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PROPERTY SERVICES

Main contractor



External Refurbishment Brochure

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



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PROPERTY SERVICES



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 with a turnover of approx. £5m per annum.

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 - Landlords (Corporate, Portfolio, Charities, Trusts, Housing Associations), Asset Managers, Block Freeholders & RTM c/o their Property Managers via the Clients Agent - Building Surveyors, Architects and Property Consultants

Contract services and value range

- External repair and decoration including hard landscaping - £50k to £1m+
- Internal communal refurbishment including fire stopping - £50k to £1m+
- Full refurbishment - heavy and light, multiple units and sites - £250k to £1m+
- Management team - Contracts Manager, Quantity Surveyor, Site Foreman & Director



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Project Case Studies

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Leathermarket Court Southwark, London

Client: RTM c/o
Principia Estate and Asset Management
Clients Agent: Gradient Consultants
Duration: 16 weeks
Value: £400,000

Details:

- External repair and decoration to 3nr blocks
- Full scaffolding including temporary rooftop to one block
- Re-slate to 1nr roof
- Window repairs
- Fencing
- Groundworks

Key Objectives/Challenges:

- Resident liaison
- Traffic management
- Sequencing of work



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Church Street Enfield, London

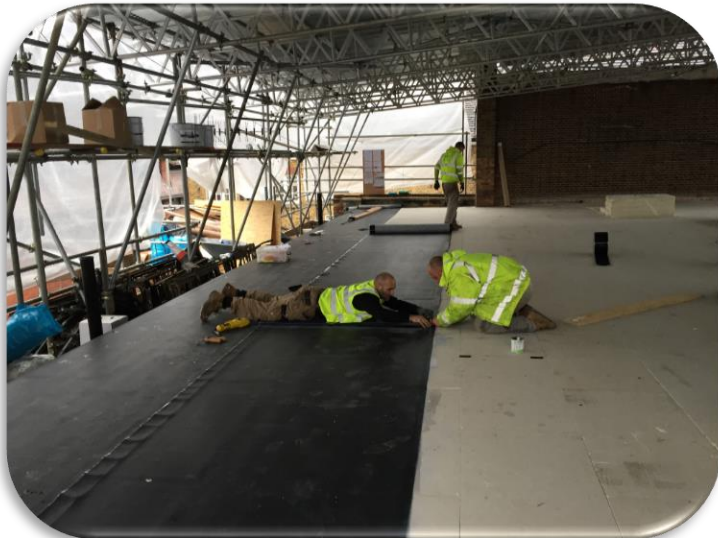
Client: Portfolio Landlord
C/o Morgan Management
Clients Agent: Keningtons Chartered Surveyors
Duration: 14 weeks
Value: £130,000

Details:

- Replace 300m2 roof covering including new board, insulation, and EPDM
- Install new roof lights
- Masonry and drainage repairs
- Redecoration to front & rear elevation

Key Objectives/Challenges:

- Complete before Xmas with a September start
- Working on a busy high street
- Liaising with commercial and residential tenants
- Front elevation scaffold erection / strike only on Sunday
- Rear access only via public car park with restrictions



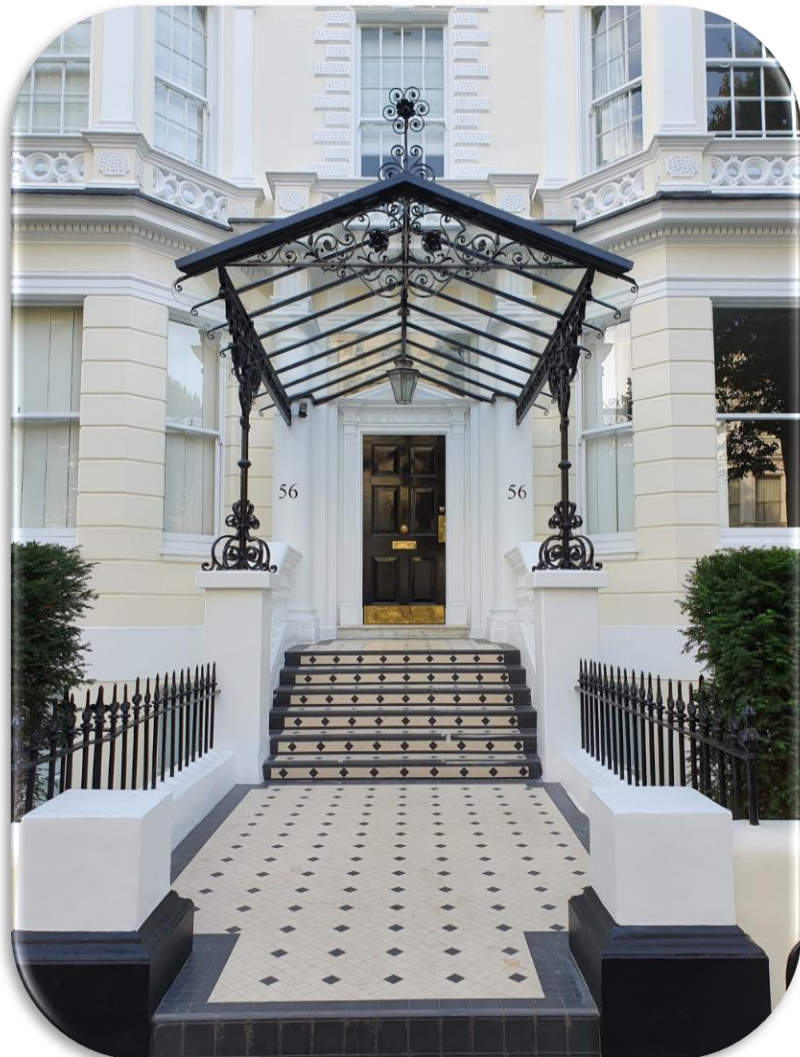
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Holland Park London

Client: Freeholders
c/o Westbourne Block Management
Clients Agent: Matthews & Son LLP
Duration: 14 weeks
Value: £90,000

Details:

- Front elevation external repair & redecoration
- Various masonry repairs
- High quality decoration preparation & finish

Key Objectives/Challenges:

- Managing residents concerns and mitigating risks during Covid lockdown



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Churston Mansions Gray's Inn Road Bloomsbury, London

Client: Freeholder
c/o Philip Fisher Property Management
Clients Agent: Schofield Surveyors
Duration: 26 weeks
Value: £610,000

Details: Major Works Section 20

- External repair and decoration with extensive masonry and roof schedules
- Leaseholder liaison / direct payment for window repairs and decoration
- Internal, 2no communal stair cores, significant asbestos removal, 2no lift refurbishments, redecoration, new flooring, extensive fire stopping

Key Objectives/Challenges:

- Resident liaison 27 units
- Working on a busy street
- Retail commercial units at ground level



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Cadogan Square Knightsbridge, London

Client: Freeholders
Clients Agent: Hillgate Management
Duration: 16 weeks
Value: £185,000

Details:
External repair and redecoration to the elevations of a 30 unit residential block
Scaffolding to all elevations
Extensive repointing including chimney stacks
Various roof covering new overlays
Full redecoration

Key Objectives/Challenges:
Resident & concierge liaison
Busy street with schools & shops close by



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Verde Building Bressenden Place Victoria, London

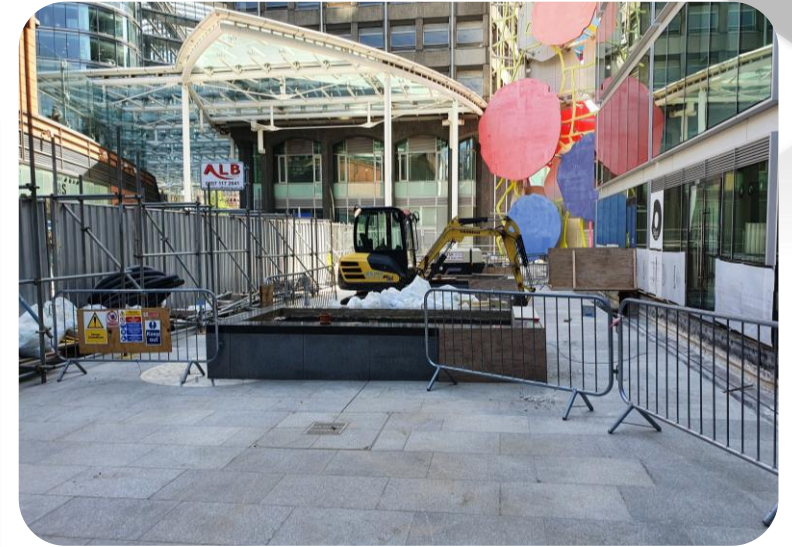
Client: Deka Immobilien
Clients Agent: Savills
Duration: 30 weeks
Value: £610,000

Details:

- Address multiple leaks to the basement
- This requires the lifting of the existing paving and removal of the structure below to the top of the basement slab
- Proteus application to the basement / structure
- Reinstatement of sub-base and paving

Key Objectives/Challenges:

- Working within a busy plaza with office accommodation and shops
- Existing sub structures were unknown due to the building having multiple modifications over time
- Poor detailing of existing waterproofing
- Increase in extent of work once issues encountered
- Trying to maintain the water tightness of the building whilst the works were ongoing



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Hampton Hill Middlesex

Client: Akelius Residential
Clients Agent: OCR Surveying
Duration: 26 weeks
Value: £800,000

Details:

- Internal refurbishment of common parts including M&E services renewal
- Minor internal alterations and fit out works
- External repair and refurbishment to the building and grounds
- Masonry repairs, cladding roof works,
- External decorations
- External landscaping including perimeter walls and fences, block paving, drainage and tarmac

Key Objectives/Challenges:

- Working in a busy residential environment with many residents and site operatives



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St James Court Bethnal Green Road London

Client: Freeholders
Clients Agent: Daniel Watney LLP
Duration: 20 weeks
Value: £250,000

Details:

- Roof replacement, external repair & redecoration
- Complete re-roof of traditional church roof, all new counter battens & slates
- Installation of new Velux's and flashing kits
- Restoration, repairs, & redecoration to decorative masonry including the spire

Key Objectives/Challenges:

- Working to traditional roofing methods, meticulous repairs to traditional church windows, liaising with 30no individual residents to arrange window repairs

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Citybridge House Goswell Road London EC1

Client: Portfolio Landlord
Clients Agent: Daniel Watney LLP
Duration: 16 weeks
Value: £230,000

Details:

- External repair and redecoration including new roofing covering and partial repointing
- New weatherboarding to balcony
- Install new Proteus Pro-felt and Proteus Pro-system plus roofing system 660sqm
- Maintenance and decoration to crittall windows

Key Objectives/Challenges:

- Careful pedestrian management controls
- Reduce impact to commercial & residential occupants

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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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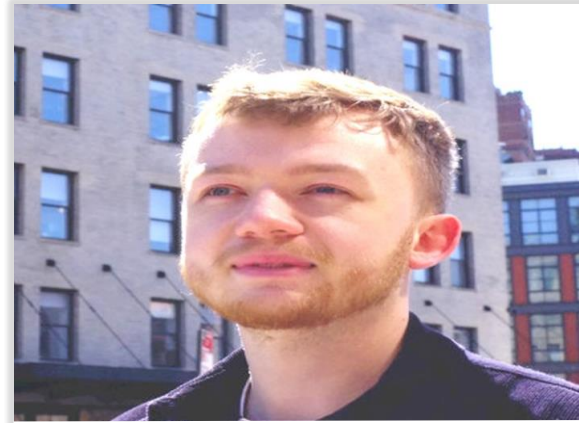
RYAN DELANY
CONTRACT MANAGER

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.



GEORGE RILEY
CONTRACT MANAGER

Georgie has 8 years industry experience gained through working on site initially and then moving into project management 5 years ago assisting or delivering residential refurbishment or commercial fit out projects.



GRANT WATSON
CONTRACTS MANAGER

Grant has over 20 years' experience in the construction industry. Specializing in structural repair, restoration and renovation of structures and listed buildings. Grant's experience spans from large civil projects to smaller end commercial fit out contracts.

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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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SECTION 20
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