IAN MITCHELL
SUMMARY OF WORK UNDERTAKEN FROM 2010-2026

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Summary of Contracts undertaken by IRM Commercial Services

The Contracts are scheduled in date order by reference to the type of service provide / work undertaken which varies depending on the nature of the Client. Developer, Contractor, Bank/Funder or Private Individual.

Contract name/location	*Contract Details [incl category Open Market (Private) or Social Housing (Social)]*	*Date Completed*	*Value £*
1. SERVICE PROVIDED: Working with the Developer from inception, assisting in the preparation of initial budgets and costings, drafting the Employer's Requirements, competitively tendering the project, appointing the Contractor under a JCT Design and Build Contract and then acting as Employer's Agent during construction period. Assisting the Developer with the Purchaser handovers and when required during the Defects Liability Period.			
Harrogate.	3 Large Detached High Spec houses. – Ongoing	On Hold	£2.30M
Harrogate Rd, Alwoodley, Leeds.	Construction of Apartment Block comprising 6 units and external car park on site of previous care home. (Private)	Mar 2022	£1.54M
Hazeldene Fold, Minskip.	Construction of 9 new dwellings on the site of an existing house and storage yard. (Private)	Dec 2019	£1.77M
Victora Av, Horsforth, Leeds.	Construction of 5 new detached houses on a greenfield site. (Private)	Oct 2019	£1.48M
Deighton Road, Wetherby.	Construction of 7 semi-detached properties on the site of a car park and existing house/garden. (Private)	Apr 2019	£1.65M
Wetherby Rd, Oakwood Leeds.	Construction of 4 new houses in a conservation area around an existing retained property. (Private)	Sept 2018	£1.00M
Cheltenham Av, Ilkley.	Construction of six detached houses on a greenfield site. (Private)	Mar 2016	£1.61M
Ivy Cottage, Knaresborough.	Construction of new residential accommodation comprising six apartments in a single block and five semi-detached houses. (Social)	Oct 2015	£962K
Manse Lane, Knaresborough.	Construction of five new detached houses in the grounds of an existing property which is also being refurbished and altered for re-sale. (Private)	Jun 2014	£1.07M
St Andrews Rd, Lytham St Annes.	Construction of new apartment block comprising ten units for assisted living with additional areas for care assistants and support staff on the site of a previous gym. (Social)	Mar 2014	£830K
Ripon Rd, Harrogate.	Construction of two new residential blocks comprising eight apartments and five terraced houses. (Social)	Jan 2014	£1.32M
Rhyl Street Fleetwood.	Construction of new apartment block comprising nine units for assisted living with additional areas for care assistants and support staff on the site of a previous gym. (Social)	Aug 2013	£710K
2. SERVICES PROVIDED: **Pre-Contract: Worked with the Developer from inception, prepared initial budgets and costings, drafting the Employer's Requirements, competitively tendering the project. Thereafter another QS Practise was appointed. Assisted with the final negotiations and appointment of the Contractor.** **Post-Contract: Working on secondment directly for the Employer. Engaged to liaise directly with the appointed Quantity Surveyor / Project Manager and the Contractor on the Employer's behalf during the construction phase with particular attention to the approval of the design and specification for each work package as finalised / procured and overseeing quality and compliance on site.**			
The Lawns, Harrogate.	Construction of a new apartment block comprising of 13 units and a detached house, both with associated gardens and car parking, on the site of Care Home which is to be demolished. (Private)	Dec 2024	£4.00M

3. SERVICE PROVIDED: Working with the Developer from inception, prepared the Employer's Requirements, competitively tendered the project and appointed the Contractor under a JCT Design and Build Contract. Providing Quantity Surveying services during construction period assisting the Developer with valuations and meetings.			
Finkle Street, Knaresborough.	Construction of new residential accommodation comprising two Town Houses. (Private)	Jul 2016	£250K
Finkle Street, Knaresborough.	Construction of new residential accommodation comprising five apartments in a single L-shaped block for Leeds Federated Housing Association. (Social)	Dec 2015	£400K
Harrogate Rd, Leeds.	Construction of apartment block comprising six units with underground basement car parking. (Private)	Nov 2014	£1.7M
York Place, Mews Harrogate.	Demolition of an existing building and the construction of four new town houses in two separate blocks. (Social)	Feb 2013	£450K
Sutherland Av, Roundhay Leeds.	Construction of eight new two and a half storey town houses in three blocks. (Private)	Jul 2012	£935K
4. SERVICES PROVIDED: Following the insolvency of the Developer/Contractor provided Project Management and Quantity Surveying services to the Bank / original Funder to oversee the completion of the development.			
Orchard Hill, Castleford	Completion of the construction of sixteen mixed detached and semi-detached properties.	Jun 2012	£550K
The Hopper Building, Burton Upon Humber.	Twenty-five apartments in an existing factory building which had been refurbished, altered and extended.	Jun 2012	NA
The Hub, Halifax.	Forty apartments in a single new building.	May 2012	NA
Applegarth Gardens, Riddlestone	Sixteen apartments in a single new building.	Jan 2012	NA
Willow Croft, Hook.	Construction of three detached houses and nine town houses.	May 2011	NA
Stonegate Mews Doncaster.	Construction of thirteen new houses, fifteen apartments in a single new block and ten maisonettes.	May 2011	NA
Ella Streeet, Hull.	Refurbishment of an existing house for resale and the construction of twenty new houses, and eight new apartments in a single block.	May 2011	NA
5. SERVICES PROVIDED: Worked as an integral part of the Contractor / Developers build team on site providing commercial support and quantity surveyor services from inception of the project through to construction completion.			
Tean Valley View, Upper Tean Phase 1.	A bespoke range of 40 number, 2, 3 & 4 bedroom houses. (Private)	Oct 2025	£9.56M
Tean Valley View, Upper Tean Phase 2.	A bespoke range of 47 number 2, 3 & 4 bedroom Houses. (Private)	Oct 2025	£10.75M
Thistleberry Gardens, Newcastle under Lyme.	A bespoke range of 43 number, 2, 3 & 4 bedroom houses. (Private)	Oct 2025	£8.61M
Sandon Rd, Stafford.	Completion of eight houses and an apartment block following the insolvency of the original contractor. (Social)	Nov 2021	£1.07M
Church View, Audlem.	Construction of 24 new houses on a greenfield site. (Private)	Apr 2019	£3.80M
Walton & William St Newcastle under Lyme.	Construction of nine semi-detached dwellings concurrently on two separate sites. (Social)	Apr 2017	£830K
Silverdale Village.	Construction of eighteen dwellings (comprising ten semi-detached houses and eight flats in two blocks) concurrently on four separate sites around the centre of Silverdale Village, all on plots between existing houses. (Social)	Apr 2017	£1.40M
Dunkirk Farm, Holmes Chapel.	Construction of eighteen semi-detached houses on a greenfield site. (Social)	Apr 2017	£2.08M
Red Acres, Buerton.	Construction of eight semi-detached bungalows and one detached bungalow on a greenfield site. (Social)	Mar 2015	£890K
Pioneer Angles Club.	Construction of six terraced houses on a greenfield site. (Social)	Mar 2015	£525K
St Bernards Road, Knutton.	Construction of five Houses. (Social)	Jan 2015	£435K
The Orchard, Chesterton.	Construction of five Houses. (Social)	Nov 2014	£460K
Audlem Rd, Nantwich.	Construction of three detached houses. (Private)	Aug 2014	£450K

Sunny View Congleton.	Construction of six terraced houses on a greenfield site. (Social)	Aug 2014	£525k
Broad Lane, Nantwich.	Construction of a bungalow for a disabled tenant. (Social)	Jul 2013	£200K
Primrose Av, Crewe.	Refurbishment and alteration of existing building into apartments. (Social)	Jul 2013	£125K
Devonshire Place, Harrogate.	Refurbishment and extension of existing shop units to create nine apartments for assisted living with additional areas for Care Assistants and Support staff. (Social)	Dec 2012	£430K
Saw Wood Barns, Thorner, Leeds.	Refurbishment and extension of four existing barns to provide four new luxury dwellings. Nominated for a RIBA Yorkshire Architecture Award. (Private)	Jul 2012	£1.00M
Minshall New Rd, Crewe.	Construction of seven terraced houses on the site of an old church. (Social)	Jul 2012	£550K
Ford Lane Crewe.	Construction of thirteen terraced houses on a brownfield. (Social)	Mar 2011	£1.14M
Stonecroft, Turner Lane, Addingham.	Construction of four split-level detached town houses. (Private)	Oct 2010	£650K
Oxspring Primary School, Penistone.	Refurbishment and extension of an existing Primary School.	Aug 2010	£520K
6. Working for the Contractor carried out a detailed analysis of the delays and issues on site. Prepared an Extension of Time Claim for submission along with an initial estimate of the associated Loss and Expense. Attended initial meetings with Contractor and Architect to progress resolution.			
Private House in Selby.	New Construction.	Dec 2022	£1.95M
7. Preparation of final account and claim following completion of the construction works on site.			
Shirley Lane Primary School, Bradford.	Extension and refurbishment of existing building.	Mar 2011	£805K
8. Provided detailed cost estimates for the of construction of various units within the existing Centre at current construction prices for accountancy and sales purposes.			
Woodlesford, Leeds.	Beechwood Shopping Centre.	Dec 2022	£300K
9. Provision of contractual and cost advice. Appointing the Contractor and acting as the Homeowner's Agent to oversee / monitor the construction operations and manage the costs. Co-ordinating the construction operations with the Internal Fit Out Works.			
Nantwich.	Privately owned House. Gut and completely refurbish an existing house including a significant extension at the rear. (Excluding all Fit Out which is being undertaken as a separate contract.)	Oct 2022	£630K
10. Working with the Property Owner from inception, prepared cost plan and Employer's Requirements.			
Nantwich.	Private owned House. Strip out and refurbishment.	Feb 2015	£115K
11. Project Management and Quantity Surveying services for the Property Owner.			
Roundhay Park, Leeds.	Conversion of six flats back to a single private house.	Nov 2010	£250KS
12. Assisted the Developer in the preparation of development budgets and in particular the assessment of abnormal costs associated with the project prior to getting Planning Approval – negotiations with District Auditor regarding percentage of social housing to be included.			
Duckmanton.	Construction of thirty-five new houses on a greenfield site.	Mar 2017	
Woodthorpe.	Construction of seventy new houses on a greenfield site.	Oct 2016	
Shuttleworth Rd Bolsover.	Construction of eighty new houses on a green field site.	Aug 2016 & Sep 2013	
Wingerworth.	Construction of 230 new houses on a greenfield site.	May 2016	
Top Rd, Callow.	Construction of twenty-one new houses on a greenfield site.	Nov 2014	
Chesterfield Rd Holmewood.	Construction of forty new houses on a green field site.	Oct 2013	
Birkin Lane Grassmoor.	Construction of 160 new houses on a green field site.	Jul 2013	
13. Assisted the Church Property Team with the tendering and appointment of a Contractor to carry out its superstructure and external works renovation programme. Provided advice and assistance during the execution of the works and at completion.			
Meanwood, Leeds	Stainbeck Church	Apr 2023	£100K