



## ALBION MILLS, LANCASTER

**Client:** Impact Housing Association

**Value:** £3.7m

**Completion:** June 2015

**Duration:** 89 weeks

**Contract:** JCT 2011 Design & Build



The works comprised demolition of the existing Mill building and associated out buildings followed by the construction of 26 dwellings and 12 flats in a single block.

### WORKS INCLUDED

- Construction of an 80m long by 5m high retaining wall.
- Construction 14 linked and semi-detached houses and associated highway and landscaped areas.
- Construction of a 3 storey, 12-unit block of flats for residents needing additional care and access facilities.
- Car parking, access road, disabled parking, street lighting.



### ACHIEVEMENTS

- The project was delivered with zero prohibition notices or reportable Health & Safety / Environmental notices issued.
- Compliance with the Considerate Constructors scheme.
- Zero customer complaints were received.
- Disruption was kept to a minimum by restricting noisy operations, using damping down measures and communicating with neighbours via letter drops and newsletters.
- Over 98% of waste was diverted from Landfill.
- Scrap timber was collected and re-used by locals in wood burners.

