

RESIDENTIAL

Case Study

Waterstone Place

Riverside Group

£ £500k

📍 Faversham, Kent

📅 2018 - 2019

www.theadgroup.co.uk

The Brief

Built in 1987, Riverside's purpose-built Waterstone Place retirement and sheltered apartments feature 37 flats made of double and single bedrooms for single people and couples aged 55+. There are also two studio apartments adapted to suit those with disabilities. Waterstone Place is a traditional 2-storey masonry building.

AD were awarded the contract in 2018 to deliver internal refurbishment and decorations of all communal areas and the resident lounge. The Warden's flat needed remodelling into a new resident flat and mobility scooter store, communal spaces needed modernising and generally overhauling, and some flats were in need of upgrades e.g. new kitchens and bathrooms, as they had not been refurbished previously. The property was to be in full occupation throughout the works. Asbestos removal was also required.

An FRA indicated that much of the building's compartmentation, fire stopping and many of the FEDs were not compliant. Old replacement ceilings had left the roof vulnerable to fire spread and many electrical conduits had no intumescent sealing. We were also required to install new flat and communal FD30 fire doors throughout the property. Linked to the fire doors, we also undertook an assessment and certification programme for all electrical-related fire safety components e.g. door magnets, smoke/fire sensors, fire alarm decibel levels, etc. New circuits were also needed for the new scooter store/charging area.



J Cady - Resident

"Job well done, I really like the painting, the new colours and furnishings - Thank you."

Features:

- Internal decorations and refurbishment
- Remodelling of communal rooms & warden's flat
- Creation of a scooter store
- Extended office
- Addition of en suite bathroom to guest room
- Colour coded painting for easy navigation
- FRA's, compartmentation, fire doors (front entrance and communal)
- Fire alarm
- Kitchen and bathroom renewal
- New flooring, new suspended ceilings & boarding of existing ceilings
- Asbestos removal



Resident engagement events

The Solution

Over the course of 10 months, AD delivered full internal refurbishment and decorations, 15 new kitchens and bathrooms, multiple elements of fire stopping, compartmentation and alarms; alongside 37 new FD30 FEDs fire compliant door sets and new communal carpets throughout.

We had to alter the ceilings as they were no longer compliant with fire regulations and lacked compartmentation between communal and loft areas. We held monthly meetings to ensure all parties were kept aware of progress and any outstanding issues and regular resident events. An RLO was on site daily to speak to residents, organise appointments and provide regular updates.

The Outcomes

One major concern for the residents was the annual Christmas party, AD had to make sure we accelerated the communal programme ensuring the common room was fit for purpose. The works were split into distinct phases to ensure that trades could work concurrently. This was balanced with the needs of residents ensuring that facilities e.g. communal rooms, scooter store and laundry were not out of service at the same time. The residents were pleased with the final results and in particular AD received many letters of praise for the work of our RLO.

Social Value

AD provided party goods and food for the Christmas party, which took place in the newly refurbished and redecorated communal lounge.

AD's RLO held regular communal meetings with tea, cakes, refreshments and small gifts for the residents.



New communal social areas



Resident Christmas Party