

## Broxtowe Borough Council Garage Replacement and Repairs

### Introduction

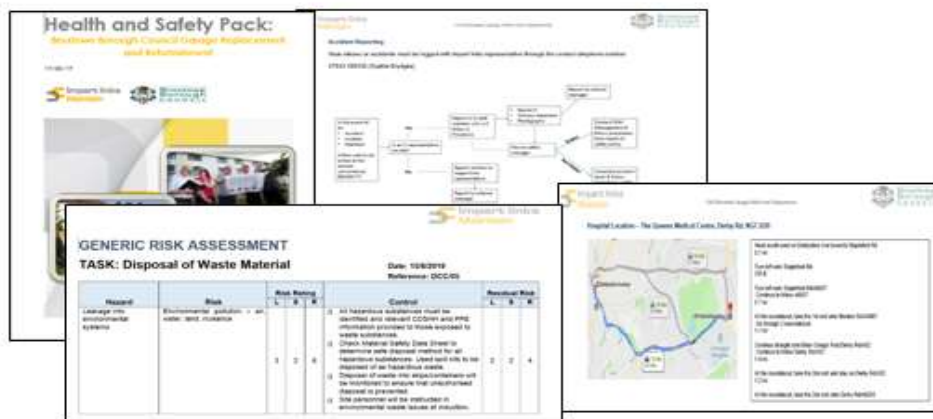
In February 2019 Impart links Maintain was awarded a 3 year contract for garage replacement and refurbishment works. This was won through a tender process which was based on 70% price and 30% quality.

Impart links have been contracted to refurb or replace 738 garages over 3 years. For the garages that have gone beyond repair, pre-fabricated garages are to be installed. All other garages are to be surveyed for repairs requirements and then plan and carry out the necessary repairs.

### Works Programme & Health & Safety

Before commencement of works ILM project manager meet with Broxtowe representative Howard Draper to agree general methods of works and procedures including:

- Construction Phase Plans
- Scheduling of works (Programming)
- Staff roles, responsibilities and qualifications
- Health and safety information, including Risk assessments & Method Statements
- Communication Plan, including progress meetings, variations process, first contacts, escalation plans
- Tenant liaison
- Vetted Sub-contractors for Broxtowe approval
- Working times (office hours)
- Code of conduct
- Parking & other courteous behaviours for neighbours



### Typical risk Assessment & Methods Statement (RAMS)

Each garage site is looked at individually to assess particular risks; location, work content, residents, main roads, schools, etc. Operatives are empowered to also complete dynamic risk assessments on sites as risks can vary from day to day.

### 2019 Work content

In 2019 Impart links have carried out:

- 92 garage demolitions
- 92 New pre-fabricated garage installations complete with drainage and hard surfacing
- Carried out extensive repairs on 23 garages

These works were completed within 5 months, including:

- Planning
- Scheduling
- Tenant Liaison
- Construction Phase Plans
- Demolition
- Installation
- H&S Management
- Sign off

### Project Challenges

Multi sites were in progress at one time so good organisation was key. ILM staff worked together to get each site done within the time frame required.

Our project manager Paul had to manage the sub-contractors, make sure they were inducted, checking their H&S procedures, make them aware of ours and organise when and where they would be each week. He also had to regularly visit site to inspect the works and make sure it was on schedule.

Tenant liaison is very important to us. Our Office Manager Sophie had to contact over 100 tenants and organise with them when to access could be had for surveys and to make sure their garages were emptied in time for the works to be completed. She also keep them up to date weekly with the progress of the job.

### Before Photos



After Photos

