



**Specialist Contractor** in the improvement of occupied Social Housing and Student Accommodation throughout London and the Home Counties

# WHO WE ARE

We pledge to provide  
a service with quality  
above all

- *Rustam Serge Isayev*  
(Managing Director)



DCK Construction Limited (DCK) is an experienced, SME, multi-trade building works contractor based in Woodford Green. DCK has an extensive track record of successfully delivering works predominantly in the social housing refurbishment sector. Managing Director, Serge Isayev, formed DCK in 2008 and has overseen its growth from operating as a general building subcontractor to Tier 1 contractors to now undertake major refurbishment projects as the Principal Contractor. The company has a predominantly directly employed workforce of management and trade operatives and therefore has more control of resources on its projects.

We deliver projects in line with our UKAS Accredited ISO:9001 (Quality), ISO:14001 (Environmental) and ISO:45001 (Health & Safety) Integrated Management System. DCK's other accreditations also include Constructionline (Gold Member), CHAS (Elite Member), supplemented by trade organisation accreditations for specialist works such as NICEIC, bmtrada certification for Fire Door Installation and Maintenance and Fire Stopping Installations, FENSA Accredited for Window and Door Installations and Gas Safe certification.



# THE TEAM



**Iurii Sama**  
Operations Manager



**Oleksandr Morozov**  
Contracts Manager



**Omar Khalid**  
Commercial Manager



**Tom Sessions**  
Managing Quantity Surveyor



**Iurii Torchynovich**  
Quantity Surveyor



**Dmytro Biienko**  
Quantity Surveyor



**Marian Yanko**  
Surveyor



**Natalia Sama**  
Office Administrator



**Ruslans Bizans**  
Project Manager



**Anvarjon Umarov**  
Project Manager



**Vladimir Bozianu**  
Site Manager



**Janis Bizans**  
Site Manager



**Andrei Capinus**  
Resident Liaison Officer



# WHAT WE DO

## **"DCK provide a comprehensive service, from Design to Construction"**

We service both the private and public sector and have a wealth of experience in the refurbishment of occupied properties, aids and adaptations, fire safety works and student accommodation projects.

### **■ Improving Social Housing**

We have worked on many major social housing improvement programmes for Local Authorities and Housing Associations. Between 2018 and 2022 this included replacing over 3,000 kitchens and bathrooms and other associated works in occupied properties.

### **■ Adapting Properties**

Adapting properties to keep people in their own homes is a critical requirement for our clients. We have specialist directly employed aids and adaptations installation teams that have completed over 700 adapted bathrooms and kitchens over the six year period from 2017.

### **■ Fire Safety Works**

We attained the bmtrada Fire Door Installer accreditation in 2019 as part of our strategy to grow our capability in this part of the market. Since then we have installed over 3,000 fire doors and associated FRA works and developed highly trained and skilled teams to undertake this specialist type of work.

### **■ Student Accommodation**

We have completed fast track refurbishment of student accommodation projects totalling over 1,200 bedrooms and 150 shared kitchens. We are fully aware of the issues faced by student accommodation providers and work with them to deliver on time.

### **■ New Build/Extensions**

With a predominantly directly employed workforce we can undertake small new build projects and extensions to existing properties. We can do this on a design and build basis or build only.

### **■ Consultancy**

We have in-house expertise in design, cost planning, programming and construction buildability to prepare feasibility studies for your proposed development. Our aim is to manage risk, drive cost efficiencies and most of all add value to our clients.

## Seething Wells Campus, Kingston University

DCK, having proved itself to deliver student accommodation refurbishment projects at scale, was selected by the Tier 1 contractor to undertake this challenging project to refurbish 886 en-suite (majority had shower pods) student bedrooms, over 70 shared kitchens and associated communal areas and shared spaces over a twelve month period. 11 bedrooms were disability adapted rooms with fully accessible bathrooms. DCK also completed public realm works across the site. The busy campus houses both teaching and residential buildings and for most of the contract period was occupied therefore great care had to be taken to minimise disruption and ensure safety at all times.

### PROJECT

Refurbishment of student bedrooms, communal kitchens & communal/external areas

### PROPERTY TYPE

Student Accommodation

### VALUE

£ 4.4m

### DATE

2021-2022



## IQ Kingston, Kingston upon Thames

DCK was selected with one other contractor to undertake this challenging project to totally refurbish 214 student bedrooms, 17 cluster kitchens/rooms, circulation areas and ground floor common room, and the conversion of a cycle store to a new gym in the 12 week summer recess. All 214 bedrooms, all en-suite, were stripped of all furniture, refurbished and re-furnished to a high standard. The majority of bedrooms have bathroom pods that were refurbished with eleven bedrooms having a full bathroom that were replaced.

### PROJECT

Refurbishment of student bedrooms, communal kitchens & communal areas.

### PROPERTY TYPE

Student Accommodation

### VALUE

£ 1.8m

### DATE

2016



## Kingston Hill Campus, Kingston University

DCK completed this challenging project to refurbish 447 en-suite student bedrooms, 39 shared kitchens and associated communal areas over a twelve month period. The two student accommodation blocks on the Kingston Hill Campus, Chancellors Hall and Walkden Hall, house 284 bedrooms and 163 bedrooms respectively. The accommodation in Chancellors Hall was also reconfigured to bring it up to modern day regulations and to meet the changing needs of students.

### PROJECT

Refurbishment of student bedrooms, communal kitchens & communal areas.

### PROPERTY TYPE

Student Accommodation

### VALUE

£ 1.9m

### DATE

2021-2022



## Great Arthur House, City of London

Great Arthur House forms part of the Golden Lane Estate and is one of the City of London's residential landmark buildings. It is Grade II listed and was completed in 1956. The block comprises 120 one bedroom studio apartments located on 15 floors which are fully occupied and remained so throughout the refurbishment. The complete façade was renewed and DCK was retained to install a temporary wall in each flat to ensure the comfort and safety of residents throughout the work.

### PROJECT

Enabling & reparation works in association with the re-cladding of the block.

### PROPERTY TYPE

High Rise Block

### VALUE

£ 1.8m

### DATE

2018-2020





## Void Property Renovations, London Borough of Haringey

DCK carried out this voids programme for the Council to improve much needed empty properties throughout the borough to a lettable standard. The work included flats and houses and the scope included new kitchens and bathrooms, upgrading electrics and plumbing, full redecoration and new floor coverings. Work in each property ranged from two to four weeks with the aim to get the properties completed as soon as possible for immediate occupation and to get people off the housing waiting list.

### PROJECT

Whole house refurbishment of empty properties across the borough.

### PROPERTY TYPE

Houses & Flats

### VALUE

£800,000

### DATE

2022-2023



## Void Property Renovations, Ministry of Defence

The MOD has embarked on a major property refurbishment programme and VIVO, a JV between SERCO and EQUANS, secured a place on the south east region of the Defence FM and Housing Maintenance Frameworks contracts. Individual task orders are competitively tendered with values ranging from £150,000 to £1.2m. DCK, has secured a number of contracts that has included kitchen and bathroom renewals and renovations, carpet cleaning and vinyl floor replacement to full house renovations.

### PROJECT

Improvement of properties for services families across London & the south east.

### PROPERTY TYPE

Houses & Flats

### VALUE

£ 1.2m

### DATE

2022-Ongoing



## Kitchens & Bathrooms, London Borough of Haringey

The Council is procuring small batches of kitchens and bathrooms via their Minor Works Dynamic Purchasing System (DPS) that are competitively tendered as they arise. A typical batch includes between 20 and 30 properties and are scattered across the borough. During the first six months of 2023 we completed works to over 200 properties, 83 kitchens and 104 bathrooms. Further batches are expected over the duration of the DPS over the next eight years.

### PROJECT

Replacement kitchen & bathrooms on an ad hoc basis across the borough.

### PROPERTY TYPE

Houses and Flats

### VALUE

£ 940,000

### DATE

2022-2023



## Aids & Adaptations, London Borough of Haringey

DCK is delivering bathroom adaptations in the main in addition to kitchen adaptations other minor adaptations including grab rails and stair rails and step alterations and other major adaptations such as stair lifts and ramps for wheelchairs. During the 18 month period from the start of 2022 we have completed works in over 300 properties. Similar volumes are planned over the coming years to support the council's drive to keep their residents in their homes and adapting them to suit their needs.

### PROJECT

Kitchen & bathroom adaptations and other minor and major adaptations.

### PROPERTY TYPE

Houses

### VALUE

£ 3m per annum

### DATE

2021-2031





## Fire Safety Works, London Borough of Newham

The London Borough of Newham procured this work through its Repair & Maintenance DPS that commenced in 2021. Work packages with a value range of between £20,000 and £250,000 were competitively tendered between the five contractors on the DPS. DCK was successful in 20 individual work packages over the two year term. Almost 2,000 fire doors were fitted by DCK's directly employed installers and in accordance with our bmtrada accreditation to install fire doors.

### PROJECT

Replacement of front entrance fire doors and in communal areas in blocks.

**PROPERTY TYPE**  
Flats (Blocks)

**VALUE**  
£ 2.6m

**DATE**  
2021-2023



## Fire Safety Works, London Borough of Hackney

DCK completed this project over two phases and two years. DCK was a supply chain partner to a Tier 1 contractor retained on Hackney's Planned Maintenance Framework. DCK had previously worked in the borough on a major kitchen and bathroom contract of almost 1,700 properties during the period 2016-2018 so had first hand knowledge of many of the blocks. 742 fire doors were fitted by DCK's directly employed installers and in accordance with our bmtrada accreditation to install fire doors.

### PROJECT

Replacement of front entrance fire doors in addition to communal and staircase decorations.

**PROPERTY TYPE**  
Flats (Blocks)

**VALUE**  
£ 1.3m

**DATE**  
2021-2022



## Brighton Seafont Hotel

DCK was commissioned by a private client on this change the use project from a hotel to luxury apartments. The original 14 bedroom hotel was completely remodelled to provide four self contained luxury apartments. The work included total internal strip, remodelling to suit the new layout including new state of the art mechanical and electrical services, new kitchens and bathrooms and finishes throughout.

### PROJECT

Conversion of a beachfront hotel to luxury apartments.

### PROPERTY TYPE

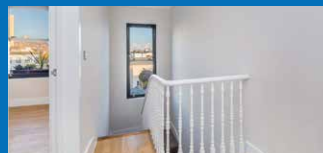
Residential Conversion

### VALUE

£ 450,000

### DATE

2019



## Cuffley Extension Project

DCK completed this major three storey extension to a detached property to increase the accommodation space by almost 50 percent. The work included complex substructure works to cater for the existing soil conditions, superstructure works including extensive steel support to accommodate the long roof span design and additional bedrooms in the roof space. DCK also fitted out the new kitchen and dining space to the clients requirements in addition to extensive hard landscaping works down to the garden level.

### PROJECT

Major extension to a property including all structural and fit out works.

### PROPERTY TYPE

House Extension

### VALUE

£ 260,000

### DATE

2018



## Homes for Haringey London Borough of Haringey

DCK has a long-standing relationship initially with Homes for Haringey and more recently with Haringey Council following the transfer of housing services back to the Council. During the ten period between 2010 and 2020 we have delivered work with a total value of over £40m or £4m per year on average. Projects undertaken during this period has included many on the Broadwater Farm estate including fire related works, electrical and boiler replacements, kitchen and bathroom programmes, support with the district heating scheme works and a void property

### PROJECT

Various projects over a ten year period.

### PROPERTY TYPE

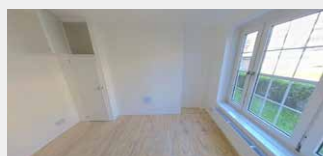
Houses & Flats

### VALUE

£4m/year average

### DATE

2010-2020



## Void Disposal programme Hyde Housing Association

In 2018 Hyde Housing Association embarked on a disposal programme for a range of 1-4 bedroom properties across London and the south east. DCK was retained to undertake the refurbishment work over a 90 week period. The properties were batched based on location to maximise efficiency with the initial two batches comprising 17 and 19 properties respectively. Further batches followed in due course over the contract period. At peak DCK was opening 20 properties a month.

### PROJECT

Property refurbishment & void disposal programme across London and the south east.

### PROPERTY TYPE

Houses & Flats

### VALUE

£ 3m

### DATE

2018-2020





## Capital Works programme London Borough of Hackney

DCK secured this major kitchens and bathrooms subcontract via a competitive tender process from the Tier 1 contractor on the Capital works programme. Each of the 1,672 occupied properties all received a new kitchen and bathroom and at peak we were opening up to 25 properties per week and had work ongoing in 70 properties ongoing at times. This rate of openings and completions required meticulous planning and execution to ensure that the programme was achieved on time to high levels of quality and resident satisfaction.

### PROJECT

Replacement kitchens & bathrooms across the borough.

### PROPERTY TYPE

Houses & Flats

### VALUE

£ 7.2m

### DATE

2016-2018



## Decent Homes Royal Borough of Kensington & Chelsea

DCK was appointed to deliver this kitchens and bathrooms programme by the Tier 1 contractor Keepmoat (now known as EQUANS) as part of the Kensington & Chelsea Tenant Management Organisation Capital Works Framework Programme that commenced in April 2015. Properties in the areas are a mix of street properties and estates. DCK had previously completed works in the borough working with Keepmoat and was awarded this contract based on proven delivery.

### PROJECT

Replacement kitchen & bathrooms programme throughout the south & central areas of the borough.

### PROPERTY TYPE

House & Flats

### VALUE

£ 1.78m

### DATE

2015-2016



## Decent Homes Royal Borough of Greenwich

DCK undertook this twelve month programme to replace kitchens and bathrooms in approximately 300 properties in scattered locations across the south of the borough. Opening ten properties a week at peak, the programme was delivered on programme and helped to secure an additional external façade works contract for the Tier 1 contractor. As part of the Social Value delivered on this project, DCK provided the tradespeople and materials to install a new kitchen and bathroom in a community centre for the benefit of the local community.

### PROJECT

Replacement kitchen & bathrooms programme .

### PROPERTY TYPE

Houses

### VALUE

£ 2.4m

### DATE

2017-2018



## Cutty Sark Halls & Devonport House University of Greenwich

This project, delivered during the 12 week, summer recess, involved the full strip out, new flooring, new electrical design and refurbishment of 42 ensuite bedrooms, five communal kitchens and associated corridors and staircases. The programme also involved the creation of two new DDA compliant study bedrooms and the installation of an adapted kitchen, including a height adjustable kitchen worktop incorporating a hob and sink for use by students in wheelchairs.

### PROJECT

Refurbishment of student bedrooms, communal kitchens & communal areas.

### PROPERTY TYPE

Student Accommodation

### VALUE

£ 1.9m

### DATE

2017



# Costa Coffee

## Store refurbishment, Bromley

DCK was selected to undertake this fast track refurbishment of a busy Costa Coffee store in The Glades shopping centre in Bromley, London. The work included full redecorations, floor coverings and renewal of company supplied branded equipment. DCK worked round the clock to complete the work in only five days to get the store back up and running in the absolute minimum timeframe.

### PROJECT

Fast track refurbishment of a busy branch.

### PROPERTY TYPE

Store Refurbishment

### VALUE

£ 300,000

### DATE

2023



## "WE STRIVE ON EXCEEDING OUR CLIENTS EXPECTATIONS"

Regardless of the scope or the value of work, we take pride to ensure the delivery of the project, with exceptional Client Service and Quality of Workmanship.





**DCK CONSTRUCTION LIMITED**

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