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PROPERTY SERVICES

— EST 2010 —

Main contractor



Refurbishment Brochure

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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 13 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 & light, multiple units, multiple sites - £100k to £1m+
- Management team - Site Foreman, Contracts Manager, Quantity Surveyor, Director



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Project Case Studies



Finborough Road Chelsea, London

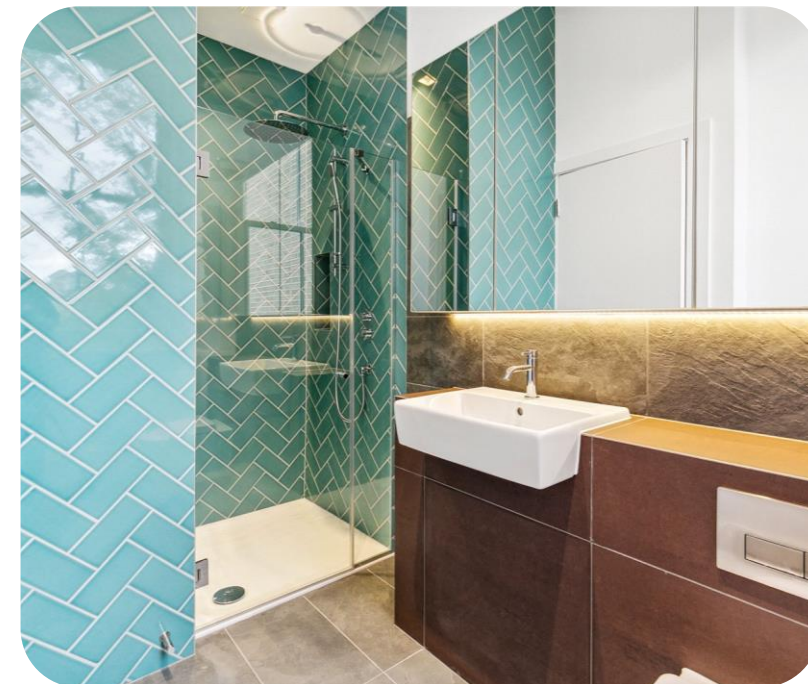
Client: Portfolio Landlord
 Architect & Designer: CH+MRP Architects
 Contract Administrator: CHMRP Architects
 Duration: 50 weeks
 Value: £600,000

Details:

- Cut & carve scheme to 3 residential units
- Demolition and soft strip through out
- Various structural steel installation works
- New 2 storey rear addition
- New Bauder felt roof overlay system
- New sash windows and doors throughout
- New gas, electric, and water supplies
- New mechanical and electrical installation throughout - CDP
- Full fit out to all 3 units including new kitchens, bathrooms, wardrobes
- Communal refurbishment including integrated fire alarm
- Decoration to lower ground floor unit
- Garden clearance, slab and drainage works

Key Objectives / Challenges:

- Dealing with TFL regarding the utility installations
- Ongoing extensive variations
- Deliveries on a Red Route





Green Lanes Finsbury Park, London

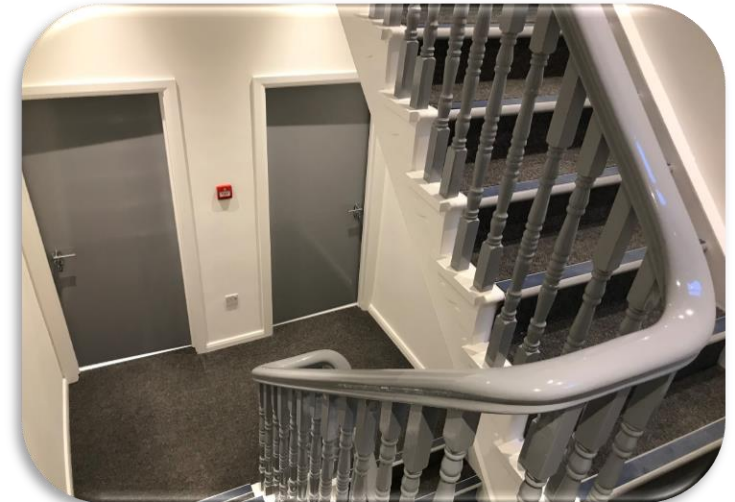
Client: Portfolio Landlord
Clients Agent: Quartz Project Services
Duration: 30 weeks
Value: £600,000

Details:

- Conversion of 11 residential units into 18
- JCT Design & Build 2016
- Structural & reconfiguration works
- Building regulation upgrades throughout
- Construction of 5 self contained units
- Refurbishment of 13 HMO units including new kitchens and bathrooms

Key Objectives/Challenges:

- Working adjacent to a live hotel
- Restricted access to rear elevation
- Busy main road to the front entrance





Cloudesley Road Islington, London

Client: Richard Cloudesley Trustees Ltd
Clients Agent: Daniel Watney LLP
Duration: 46 weeks
Value: £1,100,000

Details:

- Extensions & refurbishment of three Grade II listed buildings
- Major structural improvement works to the existing floors and stairs
- Full tanking to basements and insulation upgrades
- Refurbishment throughout including the use of traditional materials such as horse-hair lime plaster

Key Objectives/Challenges:

- Working within a busy residential area across multiple properties



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Various Properties Shepherd's Bush, London

Client: Shepherd's Bush Housing Group
Insurer: Aviva
Loss adjuster: McLarens
Clients' agent: Brawdia
Value: £850,000

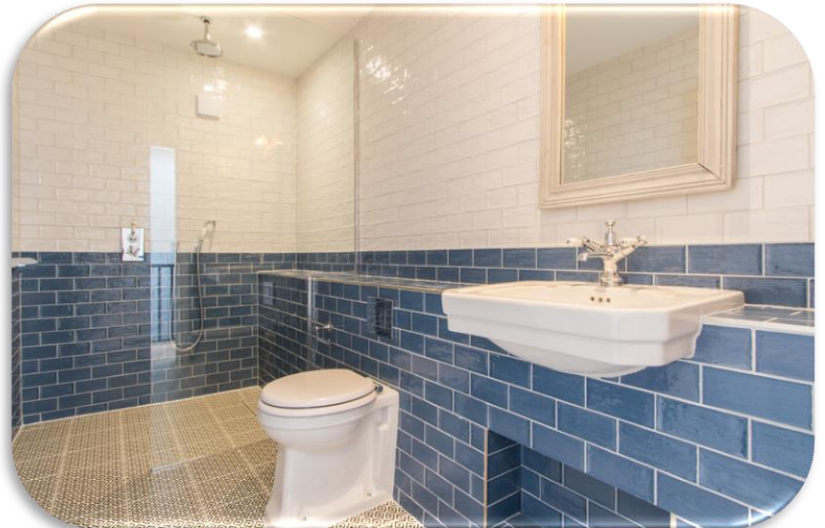
Details:

- Flood damage occurred Summer 2021
- 15 lower ground floor units
- Locations - spread across the local area
- Phase 1 - strip out and dry out
- Phase 2 - tanking works direct with employer
- Phase 3 - reinstatement to 11no units

Key Objectives/Challenges:

- Obtaining access
- Tenant disclaimers
- Tenant chattels
- Defining the scope during the works
- Stop start works due to above





St Kilda Ealing, London

Client: Professional Cribbs
Lead Consultant: CS2
Duration: 28 weeks
Value: £300,000

Details:

- Conversion of a 4-bedroom dwelling into a 6-bedroom House of Multiple Occupation (HMO).
- Works consisted of structural alterations and new roof timbers.
- A single-story extension to the rear and a high-quality refurbishment throughout.
- Key features were the bespoke glass screening and 3-metre-high sliding doors to the rear.

Key Objectives/Challenges:

- Working within a busy residential area.
- Constructing and maintaining a temporary roof during the traditionally wet seasons.



Cranworth Gardens Brixton, London

Client: Corporate Landlord
Client Agent: Willmotts
Duration: 50 weeks
Value: £600,000

Details:

- Construction of a new third story to a period property.
- Extensive structural works to the existing structure
- The construction of two , two-bedroom, two-bathroom apartments with open plan kitchens and balconies.
- General refurbishment of all communal space and utility upgrades.

Key Objectives/Challenges:

- Working within a restricted access area.
- Major structural alterations three storeys high
- Working within a live residential building..



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Ifield Road Chelsea, London

Client: Finborough Investments
Clients Agent: Daniel Watney LLP
Duration: 38 weeks
Value: £400,000

Details:

- Full refurbishment including
- Internal structural alterations
- Lower ground floor infill extension
- First and second floor closet wing extension
- New M&E installation

Key Objectives/Challenges:

- Structural changes and delays post demolition
- Working around utility companies long installation dates



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



Bennett Park Blackheath

Client: Private
Lead Consultant: Adelaide Jones
Duration: 58 weeks
Value: £920,000

Details:

- Renovation of a traditional Blackheath coach house.
- Major demolition and structural works including new floors and roof.
- High-end refurbishment to entire building including under floor heating, air conditioning, wireless heating, AV system, waxed timber floors and a bespoke Bulthaup kitchen.

Key Objectives/Challenges:

- Coordination of extensive M&E package.
- Working in close proximity to underground rail lines.



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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
CONTRACTS 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
CONTRACTS 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 TOOMEY
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 MCI Arb 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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