

Lodge Lane East Co-Operative Housing

Fern Grove, Liverpool – New Build Apartments

OVERVIEW

Following competitive tender Frank Rogers secure 3 two bedroom new build apartments within the heart of Toxteth, South Liverpool. Working for Lodge Lane Co-Operative the scheme sought to deliver much needed starter homes for local residents.

WORKS DESCRIPTION

The design incorporated a combination of traditional building techniques mixed with modern materials including; high performance aluminium windows, single-ply roofing providing 25 year guarantees through to A-rated condensing boilers, LED lighting and sun tunnels to brighten central communal areas.

LOGISTICS

We developed concise health and safety plans identifying potential risk from children playing football etc... on grass verges behind the development, a Church (St Bedes) adjacent the site, not to mention a corner plot. We erected perimeter fencing, minimised materials on site as not to attract unwanted attention operating a just in time delivery system outside school drop off and collection times.

COST CONTROL

Working with the Co-Operative our commercial team provide monthly valuations developing regular issue of anticipated final account summaries, capturing variations; adds/omits permitting informed Client decisions promoting greater transparency and cost control.

CUSTOMER SATISFACTION

Prior to completing internal works we provided a series of open days permitting potential residents the opportunity to view the development, following a brief induction and safety toolbox talk, resulting in the Co-Operative securing full tenancy before practical completion.

We even supported new residents move-in, providing welcome packs comprising of household essentials and handover information including operational (boiler) guides and useful maintenance tips.

The scheme received excellent feedback from the Co-Operative and new residents alike.

