

COUNDON GRANGE & ELDON LANE, BISHOP AUCKLAND

Client – Wear Valley District Council

Supervising Officer – John Burns Associates – xxxxxxxxxxxxxxxx

Value – £760,000

Commencement Date – 2006 & 2007

Work originally commenced on Randolph Street in Coundon Grange. The first phase was valued at £260,000 involving 24 properties, including 1 full internal refurbishment. The second phase in neighbouring Eldon Lane was valued at £320,000 involving 24 properties, including 3 full internal refurbishments. The third phase also in Eldon Lane was valued at £180,000 involving 21 properties.

The work involved the full scaffolding of the street and rear of the properties including the relocation of satellite dishes and aerials. The following works to be undertaken.

1. Some reroofing including flashings
2. Chimney repairs or rebuilding
3. Some new fascias
4. New gutters & rain water pipes
5. Partial replacement windows
6. Partial replacement doors
7. Repointing works & cleaning down of brickwork
8. Replacement of damaged bricks/brickwork
9. Rerendering works
10. Demolition of outbuildings & rear walls
11. Rebuilding of rear yard walls and replacement gates
12. External internal decoration

The internal refurbishments included the following works:

1. Enlarging & replacing windows & doors
2. DPC Works
3. Replastering Works
4. New Internal Doors
5. Full Rewire of the property
6. Loft Insulation
7. Replacement Stairs
8. New Bathroom
9. New Kitchen
10. Upgrade of heating systems


Our two site managers involved in the 3 phases are highly experience at working on internal and external housing refurbishment projects. Both of them organised and agreed access with the house owners, tenants, shopkeepers, landlords, etc. As usual contact was generally made verbally face to face or via the telephone. Information sheets/letters were also distributed along the streets and to the address of remote landlords to ensure that all parties were kept up to speed with the onsite activities.

Sample Choices Sheets


Name _____ **DOOR CHOICE**
Address _____


Front Door Back Door *Please choose type of door, and glass type/style (Tick or Cross)*


The York




Please choose style of glass












Stippolyte Glass Clear Glass


The Victorian




Please choose style of glass











Stippolyte Glass Clear Glass

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DOOR CHOICE
Continued


Back Door


The Edwardian




Please choose style of glass










Stippolyte Glass Clear Glass

Solid Panels

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Sample Letter

DC/JB

8 November 2006

Dear Sir/Madam

**REFURBISHMENT WORKS TO PROPERTIES IN SPENCER STREET,
ELDON LANE**

We wish to inform you we are the Main Contractor for the above project.

The work is programmed to commence on Friday 10th November 2006
for a period of approximately 20weeks.

We apologise for any inconvenience caused over this period, and would
confirm we will endeavour to keep any disruption to a minimum.

If there are any problems please do not hesitate to contact the writer, or in the
first instance our Site Manager, Mr Peter Goldie, tel. 07711 854621

Yours faithfully
VEST Construction



D Cooke
Contracts Director

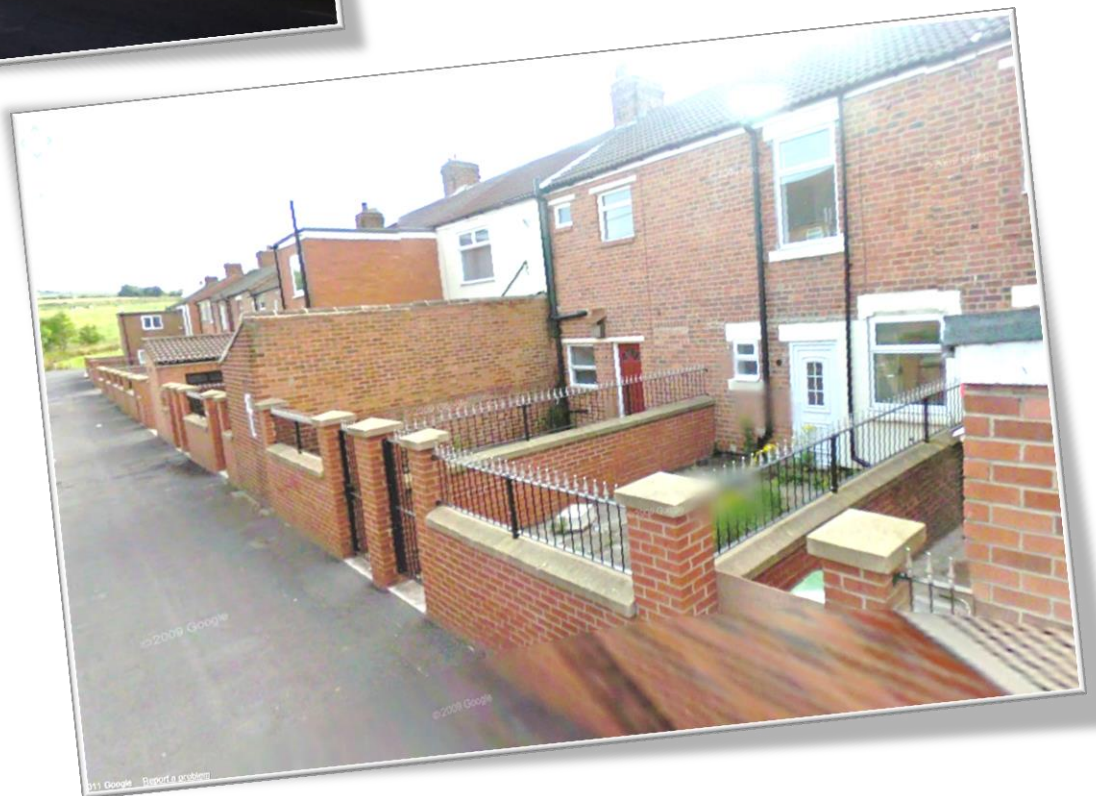
The scheme was a success hence why we were involved in all of the first 3
phases, unfortunately due to budget cuts the planned follow on
phases/schemes were mothballed. Again we received many letters and phone
call of complements for our site team.

Many of the work items were sub-contracted to our preferred supply chain as detailed below:

Trade	Sub-Contractor
Repoint Works	Stone Cleaning Services
Windows & Doors	Alpine Window Systems
Decoration	Millennium Decorators
Electrical Works	R Lightfoot Electrical
Plumbing	TW Steam & Heating
Scaffolding	D Stewart Scaffolding
Roofing Work	Barclays Roofing
Steel Fencing	Steelcraft
Damproofing	Marsden Preservation



Before & After photos of Randolph Street



Before & After photos of High Street



Overall as can be seen from the photographs the appearance of the 3 streets benefited from the works and the residents of the areas were extremely pleased with the finished result. Even today years on the benefit of the works can still be seen.