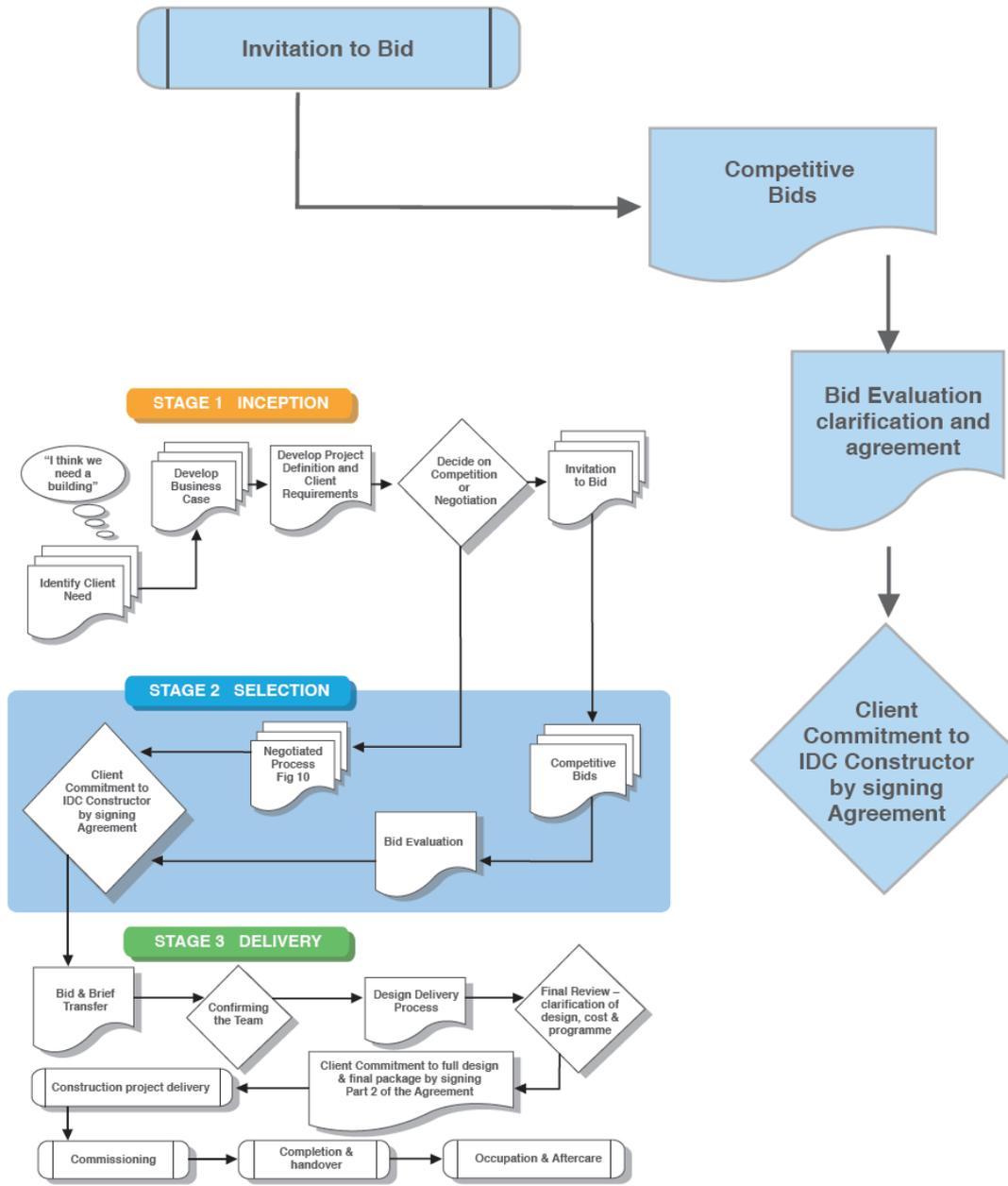
STAGE 3 DELIVERY



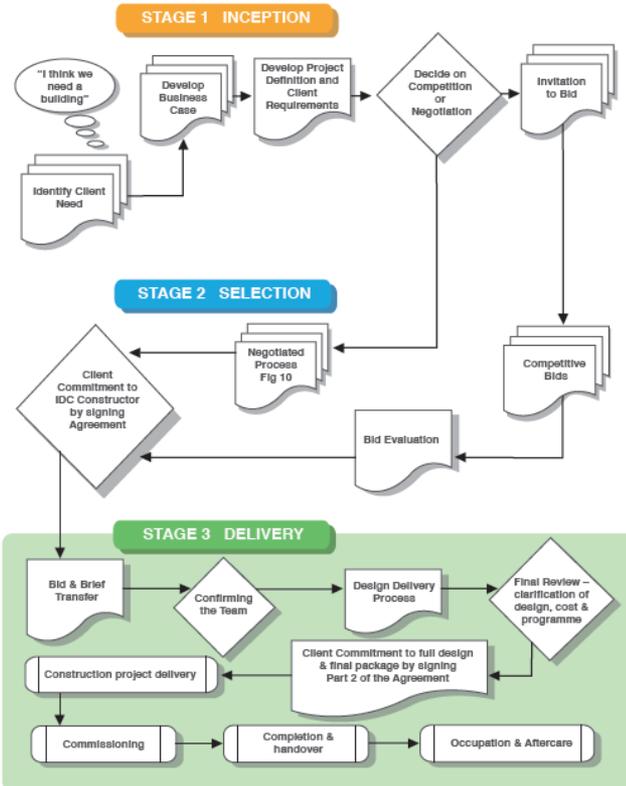
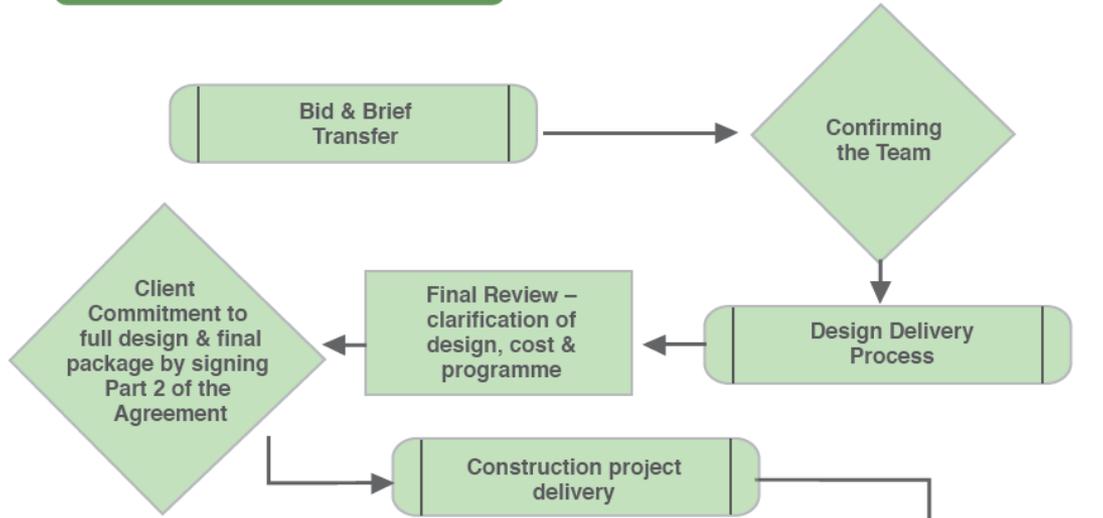
STAGE 1 INCEPTION

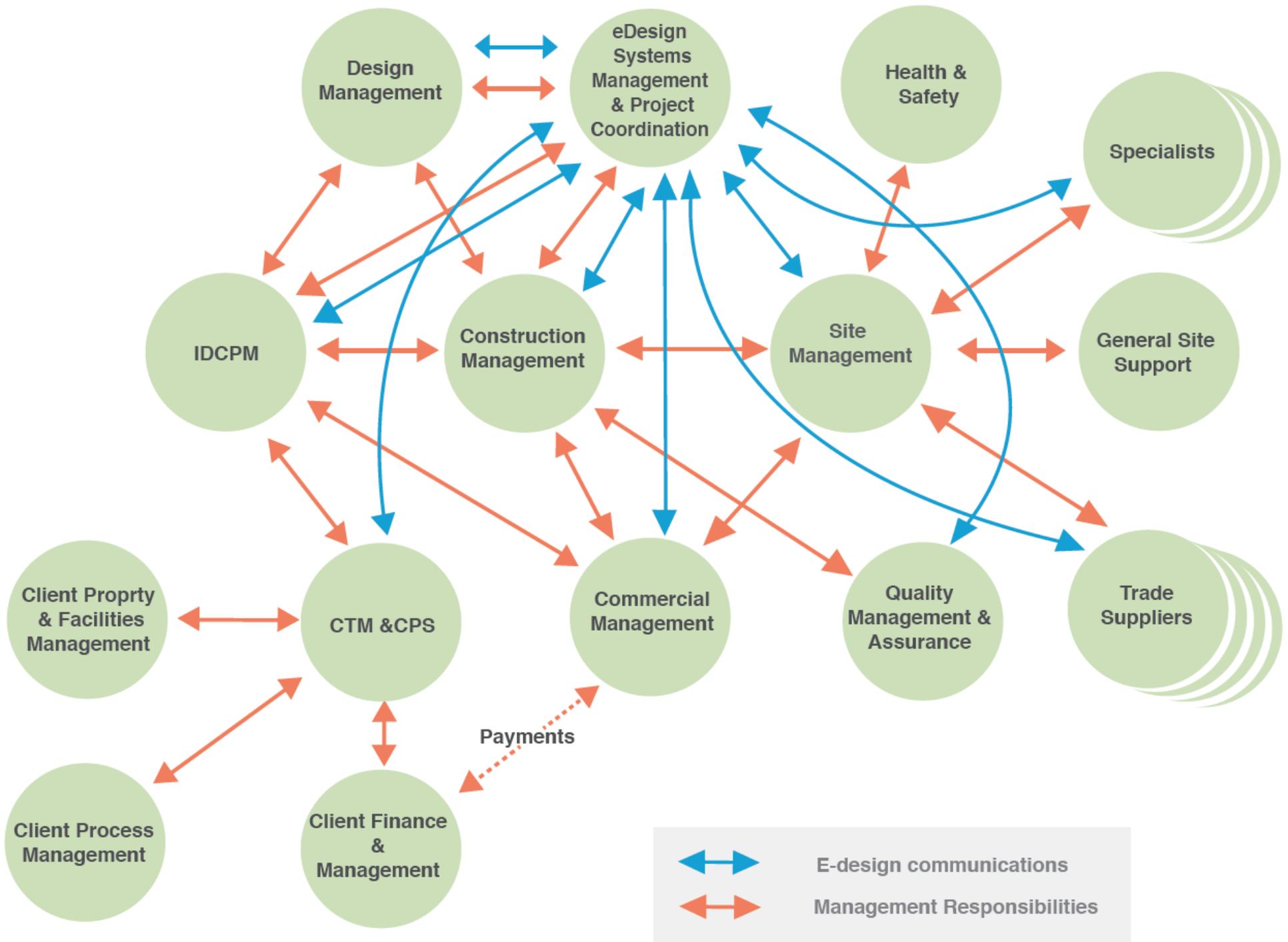


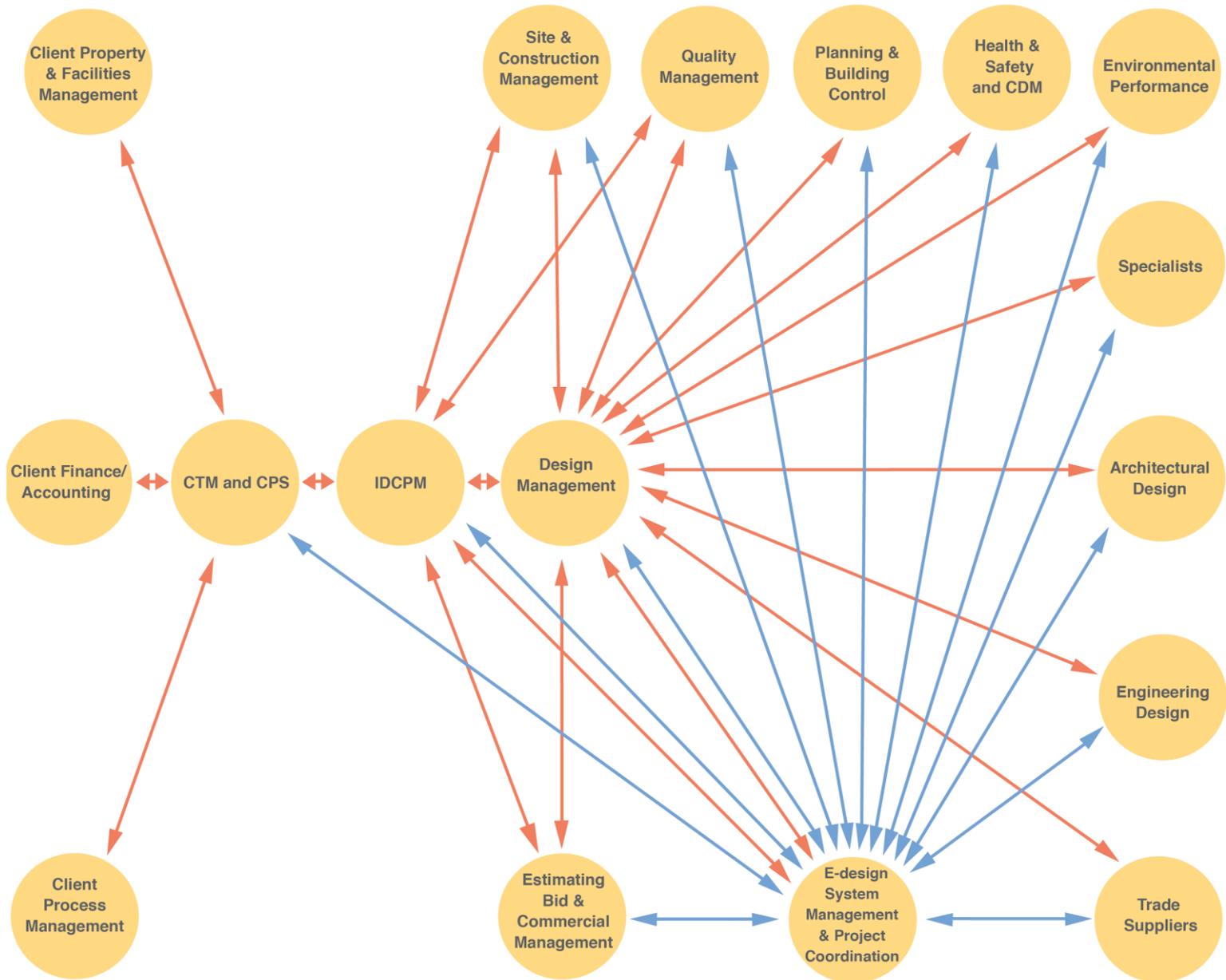
STAGE 2 SELECTION



STAGE 3 DELIVERY

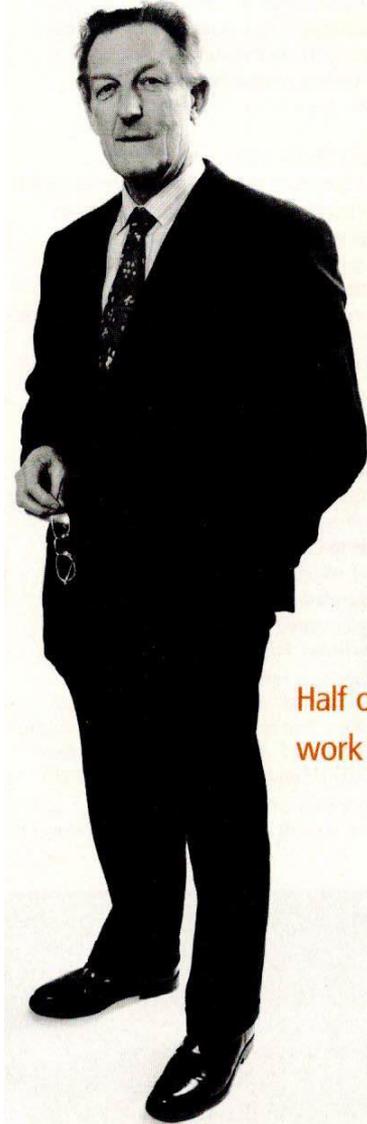






Colin Harding When is a project like a biology lesson? When clients have to distinguish between parasitic, value-sucking consultants and their symbiotic integrated cousins

Biologically better



Half o
work :

That is why UK construction projects are over-manned and profits are so low. A recent study funded by the DETR compared French and British design and construction performance on similar buildings on either side of the Channel, both designed by the same UK architect. The French contractors re-engineered the project, simplifying the design and taking out costs. Under the French contract, the UK architect could not object. Under JCT80, the same architect refused to allow the UK contractor to copy the French changes. The design costs in France were 25% less than on the UK side. France finished on time, Britain with a 28% overrun. Most tellingly of all, France had four staff on site compared with Britain's eight.

So the CIC should forget about trying to invent new jobs for independent consultants, and help us integrate in accordance with the Latham and Egan principles so we all become symbiotic. Then we can provide the total service that every other industry in the world seems to manage without disruptive and expensive external supervision.

Mixing and matching bits of *Rethinking Construction* with 19th-century adversarialism won't work. Everyone in the industry has to change. All we have to do is apply the three most important recommendations of *Rethinking Construction* – integration, integration and integration.

Colin Harding is chairman of Bournemouth-based contractor George & Harding.