

RESIDENTIAL

Case Study

Street Property Refurbishment Works

Local Space

£ £10k – 60k (5 per month)

📍 London

📅 2018 - 2020

www.theadgroup.co.uk


Construction Group
SINCE 1944

The Brief



AD were appointed as one of three contractors to deliver Local Space's Purchase & Repair scheme to circa 250 properties.

Local Space are developing their portfolio and investing in new stock across London, primarily 'N' and 'E' postcodes.

AD and two other contractors are on a rotational list to receive work orders to recently purchased properties. Most properties are in need of general repair and Local Space require us to undertake full internal refurbishments to return them to habitable standards. All properties are voids.

Local Space's programme is aimed at bringing properties out of disrepair for entry into their social housing stock. This means that multiple trade teams are required at each property to ensure that they are all brought up to a high standard in good time for rehabilitation. Each property is surveyed by Local Space and added to a batch. These batches are then provided to us to validate, programme, refurbish and hand over as quickly as possible.



Before



After



Before



After

KPI Reference from Local Space -

Quality of service currently provided by contractor/service provider to your organisation 10/10

Works/ services delivered on time and within budget 10/10

Current key performance indicators achieved and/or customer satisfaction achieved 10/10

Ability to carry out additional or urgent works as and when may be required at a short notice 10/10

Ability of service provider/contractor to work with client(s) to achieve cost avoidance during contract period without affecting quality of the service provided 10/10

Features:

- Voids
- Full internal repair, refurbish and fit-out
- Full Rewires
- New Floorings
- New Kitchens
- New Bathrooms
- Install Central Heating Systems & Gas Supply
- FRA + Compartmentation Works
- Fire Doors and Communal Doors
- Window Replacements and Repairs
- Brickwork and Stone Repairs



Internal Refurbishment

The Solution

As a social landlord, Local Space are keen to ensure that all properties conform to the relevant third-party standards, and so we provide all relevant certificates such as Domestic Installation Certifications (in accordance with BS 7671:2018) and Fire Detection/Alarm Installation and Commissioning Certifications (in accordance with BS 5839-6).

Fire stopping / doors are sourced from UKAS-accredited manufacturers and installed by our dual FIRAS / BM-Trada trained operatives. Inspections are completed by our BM-Trada certified (Fire Door and Fire Stopping) Contract Manager, Supervisor and Foreperson.

We have successfully refurbished 51 properties with an additional 5-10 properties due to be released every month. All work has been programmed, managed and inspected by our in-house Contract Management teams with regular involvement from Local Space surveyors. Local Space are completing asbestos surveys (and subsequent removal) using their own labour force, meaning we cannot start on site until their own asbestos teams are done.

The Outcomes

Programming works has required an agile approach, as property numbers peak and dip as and when Local Space acquire new properties and complete their own R&D surveys.

As there are no residents in-situ, no permanent Resident Liaison Officer has been required for this contract. However, our RLOs do engage with all neighbours and the local community on an interim basis.

All AD contracts have a main RLO contact for neighbours and the general public, should they have any queries they would like to discuss.



New bathroom facilities



Full internal redecorations