

Onchan District Commissioners

Tenants Newsletter

External Refurbishment of 118 properties



Refurbishment Works

Over the past couple of years planned maintenance schemes have been developed for the renovation of 118 units located at:-

- School Road
- Barrule Drive
- Nursery Avenue

Planning permission has now been granted for the works to be carried out.

The estimated cost of the overall scheme is £4.6m which will be funded through the Department of Local Government and Environment.

The project has been split in to three phases.

The first phase consists of the properties numbered 24 – 82 School Road.

Tender documentation is to be issued in March 2010.

Work on School Road is expected to commence on site in August 2010.

The entire contract is expected to be completed by Summer 2013.

The scheme is to be project managed for Onchan District Commissioners by Dalrymple Associates, in association with quantity surveyors Cameron Hall and engineering and planning supervisors Holmes Grace.



Artists impression

Phase 1—School Road

These properties were constructed in 1950

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Earlier schemes included:-

- Central heating
- Double glazed windows and doors
- Plastic uPVC rainwater goods
- Cavity wall insulation
- Loft insulation

The refurbishment scheme will include:-

- Rendering
- Re-roofing
- Updating of porches/ canopies
- New rear access footpaths
- Resurfacing of existing footpaths

- New fences with gates to the front and rear boundaries
- Provision of extractor fans



Barrule Drive and Nursery Avenue

Onchan District Commissioners will give you as much notice as possible as to when works will commence on your home in your area.

Anticipated Timescale

March 2010

Advertise for contractors

Summer 2010

Work commences on phase 1 (School Road)

Summer 2011

Work completed (School Road)

Work commences on phase 2 (Barrule Drive)

Summer 2012

Work completed (Barrule Drive)

Work commences on phase 3 (Nursery Avenue)

Summer 2013

Work completed (Nursery Avenue)

Impact on Residents

New water services will be installed. These works along with the construction traffic will cause some disruption to residents.

Those residents immediately affected by these works will be contacted, before work commences.

The Contractor will keep residents informed of arrangements and timing of works in localised areas.



Consideration

Our staff and contractors' operatives will take all reasonable care to respect your privacy and look after your property.

The Authority will try to keep the disruption to a minimum for you and your family and will aim to take into account such matters as special needs, disabilities, the elderly, families with young children and pets in your home.

Site Compound

It is envisaged that the secure site compound will be located at the soft landscaping area at the top of Barrule Drive.

With your co-operation and that of the contractors, we will try to minimise the impact to residents in that area.

The site compound will eventually form additional off-street parking for residents.

Building Site Safety

Hi, I'm here to tell you all about the dangers of playing on and around the building sites. Even though adults tell them not to, children think it's fun to play on these sites, but many get hurt or even killed on them every year.



Never go on a building site



Large vehicles coming and going from sites

Sometimes they are so big that they may not see you until its too late!



Building materials like bricks, pipes or sand.

You don't know how safe they are, bricks and pipes may collapse and fall on top of you, and sand could have glass or other sharp things hidden inside it!!



Heavy machinery on and around site.

They may look like big toys, but they are extremely dangerous and can cause SERIOUS injury



Do not go on building sites



Exhibition

There is an opportunity for you to view the plans and proposals available which will be on display at the Onchan Public Library from week commencing 15th March 2010.

These plans will be on display for two weeks. There will be sheets available for you to write your queries and the Tenant Liaison Officer will contact you further.

About Aerials & Satellite Dishes

- Your aerials and dishes will be removed by a specialist
- They will be attached to scaffolding on a temporary basis
- Your viewing will continue
- When building works are completed the specialist contractor will re-affix aerials and satellites to the building



Fences, Hedges and Passageway Doors



All hedging will be removed that is located on a boundary line. No regard will be given to the maturity of the hedge. These hedges will be replaced with new fencing. The overall effect will be more aesthetically pleasing and easier to maintain for residents.

We will install:-

- new fencing to the front gardens with new garden gates.
- new fencing to rear gardens with new garden gates
- new fencing to party boundaries between houses

We will remove the doors blocking passageways which are located between some properties.



Onchan District Commissioners have a policy to maintain their public sector housing to the highest standard. This is achieved through both re-active and pro-active maintenance, together with refurbishment schemes aimed at ensuring that their public sector housing stock is able to meet the needs of the community.

Contact details:-

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