

## Linbrook's Special Projects Department Manages Clients' Smaller One Off Projects

Linbrook's Minor Works aims to apply our extensive experience, resources and management skills to improvement and refurbishment projects and programmes up to £300,000 in value

The programme is managed by a highly experienced team of qualified managers and supervisors who have built up a carefully selected network of high quality supply partners expert in their particular trade and specialism including architects and designers This network is supported by Linbrook's own comprehensive in house resources

Our flexible and responsive non-adversarial approach enables us to accommodate the client's timescale requirements while potential problems are spotted early on in the project ensuring a smooth running project with a successful completion



The type of projects taken on by the minor works team range from refurbishment and cleaning of old buildings to building extensions for educational and social housing clients

### East Thames Housing Loft conversion and extension

**Date**  
2006

**Value**  
120K

**Duration**  
20wks



The object of this contract was to reduce overcrowding by extending two properties. The first consisted of a loft conversion to provide an extra bedroom with en-suite bathroom and a ground floor extension consisting of additional kitchen space and a bathroom.

The second property involved a loft conversion to provide an extra bedroom.

The initial design was produced by the client's architect, but on discussion with the resident areas were identified where it did not meet the resident's needs. Linbrook worked with the designer to modify the steel-work to solve the issues.



Our initial site survey identified problems with the way the foundations of the extension had been specified and additional piles had to be specified.

Linbrook's policy of careful pre-inspection and close liaison with the resident at an early stage spotted problems well before work started, resulting in a smooth running project and a satisfied resident.

## Woodhouse College Refectory Extension

**Date:**  
July 2005

**Value**  
£200,000

**Duration**  
4 months



Woodhouse 6th Form College selected Linbrook to build an extension to their refectory. It was a distinctive design 150 square meters in size using glass curtain walling supported by glue laminated beams and steel columns.

Because the project was too large to complete while the college was closed, careful planning was required to phase the project so that disruption to the work of the college was kept to a minimum. In addition a major problem with the re-routing of a gas main that had not been carried out before work started, had to be accommodated in the planning. This required Linbrook personnel to negotiate robustly with the gas provider on the College's behalf to ensure the work was carried out as a matter of urgency. Despite this Linbrook managed to minimise the impact of this on the delivery of the project



of the project

## Devon House St Catherine's Dock Cleaning stone facia

**Date**  
Dec 2006

**Value**  
40K

**Duration**  
3 weeks



Although this may appear to be a straightforward project the location of the build did pose some interesting problems in the areas

of health and safety and access. Access to the building was very narrow and this called for special care in the planning of the required scaffolding to ensure that there was safe access to the building at all times for people working in the building as well as the emergency services

## International House Tower Hill WC Refurbishment

**Date**  
Sept 2006

**Value**  
105K

**Duration**  
8 Weeks



This contract involved refurbishing a set of WCs on the 4th floor to a very high specification. The contract imposed strict noise limits which required careful phasing of the project.

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