

Decent Homes Programme

London Borough of Wandsworth

Services: Project management, contract administration, building surveying, CDM co-ordination, Clerk of Works

Contract Dates: Phase 1 - Feb 2008 - 2010, Phase 2 - Jan 2011 - Feb 2012

Contract Value: Phase 1 - £2.8m, Phase 2 - £2.6m

Project Overview

Keegans were instructed to carry out Wandsworth Council's Kitchen and Bathroom Decent Homes programme of works.

The data was collated into the following property types:

- 1 Bedroom Flats
- 2 Bedroom Flats
- 3 Bedroom Flats
- 2 Bedroom Houses
- 3 Bedroom Houses
- 4 Bedroom Houses

Phase 1 covered various properties throughout the North of the Borough - 350 units in total in areas such as Clapham and Putney.

We carried out surveys on 20% of the stock, of internal surveys to be undertaken of the kitchen and bathroom areas. Keegans prepared a survey list based upon the full property list to capture the

full range of property archetypes throughout the Borough.

This enabled us to initiate a supply chain of kitchen and bathroom suppliers who provided rates based on cubic metre of unit sizes.

As well as kitchen and bathroom replacements, the works also included internal layout improvement works and to allow for future service improvements e.g. boiler replacements.

Following the completion of Phase 1 works, Keegans were appointed to carry out Boroughwide Decent Homes Phase 2010 - 2012.

Works consisted of the replacement of kitchens, bathrooms, re-wires and partial re-wires, remedial works, asbestos surveys, some boiler replacement, smoke alarm and extract fans installation to 338 properties in the West of the Borough.

