

Onchan District Commissioners

# Tenants Newsletter

External Refurbishment of 118 properties

## Refurbishment Works

An extensive planned maintenance programme has been developed for the renovation of 118 units located at:-

- School Road
- Barrule Drive
- Nursery Avenue

The estimated cost of the overall scheme is £4.6m which will be funded through the Department of Social Care.

The project has been split in to three phases.

The first phase consisted of the properties numbered 24 – 82 School Road and is due for completion at the end of November 2011.

Work on Phase 2, 1-83 Barrule Drive is expected to commence on site in November 2011.

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



School Road During Refurbishment Works



School Road After Refurbishment Works

## Barrule Drive Planned Maintenance

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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
- Upgrading porches
- Formation of feature canopies
- Formation of a bin store in the rear garden

- Improvement of off-street parking (Nos 33-83 Barrule Drive)
- Provision of extractor fans
- Replacement of rear boundary fences



**The Contractor will give you as much notice as possible as to when works will commence on your home.**

## Impact on Residents

These refurbishment 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 wherever possible.

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 initially continue in its present location. As the project advances the site compound will relocate to Ballachrink Drive adjacent to 83 Barrule Drive and utilise the proposed car parking areas at the rear of 33—83 Barrule Drive.

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

## 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**

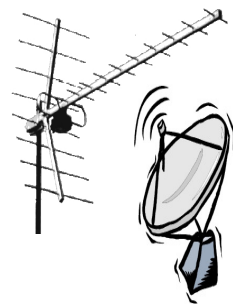


# Exhibition

There is an opportunity for you to view the plans and proposals which will be on display at the front reception, Onchan District Commissioners Offices, from week commencing 24th October 2011.

These plans will be on display for two weeks.

There will be forms available for you to write your comments and queries. The Tenant Liaison Officer will then 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 and shrubbery will be removed that is located on the rear garden boundary line. No regard will be given to the maturity of the planting.

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 rear gardens with new gates
- new fencing to party boundaries between houses at the rear of your property

A uniform appearance to the front garden boundaries will be established by the hard pruning of overgrown hedges and shrubs where necessary. It will then be your responsibility to maintain such shrubbery to a standard acceptable to the Authority.

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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