

CASE STUDY



PROJECT OVERVIEW

Client

Trafford Housing Trust

Architect

PRP

Project Start/Completion

March 2011/March 2012

Project Value

£614,000 (shared ownership properties only)

Appleyard & Trew's Role

Employer's Agent, Quantity Surveyor
and CDM Adviser

Procurement

Negotiated



TRAFFORD HOUSING TRUST

RIPON ROAD (PHASE 2), LOSTOCK, TRAFFORD

A new build development of 11nr new dwellings carried out as a result of the ongoing relationship between Trafford Housing Trust and Partner Contractor (Wates Living Space).

The scheme comprised 6nr properties for Shared Ownership for Trafford Housing Trust, plus 5nr properties for private sale by Wates Living Space.

The site for Phase 2 was occupied by a parade of existing shops with flats above, which were in a poor state of repair. After the last shop unit had been vacated, asbestos and sharps surveys were undertaken and the properties were demolished as part of the contract works. Associated works included the disconnection and diversion of existing gas, water and electricity mains as well as rerouting of Virgin Media cable tv mains, the removal of an existing telephone box and the removal of an existing telegraph pole.

It also transpired that the access road serving the rear of the shops (which had been gated off for several years) was found to be still adopted. This required a lengthy road closure process and phasing and reprogramming of the works to avoid carrying out any construction works on the adopted areas until they were officially closed. This also required close liaison with the Partner Contractor, the Housing Trust and the local residents groups to ensure that the works were carried out as efficiently as possible.

The project was reprogrammed to take account of the closure process and was still delivered within budget and within the target completion date.

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