



"Improving homes...Improving lives"

RESIDENTS INFORMATION BOOKLET



St Albans 2012-13

Client:	St Albans City & District Council	01727 866 100
Contracts Manager:	Greg Pike	07791 527 594
Quantity Surveyor:	John Ward	07970 788 750
Site Manager:	Mark Haygarth	07725 233 822
Resident Liaison Officer:		

This Booklet contains important information about the
forthcoming works to your home



Dear Resident

In the next few months my company will be carrying out roof repair works to the roof of your home.

I appreciate that this will be disruptive to your daily life, however my team will attempt to keep the disturbance to a minimum and with your help every thing will run smoothly.

We have put together this information booklet to give you some indication of what to expect and highlight the probable impact on your home life.

My instruction to all of my personnel is to treat your home with the same respect that they give to their own.

The work to your home is important and necessary to upgrade your facilities.

I would like to request your help in enabling my staff to carry out these repairs by allowing access to your home on the day and time specified in order that they can carry out the works as quickly as possible.

Should you have any questions contact one of my Site Team on site or telephone **0800 3899 706**.

Thank for your help

Tim Breyer
Managing Director





What To Expect.....

The most important thing to remember is that at the end of each day you will have:

- A secured property every evening

The first changes to your building that you will notice is the arrival of site equipment and personnel. We will usually establish a site compound close to the works.

All Breyer personnel and contractors will carry identification. Please ask to see their ID Card before you allow them into you home. If you are in any doubt do not let them in and contact your Site Manager

The next will be access equipment such as scaffolding or mast climbers (a type of working platform). The scaffolding will be secured every evening but we would suggest that all doors and windows be kept locked when your home is empty.





Emergencies

Should an emergency occur during working hours, please immediately contact your Contracts Manager on **07791527594**.

Outside offices hours you should use our emergency number on Freephone **0800 3899 706**

Working Hours

Our normal working hours are **08.00 to 17.30**, Monday to Friday inclusive. Some weekend work may be necessary (if approved by the Client)

Residents Responsibilities

Please ensure our workers have access to your home as notified in order to complete the works and that your loft is cleared of all possessions to enable the roof replacement to progress. If you have difficulty in doing this please contact G Pike on the number above





CONSTRUCTION SITES ARE DANGEROUS! Please ensure that children and pets do not run-free in the vicinity of the works. It is always our aim to complete the works to the satisfaction of all concerned. We are fully aware this can only be achieved with the full support and co-operation of everyone.

EXTERNAL WORKS

Scaffolding

The scaffolding will be secured every evening but we would suggest that all doors and windows be kept locked when your home is empty.

Debris netting may be fixed to the scaffold. This will stop any debris bouncing off the scaffold and falling from the scaffold.

The netting will lessen the amount of day light to your home and will therefore only be used if absolutely necessary.



Hoists are outside lifts, which are attached to the scaffold and are used to transport materials and sometime operatives up and down the building. You may hear this machinery when in use.



Satellite Dishes

If you have a satellite dish sited outside your property. once the scaffolding has been erected this will be relocated so that your signal is maintained.

Roofing Works

This should cause minimal disruption except some noise and dust. There may be a slight odour from the materials. There may be noise and dust to the properties on the top floor.

