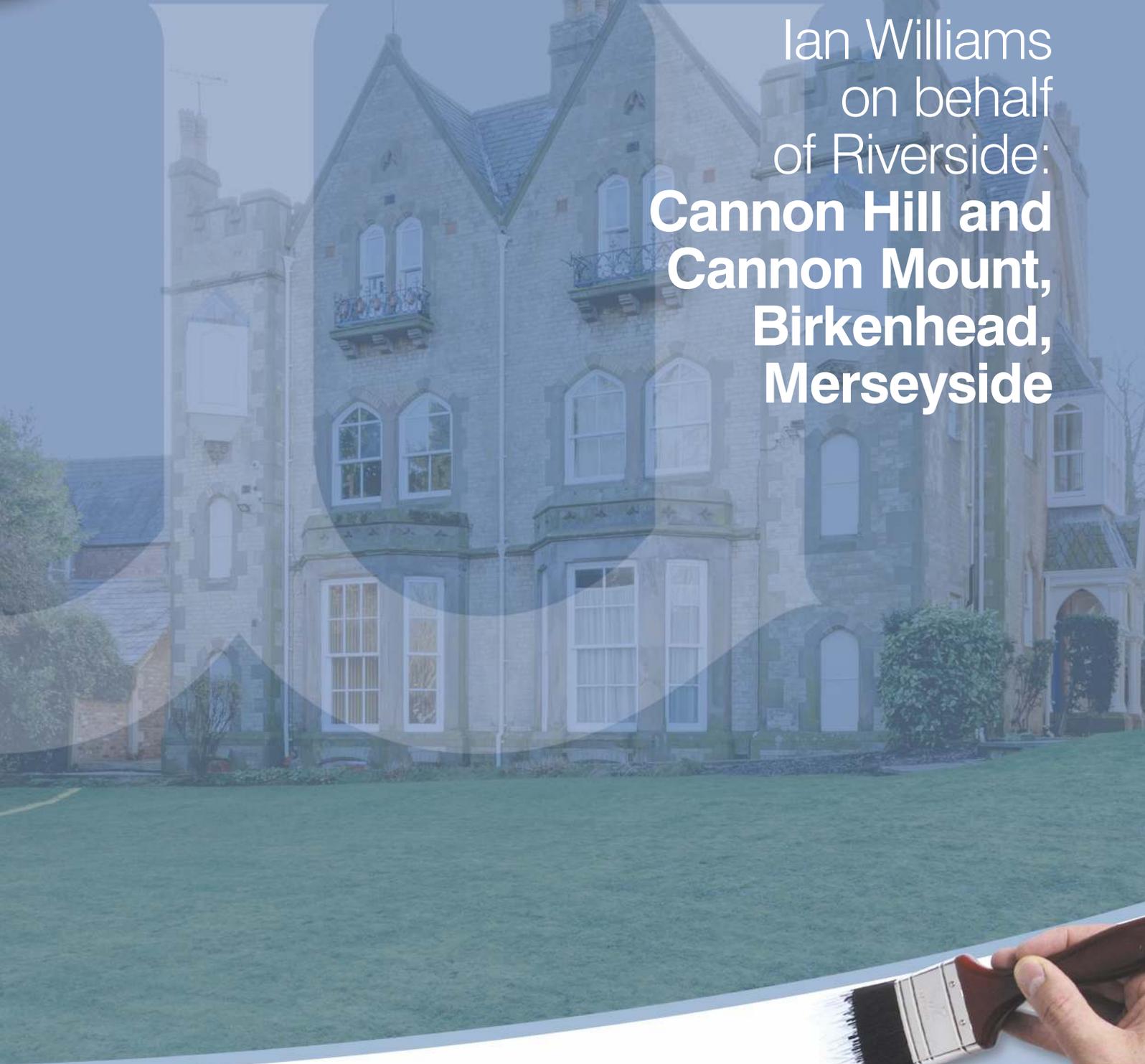




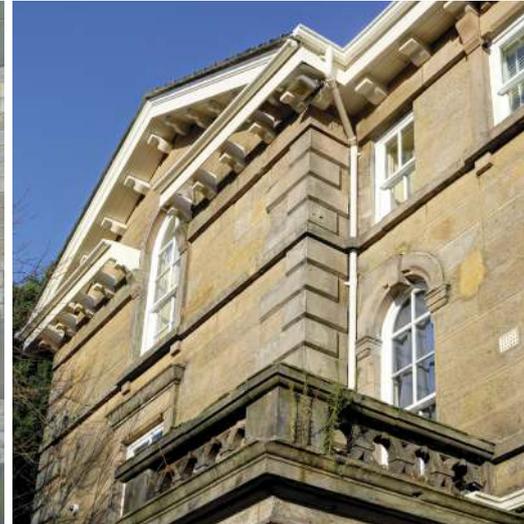
Ian Williams  
on behalf  
of Riverside:  
**Cannon Hill and  
Cannon Mount,  
Birkenhead,  
Merseyside**



  
**ian williams**  
Looking after Buildings

## Project:

# Riverside – Properties at Cannon Hill and Cannon Mount, Birkenhead, Merseyside



**Task:** External & Internal Decorations and Flooring

### Products used:

#### External

- Johnstones Flexi Microporous gloss 2.5l x 15
  - White
  - Magnolia
  - Blue
- Johnstones Flexi Microporous undercoat 2.5l x 15
  - White
  - Magnolia
  - Blue

#### Internal

- Johnstones class O fire retardant matt/ acrylic eggshell
  - White
  - Lavender
  - Rainstorm
- Johnstones trade undercoat and gloss
  - White

**Client:** Riverside

## Background

Riverside are one of the leading registered providers of social housing in the UK, offering affordable housing and support to people of all ages and circumstances.

Ian Williams provide cyclical decorations and repairs as part of a long-term partnership agreement with Riverside. Works include internal and external cyclical decorations and repairs. Works are carried out across Riverside's Merseyside and Wigan area across multi-occupancy properties including sheltered schemes.

Grade II Listed Cannon Hill and Cannon Mount are Victorian buildings dating back to the 1860's; formerly houses that have since been refurbished into flats which are set in the beautiful surroundings of Birkenhead Park.

## Project Details:

Ian Williams undertook external and internal decoration works and associated repairs and flooring to properties at Grade II Listed Cannon Hill and Cannon Mount in Birkenhead. The works were carried out over 4 weeks and included external decorations to windows, soffits and fascias and internal decorations to walls, woodwork, ceilings and metalwork as well as installation of new flooring.

Main works were undertaken by our experienced, local directly employed delivery team with scaffolding and flooring works provided by specialist subcontractors. (Flooring carried out by Riverside's specified supplier).

During works, we created a mood board for the client, displaying a proposed colour scheme for internal areas. Riverside were delighted with the scheme proposed and this has now been rolled out across the contract, providing savings and efficiencies from standardising colours and specification.

Internal repairs included ornate plaster repairs to some of the buildings unique features before painting could commence. Pre-paint repairs and redecoration works were programmed carefully in line with the installation of new flooring to ensure that all works could be completed within the limited timescale whilst also ensuring that disruption to residents was minimised. Due to the interesting Victorian features and stylish interiors within the building, our directly employed painters expressed their enjoyment at carrying out the works, taking pride in their work and providing an excellent finish.



## The Challenges...



Key challenges in this project included:

- Occupied Properties:** The properties were fully occupied whilst the works were undertaken. To ensure positive relationships with all residents from day one of the project, we arranged a breakfast morning where residents could come and meet the team, find out information about the upcoming works and have their queries or concerns responded to. Our Business Manager, Kenny Rushton, organised a marquee to be set up in the communal external areas and provided breakfast sandwiches and refreshments. A representative from Riverside attended along with the IW Supervisor and trade staff. The event stimulated a good rapport between residents and Ian Williams operatives and assisted in ensuring the works were delivered with minimal disruption
- Tight Timescales:** Works had to be completed within 4 weeks. We produced a detailed programme prior to commencement allowing adequate time for pre-paint repairs (given the ornate nature of some of the Victorian features). We also worked closely with scaffolding & cherry picker providers and named flooring contractor to ensure that we produced an achievable programme. All works were completed on time
- Listed Buildings:** Considered repairs to ornate Victorian plaster features within the buildings had to be carried out prior to redecoration works. Our directly employed tradesmen, skilled in undertaking heritage works, ensured these complex elements were undertaken to a high standard whilst complying with listed building requirements

- Access:** To provide savings in cost for the client, we utilised a cherry picker for access to the front of the building, and scaffold was used to the rear
- Staircases:** We informed residents of our daily programme via letters, detailing the dates and times we would be carrying out works to communal staircases. Operatives remained aware of resident movements and would stop works, when required to ensure resident access at all times

**As part of our contract with Riverside, we have provided local community benefit including:**

- Making Use of Downtime:** When experiencing downtime on external decoration works due to wet weather, our operatives decorated the interior of Riverside owned JW's Community Café, located within a local Retirement Living scheme. All works completed free of charge
- 'Your Place':** This is a client-led scheme which delivers environmental improvements, maintaining green spaces. IW operatives took part in garden clearance works to aid in tidying up the local community
- Joint Training:** Ian Williams volunteered to assist in training Riverside Caretaker employees, demonstrating basic painting skills and enabling them to be able to carry out small painting jobs within the buildings they take care of



[www.ianwilliams.co.uk](http://www.ianwilliams.co.uk)



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