



THE
CORNISH ARMS

Ian Williams
on behalf of
St Austell Brewery:
**The Cornish Arms,
Tavistock**

Project: The Cornish Arms, Tavistock



Task: Painting window replacements, groundworks

Products used:

- Dulux Weathershield system

Client: St Austell Brewery

Background

Founded in 1851, St Austell Brewery is an independent and family owned business, with a portfolio of 25 managed pubs, hotels and inns and 145 tenanted pubs. Their estate spans across the South West, ranging from Bristol in the east to the Isles of Scilly in the west.

Project Details:

Scope: Ian Williams were contracted by St Austell Brewery to undertake decorations and repairs to the Cornish Arms in Tavistock, including replacement of existing timber windows.

We worked with our local scaffolding partner, Phoenix Scaffolding, to design and agree the scaffolding to both the front and rear of the property. Due to the property being situated on a main road a pavement licence was required, with appropriate lighting and access routes built into the design. This ensured safety of our workforce, pedestrians and the pub's customers, whilst maintaining safe access in and out of the pub.

The Brewery required the project to be finished within a tight, 3-month timescale, with completion required before Easter, in order to minimise disruption during one of the pub's peak trading periods. Due to the short planning period though we would not have been able to source the bespoke timber windows being replaced, and therefore contacted St Austell's in-house joinery shop. We negotiated with the joinery that if they could provide us with the timber windows required within the proposed timescales then we would be able to amend our pricing to pass on further savings to St Austell

We liaised with the landlord throughout the project, getting advice and agreement over the access routes to the pub through the scaffolding and then providing updates as the project went on. With the pub remaining open and occupied during the works this close liaison ensured that safety was maintained, and disruption was kept to a minimum.



The Challenges...

Key challenges in this project included:

- **Tight Timescales:** with a tight 3-month programme and project deadline specified by the client we had to mobilise quickly and deployed an average of 3 operatives on site throughout the project to ensure completion in line with the client's requirements
- **Occupied premises:** the pub remained open whilst the work was carried out and therefore liaison with the landlord was required to minimise disruption and ensure safety of operative, pedestrians and pub proprietors and patrons
- **Material lead-in times:** as no supplier could provide the replacement timber windows in time we negotiated with St Austell for their in-house joinery shop to supply the windows. This resulted in lower costs for the client and ensured some of the contract spend was re-invested back to St Austell Brewery
- **Working around other contractors:** we coincided our programme with work being carried out by other contractors to refurbish the pub's accommodation. We developed a close working relationship with the landlord and the other contractors to ensure that all works could be carried out simultaneously with minimal disruption

Apprentices/ Trainees:

Dan Rayner: P&D apprentice
Luke Yearling: Carpentry apprentice

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