

Case Study - Private Residential

14-41 Bennett Close



Client Name: Heathside (Hounslow) Management Ltd
Project: 14-41 Bennett Close, Hounslow, TW4 5AE
Date: 5th January 2009 - Current
Value: £1,490,000
Service: Project Management and CDM Co-ordination

Project Overview



Following a fire at the property, Keegans were originally involved with making safe and demolishing the damaged structure. Further to this Keegans were then instructed to prepare a specification of works, obtain tenders and then to administer the works on site for the rebuilding of 19no. flats with the refurbishment of a further 3no. flats. These are to be constructed as per the original design (prior to fire damage) allowing for all relevant changes necessary to comply with the current Building Regulations.



Keegans prepared the specification and appointed a contractor via a competitive tender. Prior to works commencing on site there was a high level of vandalism to the property so as part of the works it was necessary to ensure the required security was in place to protect new works on site.

The works involved the erection of part of the 3 and all of the 4 storey flats, constructed in timber framework with infill brick and block panels. To the existing properties works were also required for the decontamination of mould growth under controlled conditions.



Works are currently on site and it is anticipated that completion will be in January 2010. However it is the intention of all parties that the existing flats are handed over earlier, should the site set up allow this.