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RETURN
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Main contractor

Internal Communal Refurbishment Brochure

■ Internal Communal Refurbishment ■ Major Works ■ Section 20 Works ■ External Refurbishment

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INTERNAL COMMUNAL REFURBISHMENT

MAJOR WORKS

SECTION 20 WORKS

EXTERNAL REFURBISHMENT

Return Property Services are an established construction and refurbishment company based from our offices in Fitzrovia, London. We are 12 years old this summer and deliver approximately 30 projects a year.

Sectors we cover - mainly residential with some commercial and education

Buildings we work on - traditional, heritage, modern

Locations we cover - typically London and the north and west Home Counties

Who we work with - Employers - Corporate, Portfolio, Charities, Trusts, Housing Associations, Asset Managers, Block Freeholders + RTM companies, and Property Managers via the Clients Agent - Building Surveyors, Architects and Property Consultants

Contract services and value range

- External repair and decoration including hard landscaping - £100k to £1m+
- Internal communal refurbishment including fire stopping - £100k to £1m+
- Full refurbishment - heavy and light, multiple units, multiple sites - £100k to £1m+
- Management team - Site Foreman, Contracts Manager, Quantity Surveyor, Director

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Project Case Studies

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College Heights Clerkenwell London

Client: Freeholder
Clients Agent: Daniel Watney LLP
Duration: 8 weeks
Value: £85,000

Details:
- Internal communal refurbishment
- Works included a revamp of the lighting and emergency lighting system, new feature lights
- New carpets, vinyl flooring, and rubber gym flooring
- Works to fire doors and complete internal redecoration

Key Objectives/Challenges:
- Working in a busy communal area
- Installing internal scaffolding

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9 Ovington Square Knightsbridge, London

Client: Freeholders
Clients Agent: Fifield Glyn
Duration: 14 Weeks
Value: £110,000

Details:
- External repair and decoration
- New roof overlay including insulation
- Communal refurbishment
- Install new fire alarm
- Install new lighting system
- New plasterwork throughout
- Decoration throughout
- New carpet

Key Objectives/Challenges:
- Working within a live residential building
- Temporary rainwater control

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Vernon Court
Hendon, London

Client: Freeholder's c/o Trust Property Mgt
Clients Agent: Set Square Surveyors
Duration: 18 Weeks
Value: £245,000

Details:
Refurbishment of internal communal areas to 4 blocks, 50 units

- Strip out works
- Design and install new emergency and non emergency lighting system
- Various carpentry works
- Extensive re-plastering
- Install suspended ceilings
- Decorate throughout
- Install new carpets

Key Objectives/Challenges:
- Working with residents in situ
- Significant variations and late instructions

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Vista Apartments
Putney Bridge Road
London

Client: Freeholders
c/o JCF Property Management
Clients Agent: Thomas & Thomas Surveyors
Duration: 8 weeks
Value: £70,000

Details:
- Internal communal refresh to 4no stair core
- Firestopping to riser cupboards
- Redecoration throughout
- Install new carpet throughout

Key Objectives/Challenges:
- Resident liaison on a daily basis

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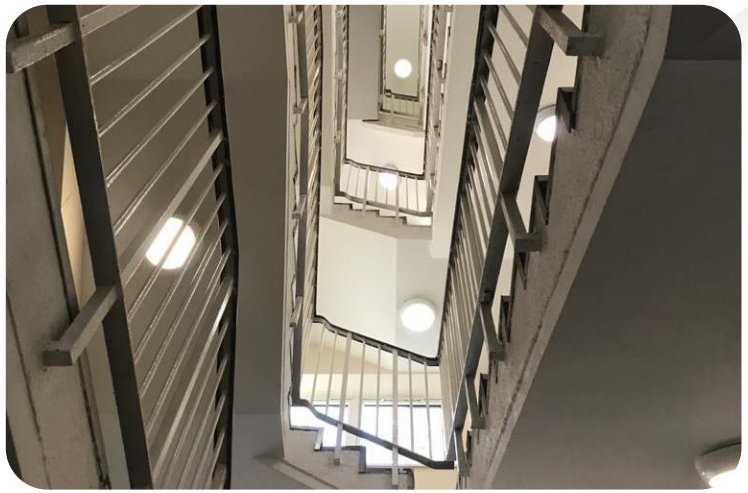
Balfour House, High Road, Ilford, Essex

Client: Portfolio Landlord c/o Finlay Estates
Clients Agent: Prime Building Consultants
Duration: 16 weeks
Value: £220,000

Details:
- Upgrade of Fire Safety Provisions to communal areas
- Replacement / upgrade fire doors
- Replacement / upgrade of service riser doors
- Firestopping works
- Electrical upgrade works
- Balcony roof repairs

Key Objectives/Challenges
- Working within live residential building
- Removal & reinstatement of fire doors without leaving building at risk
- Access through residents flats for balcony works
- Electrical testing to the communal areas discovered extensive non compliance requiring significant variation instructions to remedy the system
- Working in and around existing services



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Meet the Return Team

CHRISTIAN MILLER
FOUNDER & DIRECTOR

Christian has over 16 years' experience in the construction industry. As Managing Director of Return, Christian is passionate about building relationships and delivering a first-class service.

ORNELA RUCI
MARKETING & OPERATIONS MANAGER

Ornela has 12 years of experience as a Business Consultant and Marketing Professional in the construction industry. She thrives on successfully completing projects and feeling proud of the team's achievements.

KEVIN BAKER
QUANTITY SURVEYOR

Kevin has over 26 years' experience in the construction industry with professional training as Quantity Surveyor. Kevin has a successful record of delivering residential, commercial, refurbishment and industrial new builds.

KARINA IVANOVA
FINANCE MANAGER

Karina has 10 years experience in the finance sector She has a BA (Hons) in accountancy and is currently on the way to becoming a chartered accountant.

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Meet the Return Team

RYAN DELANY
CONTRACT MANAGER

Ryan has spent 19 years in the construction industry. He draws on a vast wealth of knowledge and experience to ensure his clients get the very best results, every time.

COLIN HART
CONTRACT MANAGER

Colin has over 40 years' experience in the construction industry. His background includes new build and heavy refurbishment projects.

ALI MIAH
ASSISTANT QUANTITY SURVEYOR

Ali is working towards becoming a Quantity Surveyor. Under Kevin's supervision, Ali makes sure that projects are carried out within budget and that the client is always getting good value for their money.

TERRY TOMMEY
CONTRACTS MANAGER

Terry has over 36 years of experience within the construction industry. His main expertise lies in the field of restoration and installation of external facades. systems.

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Testimonials

"We acted as contract administrator for an external repair and maintenance contract where Return Property Services were the main contractor. The building was a block of flats in Clapham. Return Property Services completed the specified works to good standard and importantly know the importance of communication during the contract which helped them provide a great result."

Dorian Smith MRICS MFPWS AaPS
Co-founder and Director at Maurice Fitz George Surveyors

"LBB have worked with Return Property Services for a number of years and undertaken many major works maintenance and repair projects with them, ranging in value from 30k through to 500k. All the projects have been delivered to a satisfactory standard every time. We find their communication, site management, health and safety and quality of work excellent on each project and would not hesitate to recommend them."

Iain Pendle BSc (Hons) MRICS
Director at LBB Chartered Surveyors

"***Return have successfully completed an external works project in St. John's Wood. The Contract went smoothly and our clients were extremely happy with the quality of the workmanship and the way the project was managed on-site. Return have just been instructed on another project in Lambeth and these works will be commencing shortly. Due to the professional way in which Return operate, both on-site and administratively, they are now regularly requested by Berrys to tender for various works for our clients."***

John Rivett BSc (Hons) MRICS
Director at Berrys Chartered Surveyors

"I have worked with Return Property Services for five years and find them to be professional and easy to work with. The quality is to a high standard and I wouldn't hesitate to recommend them for future projects"

Sam Crowe MRICS
Director of Building Surveying at OCR Surveying

"I have used the services of Return Property Services to undertake repairs and redecoration to the exterior and interiors of a block of flats we manage over a period of circa ten years. The contracts have been awarded after a tendering process and normally on the basis of the most competitive price, but also taking into account the ability of the chosen builder to complete the works within time and to a suitable standard. I have found Return to be competitive, but also competent and responsive to changing circumstances. While we are all only as good as the next job I have no hesitation in confirming that my dealings with Return have always been professional and have produced successful results."

Tim Stevenson FRICS
Director at Hillgate Property Management

" Philip Pank Partnership working as Employer's Agent for the London Borough of Hillingdon on a part demolition, part refurbishment and part new build scheme of four houses. Return Property Services provided an excellent service during what was a challenging scheme dealing with properties affected by significant fire damage. As the design and build contractor Return Property Services delivered first-class units resolving any issues professionally and promptly. We thank Christian and the team and look forward to working on future projects together."

Will Galvin MSc FRICS MCIArb MAPM
Employers Agent, Philip Pank Partnership

"Return have always been professional & courteous in their approach and a reliable contractor for meeting project deadlines and required high workmanship standards."

Mark Richardson BSc (Hons) MRICS,
Managing Director at RichardsonGreenyer Chartered Surveyors

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Christian Miller
christian@returnpropertyservices.co.uk

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