



Design, build, renovate and rejuvenate

Construction projects





About us

Aston Group is a leading Building Services and Facilities Management Company for Residential and Commercial Clients.

We are an established, privately owned business and have been setting standards for efficiency, innovation and quality for over 55 years.

We deliver a fully integrated Construction Design and Build service supported by our in-house Mechanical, Electrical and Renewable Technology teams for a wide range of residential and commercial projects.

We believe in transforming communities by close collaboration with our clients, residents and other stakeholders to deliver the best solution for everyone.

Our family-based ethos delivers quality, reliability and trust, demonstrated by our awards for design and conservation.

Our teams work right across London and the South East. We work with a wide range of clients, such as Local Authorities, landlords, housing management organisations, education and health authorities, universities and private clients.

Yardley Lane, London E4

Community hall conversion



Previously, Yardley Lane was a dilapidated community centre. Working with our clients, we were able to redesign this single-storey building into a desirable two-storey, three-bedroom house.



Works undertaken

Our teams environmentally cleared and cleaned the building and surrounding area prior to commencement of the programme of work.

The newly refurbished property provides accommodation for four to five people and the works included both fire and sound compartmentation.

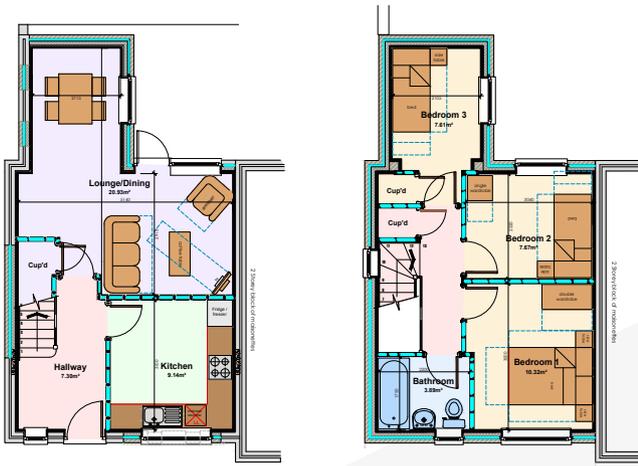
Adding value

The benefits were both social and commercial with a final property value of circa £415,000.

Duration

Completed within a 16-week programme.

Proposed



Completed



Wyatts Lane, London E17

Community hall conversion



Wyatts Lane was a disused community centre in a poor state of repair. Our client required it to be converted to a residential dwelling.



Works undertaken

Our teams environmentally cleared and cleaned the building and surrounding area prior to commencement of the programme of work.

The newly refurbished property provides accommodation for three to four people and the works included both fire and sound compartmentation.

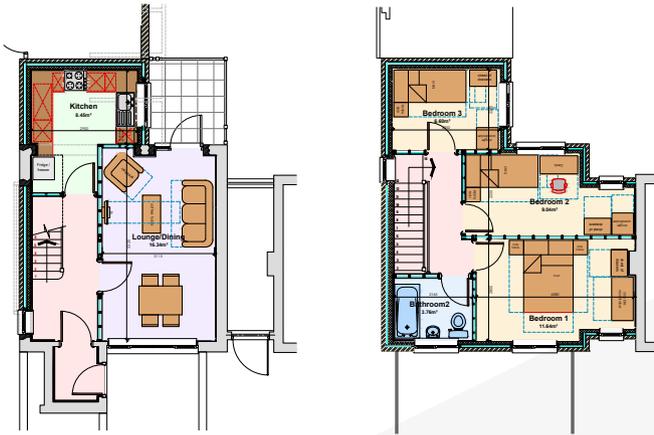
Adding value

The benefits were both social and commercial, with a final property value of circa £350,000.

Duration

Completed within a 20-week programme.

Proposed



Completed



Coney Burrows, London E4

Community hall conversion



Coney Burrows was a disused community centre in a state of disrepair, which was converted to a residential dwelling.



Works undertaken

This large community centre was converted into a spacious five bedroom, ground-floor flat incorporating disabled access and facilities as well as sound and fire compartmentation. Coney Burrows has a floor plan of 130m² with a small private garden, which is situated on the ground floor of the block.

Adding value

This has added an extra property to the local council stocklist, with an estimated value of £450,000.

Duration

Completed within a 16-week programme.

Proposed



Completed



Longfield House, London E17

Refurbished and modernised sheltered accommodation

The works to both flats and communal areas were completed by our management teams using a structured pre-works activity schedule. Careful planning and co-ordination between stakeholders was undertaken with special consideration given to minimise impact to residents.

This included restricting openings to one flat per week with a maximum of three open at any one time.

The works programme was designed to ensure residents' welfare facilities were maintained throughout and any planned interruptions were carefully managed and mitigated, meaning the works were able to be undertaken while the residents were in occupation.



Individual flat works

Prior to commencement of works our teams followed an agreed communication protocol.

Our Resident Liaison and Site Team engaged with all residents, assisting them to understand the nature of the works, co-ordinating safe accessible storage for some of their belongings and documenting on-site activity schedules.

Extent of works

- Installation of new kitchens and shower rooms to **36 flats**
- Upgrade of existing mechanical, electrical, warden call, TV aerial, fire alarm and lighting systems
- Retrofit installation of sprinklers to 36 flats
- Redecoration of individual flats and common areas
- Installation of fire-rated ceilings and fire doors
- Renewal of floor coverings and communal furniture
- Landscaping

Duration

Approximately 11 months.

Concept



Completed







Dilwyn Court, London E17

Refurbished and modernised sheltered accommodation

The works to both flats and communal areas were completed by our management teams using a structured pre-works activity schedule. Careful planning and coordination between stakeholders was undertaken with special consideration given to minimise impact to residents.

This included restricting openings to one flat per week with a maximum of three open at any one time.

The works programme was designed to ensure residents welfare facilities were maintained throughout and any planned interruptions were carefully managed and mitigated, meaning the works were able to be undertaken whilst the residents were in occupation.



Individual flat works

Prior to commencement of works our teams followed an agreed communication protocol.

Our Resident Liaison and Site Team engaged with all residents, assisting them to understand the nature of the works, co-ordinating safe accessible storage for some of their belongings and documenting on-site activity schedules.

Extent of works

- Installation of new kitchens and shower rooms to **31 flats**
- Upgrade of existing mechanical, electrical, warden call, TV aerial, fire alarm and lighting systems
- Retrofit installation of sprinklers to 31 flats
- Redecoration of individual flats and common areas
- Installation of fire-rated ceilings and fire doors
- Renewal of floor coverings and communal furniture
- Landscaping

Duration

Approximately 10 months.

Concept



Completed







Plaxton Court, London E11

Refurbished and modernised sheltered accommodation

The works to both flats and communal areas were completed by our management teams using a structured pre-works activity schedule. Careful planning and co-ordination between stakeholders was undertaken with special consideration given to minimise impact to residents.

This included restricting openings to one flat per week with a maximum of three open at any one time.

The works programme was designed to ensure residents' welfare facilities were maintained throughout and any planned interruptions were carefully managed and mitigated, meaning the works were able to be undertaken while the residents were in occupation.



Individual flat works

Prior to commencement of works our teams followed an agreed communication protocol.

Our Resident Liaison and Site Team engaged with all residents, assisting them to understand the nature of the works, co-ordinating safe accessible storage for some of their belongings and documenting on-site activity schedules.

Extent of works

- Installation of new kitchens and shower rooms to **33 flats**
- Upgrade of existing mechanical, electrical, warden call, TV aerial, fire alarm and lighting systems
- Retrofit installation of sprinklers to 33 flats
- Redecoration of individual flats and common areas
- Installation of fire-rated ceilings and fire doors
- Renewal of floor coverings and communal furniture
- Landscaping

Duration

Approximately 12 months.

Concept



Completed



Normanton Park, London E4

Residential loft conversion

Our Construction Teams have been delivering Local Authority loft conversions since late 2016 and have successfully completed 40 conversions to date with a further 10 in progress or being planned.

Our loft conversion programme works are completed with minimal impact. Careful planning and co-ordination with the residents is required as they remain in occupation throughout the duration of the works.

Our site teams engage and involve residents throughout the process of improving their home, from discussions about the sequence of works, allowing them to plan when they are separated from working areas and their living space, to involvement in design choices.

"We felt it only right to highlight the outstanding workmanship of your builders. They were at all times clean, tidy and extremely accommodating with impeccable manners. I would like to say a huge thank you to Slav, Dan and their teams who worked tirelessly to ensure that the works were not only done on time and with no disruption to our family life, but also to a wonderfully high standard.

"We are also fully aware that without your continuous hard work and effort we would never have been given this wonderful opportunity, and we cannot express how grateful we are as it has made such a huge difference to our family and home". **Normanton Park resident**

Works undertaken

This property was converted from two bedrooms to three bedrooms, increasing living space by 22m².

Adding value

The work increased the value of the property by circa £128,000 with costs of £62,000.

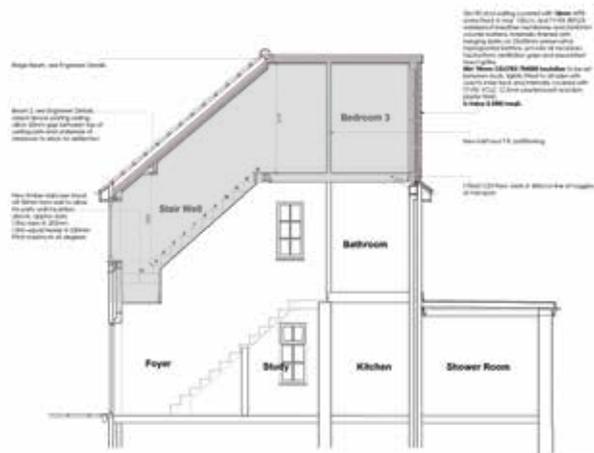
Duration

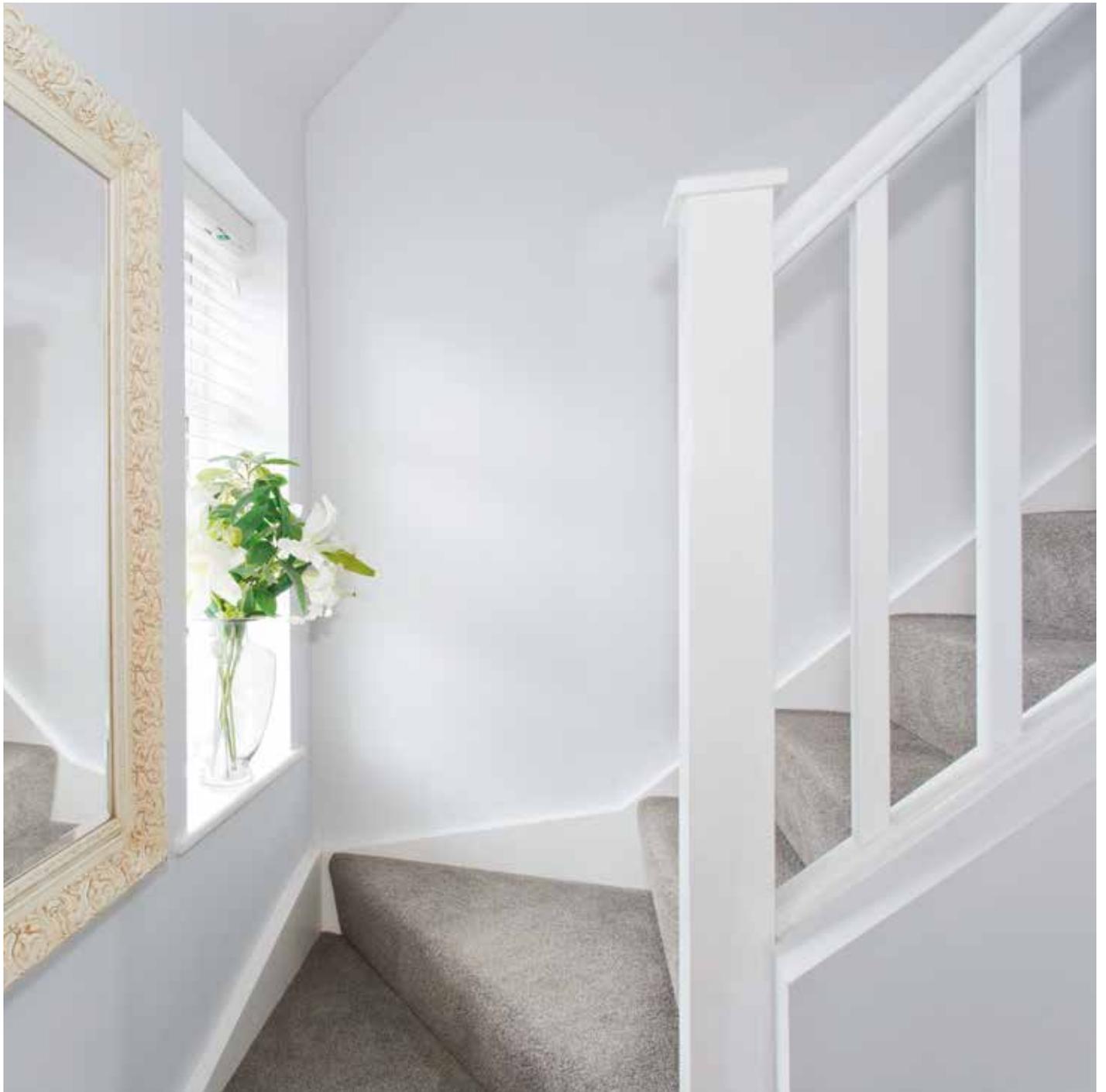
Completed within a 10-week programme.

Proposed



Completed







Deerleap Grove, London E4

Residential extension

The rear extension works were completed with minimal impact, careful planning and co-ordination, as the residents remained in occupation throughout the duration of the works.

Our site teams engage and involve the resident in design choices and the process of improving their home, which includes the sequence residents are separated from working areas and their living space.

Proposed



"Overall we are very pleased with the extension, it took a little longer than expected but a lovely result. Slav's team arrived at 8am and finished at 5pm, great workers!" **Deerleap Grove resident**

Works undertaken

The project was designed to increase the available living space by adding a rear extension to create a fourth bedroom, new larger kitchen and dining area.

Adding value

The extension provided both social and commercial benefits, such as an expanded living area of 21.9m² and increasing the property value by £115,000 with costs of £58,000.

Duration

Completed within a 10-week programme.

Proposed



Completed



Why Aston Group?

Fully integrated service

Aston Group offer clients a fully integrated service from three regional office locations. Our directly employed Senior Management, Business Administration and Community Investment Teams provide support to our project and service delivery.

Operational support is provided by contract managers, quantity surveyors, site manager supervisors, resident liaison officers, fully qualified directly employed electrical, mechanical domestic/commercial engineers and building operatives. All these elements combine to give us the flexibility to resource and plan each programme of work effectively.

Each contract manager is responsible for overseeing dedicated projects from design through to delivery and completion, including defect and warranty periods and CDM compliance.

Quality assurance

Our company operates a fully integrated QMS system which is both internally and externally audited. Our management teams and staff are fully trained and accountable to ensure compliance and understand adherence is crucial for the successful implementation of our documented ISO 91001 accredited Quality Policy and Procedures to ensure the highest standards of our contract delivery is maintained.

Our management teams ensure suitably qualified and experienced resources are available and that all employees or specialist supply-chain members' qualifications and accreditations are adequate to undertake required activities. All works are quality control checked by our own staff and are also externally audited to ensure compliance and that works are of the required standard.

Health and safety

Our directly employed Health and Safety Manager has over 20 years' experience and leads our in-house team for Health, Safety and Quality (HS&Q). The team supports our site teams in all matters of HS&Q, including pre-construction health and safety plans, site folders and risk assessments. Our team ensure we implement a structured HS&Q approach.

Operational delivery

Our Senior Management Team ensures sufficient site management resources are allocated to deliver the requirements of contracted work programmes to ensure projects are delivered and handed over in line with the project programme and budget.

Our teams attend regular structured site progress and performance review meetings to ensure milestones are on target and achieved.

Client engagement

Our contract management teams follow a documented contract/project mobilisation and communication plan. This ensures clear, concise, open and transparent communications are developed and maintained with clients from the outset. Before the commencement of any project, Aston Group arrange and attend regular pre-contract meetings. Site meetings together with monthly performance meetings also take place, where the project planner, KPIs and progress are discussed. Aston Group continue to build on good client relationships with openness, trust and transparency throughout the term of the contract.

Resident/Stakeholder Relationships

Aston Group ensure an allocation of dedicated, directly employed Resident Liaison Officers (RLOs) to agree with clients and stakeholders the desired approach for engagement, agreement of protocols, key contacts and resident details, along with agreements for uniformed and standard contract-specific forms, documentation and letters.

Our RLO team will also provide all stakeholders and residents with the confidence that they have been fully consulted and are aware of what the works will entail, and any impacts they may have.

Our team will also communicate a clear agreed complaint escalation process with named personnel designation and contact details.

Good communication is key to our success.



Aston Group

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