

# UNIVERSITY OF WESTMINSTER

## ALEXANDER FLEMING HALLS

*Shoreditch, London*

**CLIENT:** UNIVERSITY OF WESTMINSTER

**VALUE:** £870,000

**CONTRACT PERIOD:** 13 WEEKS

This 13 week scheme, completed by our London Division, involved the refurbishment of two existing student accommodation blocks for the University of Westminster.

Block A contained 4 separate stair cores with 3 levels of student accommodation on floors 1-3. The ground floor was occupied by various retail units, all of which remained open and unaffected throughout the works. Each floor homed 1 shared accommodation flat consisting of 6 bedrooms, 2 communal bathrooms and 1 communal kitchen. Refurbishment works included the installation of new tiled bathrooms, fitted kitchens with granite worktops, general decorations throughout, new flooring and the replacement of bedroom vanity units. In total 12 kitchens, 24 bathrooms and 72 bedrooms were refurbished and delivered in Block A.

As the ground floor retail units remained occupied, access and egress to their separate rear entrance could not be obstructed at any time. This, combined with the built up nature of the area meant careful planning was required when developing the site logistics plan and delivery routes. Additional measures such as limiting noisy works to specific time periods and keeping effected parties informed throughout helped to reduce any potential disruptions.

Works within Block B, located adjacent to Block A, involved refurbishments to bedrooms only. In total 36 bedrooms were delivered across 3 floors.

Delivery of the project was time critical as the properties had to be handed over to the University and ready for students to move in to for the start of the new academic year.

