



Ian Williams  
on behalf of  
The Point (Bristol)  
Management Company:  
**The Point**



  
Looking after Buildings

# Project: The Point



**Task:** External decorations to steel

**Products used:**

Dulux Metalshield Primer

Dulux Metalshield Gloss

**Client:** The Point (Bristol) Management Company

**Background**

Located on Bristol's historic yet vibrant harbourside, the Point is an award-winning development containing a mixture of 116 luxury apartments and town houses.

**Project Details:**

Ian Williams undertook external decorations to steel on five of the Point's 4/5 storey leasehold apartment blocks. The first-stage of this project included working with our local subcontract partners, Northgrant Scaffolding, to design and erect a complex access solution to enable decoration works to be carried out safely.

As some of the metalwork was in a poor condition, a high level of preparation work was required including mechanical grinding. Once decorations were underway, daily quality checks were undertaken to ensure the correct application of products in line with AkzoNobel's guidance.

The project also included full resident liaison which was undertaken by Merion Kinsey, Ian Williams Supervisor who attended site daily. This included full written notification and leaseholder update meetings as well as regular communication with the Point's Estate Team.

**Apprentices/  
Trainees:**

Emily Walker, Level 2  
P&D Apprentice





## Key Challenges...

This project presented a number of challenges including:

- **Complex Scaffolding:** as three blocks contained underground car parks, we had to design and use a lightweight scaffold which would comply with weight restrictions. This included scaffolding half a block whilst boarding two lifts at a time. All designs were checked and approved by 4See Risk Management, our external H&S advisors and were subject to weekly inspections
- **Working within a busy, central location:** Bristol's harbourside is located in the heart of the city's centre and contains a network of busy public walkways. We had to create a pedestrian management plan using signs and barriers to mitigate disruption
- **Tight deadlines:** works had to be completed to strict deadlines to be finished before the Christmas period





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