



Castlebrook Developments Ltd

Professional

Objectives

Excellence

**COMMERCIAL AND DOMESTIC CONSTRUCTION
/ MAINTENANCE COMPANY**



The new approach to construction !



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Organisation

The Company

Castlebrook Developments was established in 2002 by Directors, Paul Cassells and Neil Dixon, as a residential and commercial property development company. The company has been involved in a number of projects including new build housing developments and domestic and commercial refurbishment work.

The company although quite young by some standards has a management team with over 40 years construction and maintenance experience.

The company has been established to deal with the demands of today's business environment and is aware of the challenges faced by its customers. In order to meet those demands the company is flexible, innovative, reliable and offers real value for money. We are well aware that the customer comes first and endeavour to produce a high quality product and are dedicated to delivering service excellence.

Areas of Work

Castlebrook Developments Ltd aims to build on its existing success and develop the following areas of work;

- **Planned and Preventive Maintenance** All Areas of maintenance
- **Reactive Maintenance** All minor repairs from £250.00 upwards
- **DDA Works** All alterations from £250.00 upwards
- **Capital Works** Minor Works , Refurbishment and Alterations
- **New Build** Up to £350,000.00 in value

Resources

Castlebrook Developments operate a fleet of modern liveried vehicles. All qualified operatives wear Castlebrook uniforms and carry mobile phones and ID cards. We own all our own plant and machinery ranging from petrol disk cutting saws and compactors to large 360 degree excavators, fork lift trucks and dumpers. No job is too large or small.

Insurance Policy

Castlebrook Developments have the following levels of cover;

- **Public Liability Insurance** - **£5,000,000.00**
- **Employers Liability Insurance** - **£10,000,000.00**

A copy of the companies insurance policy can be obtained from the website;
www.castlebrook.org.uk

Insurance levels can be increased or additional Insurance can be taken, if required by a particular project.

Contact Details

Castlebrook Developments are available 7 days a week between 8.00am and 10.00pm. Initial enquires can be made through the office;

Tel or Fax: 01706 817914

Alternatively please contact
Neil on 07816 895943 or Paul on 07816 877362

Or
Email info@castlebrook.org.uk or complete the link on the Website www.castlebrook.org.uk

Maintenance Work

Castlebrook Developments work with both domestic and commercial clients to provide a first class comprehensive maintenance service.

Reactive Maintenance

Our team ensures that your day to day maintenance requirements are dealt with in a prompt and efficient manner. All repairs are carried out by trained craftsman at time to suit your requirements. This allows you to concentrate on your core business with the piece of mind that we are on hand to assist when required.

Planned Maintenance

Day to day priorities tend to overtake this crucial function leaving the buildings exposed to unnecessary risk. However greater awareness is now being given to the preservation of property assets. Property owners need to be aware of whether the properties they own or are responsible for, comply with current day standards.

We are happy to work with you to develop a planned maintenance policy tailored to suite your needs. This will ensure that you are complying with current legislation such as the Fire Precaution Act, Landlords Certificates, DDA etc.

Service dates can then be pre-arranged which again allows you to concentrate on your core business with the piece of mind that your property is covered. Risk of down time due to breakdowns is also reduced.



New Build Work

Castlebrook Developments have a considerable amount of experience in the construction of new properties, whether commercial buildings or new homes.

We are happy to discuss plans and provide advice on the correct method of construction to meet the requirements of the Building Regulations, along with the best system of procurement to suit your needs. We can take your ideas and work with you to develop a building to suit your requirements.

If Planning Permission has already been obtained for your design we will liaise with you or your Architect in order to provide a quotation for the works. We will use our expertise to advise you on ways to obtain best value for money on the project. We also offer a Design and Build package if required.

As NHBC Registered Developers we are also able to provide a 10 year Buildmark warranty on all new homes constructed.



DDA Adaptations

From 1 October 2004, Part 3 of the DDA 1995 has required businesses and other organisations to take reasonable steps to tackle physical features that act as a barrier to disabled people who want to access their buildings.

This means that they are required to remove, alter or provide a reasonable means of avoiding physical features of a building which make access impossible or unreasonably difficult for disabled people. Examples include; putting in a ramp to replace steps, providing larger, well defined signs for people with a visual impairment and improving access to toilet or washing facilities.

Businesses and organisations are called 'service providers' and include shops, restaurants, leisure centres and places of worship.

Businesses that do not address the issue risk prosecution

Castlebrook Developments work with commercial clients to ensure that they comply with the requirements. Please contact us to arrange for an initial audit and provide detailed estimates for any works which may be required.



Project Tracking

Online

Online Project tracking is a very useful software system designed mainly for Architects, Surveyors, Builders and Commercial Clients. The system allows you and the construction team to access a unique central system via our website, in order to keep up to date with your project online.

Depending on the needs of your project you are able too;

- Monitor progress on site via the online construction programme.
- Access financial statements, site variations, and payment status.
- Access to project files E.g. site minutes and product information.
- Access to project drawings and specifications.
- Access to planned meetings via the on line project diary.
- Access to site diary including; number of operatives on site, weather records, delays, H&S checks and visitors on site etc.
- View the site via live web cam link. (No need to visit site to see if operatives are on site).
- Assist good house keeping - create an ongoing live audit trail as work progresses.

The site information is sent via all parties within the construction team on a daily basis for verification. All parties involved in the project are able to view or print off the current information and daily record online. This ensures that all parties work efficiently as a team avoiding disputes and delays.

Health and Safety Policy

Statement of Intent

The Directors of Castlebrook Developments Limited fully accept their responsibilities under the Health and Safety at Work Act 1974 (and Regulations made to support it) They will ensure, so far as reasonably practicable, the Health Safety and Welfare at Work of their employees and any other persons who may be affected by the Company's work activities.

The Company will;

- Provide adequate resources to maintain health, safety and welfare.
- Carry out suitable and sufficient risk assessment and review as required to maintain Health and Safety.
- Provide and maintain systems of work, which are safe and without risk to health.
- Establish arrangements of the use, handling, storage and transport of articles and substances provided for use of work, which are safe and without risk to health.
- Provide information, instruction, induction, training and supervision as is necessary to maintain Safety and Health at work and that of others who may be affected by their actions.
- Ensure that all plant, machinery and equipment is maintained in a safe condition and without risk to health.
- Keep workplace safe and ensure that access and egress are safe and without risk.
- Make adequate provision and arrangements for Welfare Facilities at Work.
- Monitor Safety Performance to maintain agreed standards.
- The establishment of the Organisation having clearly defined responsibilities for implementing the policy and monitoring its effectiveness.

To ensure this policy is effective, we will: -

- Review it annually or at a time of significant changes in our business.
- Make any such changes known to employees.
- Maintain procedures for communication and consultation between all levels of staff on matters of Health, Safety and Welfare by implementing Company procedures.
- The Organisation and arrangements of the policy will be issued where appropriate and displayed at all locations of the companies operations.

Neil Dixon

Director

Date: 1st September 2005

Environmental Policy

Objective

Castlebrook Developments carry out a wide range of construction activities, and recognise that the protection of the environment is an integral part of its business. The company endeavours to undertake works in an environmentally responsible manner.

Castlebrook Developments will comply with legislation, customer and other requirements that apply to its activities. The company is committed to preventing pollution and aims to minimise the environmental impact of its activities by:

- * Working closely with stakeholders, including clients, sub-contractors, statutory authorities and local communities
- * Minimising noise
- * Preventing pollution of water, land and air
- * Minimising waste and reusing or recycling materials
- * Disposing of waste responsibly
- * Protecting wildlife and habitats

The company will endeavor to continually improve environmental performance, including encouraging and recognising contributions from employees. The company will check compliance with environmental requirements and review performance regularly.

References



Project

Constructed new large 4 bedroom detached house.
Mathew & Caroline Taylor
64 Castle Lane
Todmorden
Lancs.

Value: £250,000.00

Date: June 2005



Project

Kitchen Installation
Carl Dickinson
17 Collier Ave
Milnrow
Rochdale

Value: £700.00

Date: Apr 2006



Project

Conversion of run down bungalow into modern 4 bedroom detached house.
Angela Parkinson
90 Shaw Road
Rochdale

Value: £27,000.00

Date: Jan 2006



Castlebrook Developments Ltd

References

**Project**

Constructed new large 6 bedroom detached house.
Plot No 1 (Phase 2)
Castle Lane
Todmorden
Lancs.

Value: £350,000.00

Date: Aug 2006

**Project**

Bathroom Installations
Various locations
Greater Manchester

Value: £1,000.00

Date: 2006 on

**Project**

Kitchen Extension / Conservatory and uPVC fascia and gutter replacement
David Tregellas
60 Surrey Avenue
Shaw

Value: £12,000.00

Date: Sept 2006

Accreditation

Castlebrook Developments are accredited members of the following organisations;



Registered developer

Organisation
National House-Building Council



Organisation
Federation of Master Builders



Organisation
European Builders Confederation

High Quality

Approach

Castlebrook Developments are dedicated to providing a customer focused approach to construction. Working in partnership with the client our aim is to provide a high quality product and service. This philosophy is cascaded throughout the company and to our supply chain. As all members of the team are aware of our requirements, the client benefits from an unparalleled level of service.

Innovative

Meeting

Flexible

Contact

To find out more about the unrivalled construction and maintenance services Castlebrook Developments Ltd have to offer, please contact the address below.

Service



**72 Castle Lane
Todmorden
Lancashire
OL14 8AF**

Value for Money

Phone: 01706 817914

Mobile: 07816 895943 or 07816 877362

Fax: 01706 817914

Email: info@castlebrook.org.uk

Web: www.castlebrook.org.uk