

Project case study

Cunningham
Lindsey

RED OAK
SURVEYING LTD



Contract details

Ian Williams undertook the repairs and refurbishment to a row of local shops including a One Stop Shop, Hairdressers and Fish and Chip Shop with 2 flats belonging to Swindon Borough Council resident flats above. Extensive refurbishment was required after extensive fire damage.

The works required full replacement of all roofing and extensive internal refurbishment including replacement floors, lofts and heating. The One stop shop works included re-flooring and re-sealing with containment of the whole site to ensure safety and security of all stakeholders. We had a full time IW Site Foreman and self-delivered all the initial clearance/strip out works, bathroom and kitchen installation, full rewire, loft insulation, skirtings/architraves, ceiling tile replacement and full decorations.

We worked to an accelerated programme, divided into three-stages with tight schedules: to enable the residents of the flats to return from renting elsewhere. This also provided us with full access to the site to minimise the programme duration.

Challenges included multiple trades in the property at any one time: our dedicated site supervisor, co-ordinated the programme so each trade covered a different area of the property at different stages, then rotated them as the programme progressed.

There were also harsh weather conditions at times during the winter months, affecting the roofing/scaffolding phases. To ensure the finishing date was not jeopardised, we reprogrammed the works to complete all internal work within these periods and complete the external elements in better weather.

Customer Name

Swindon Borough Council

Contract

Swindon One-Stop-Shop

Project features

- Fire damaged works
- Roofing and flooring works
- Internal refurbishment
- Heating replacement

Advantages/benefits

- Project completed in a sensitive residential environment
- Careful co-ordination of works by experienced IW management and supervisory team to ensure safe working
- Co-ordination and planning of the sequence of works to accelerate programme – minimising inconvenience and loss of revenue for the shops
- Accelerated programme to enable residents to return to their homes