



# Cyclical Repairs and Redecoration

Notting Hill Genesis' homes, west London

## Highlights

Axis was appointed Principal Contractor and Project Manager to conduct Notting Hill Genesis' five-year Cyclical Repairs and Redecoration programme.

Notting Hill Genesis (Notting Hill Housing Trust merged with Genesis Housing) offers permanent, rented and temporary housing, home ownership schemes and care housing.

Their wide range of stock includes five-bedroom detached houses, 2-3 bedroom terraced houses and houses which have been converted into flats.

Our five-year contract focussed on NHG's social housing stock in the London Borough of Hammersmith & Fulham and in the Royal Borough of Kensington & Chelsea. It is estimated that Axis will have refurbished and repaired 385 blocks (2-5 flats per block) upon completion of this contract with NHG.

## Specifications

- Roofworks
- Painting and decorating
- Windowworks
- Brickworks
- Kitchen and bathroom installation
- Landscaping
- Drainage, guttering and pipework
- Flooring
- Lead works and Metal works
- Electrical works
- Plumbing
- Specialist treatments

£6m value

5 years duration



The scope of Exterior Works included roof works (including leadworks to dormer roofs and loft insulation); repair and painting of timber windows and replacement of some windows with double glazed uPVC/timber windows; brick work including render repairs, cleaning and painting; and guttering and pipework repairs including painting all guttering.

In the exterior areas, we applied preservative to wood fences and gating and we painted metal fences, gates, balcony balustrading and pigeon spies.

We demolished and rebuilt boundary walls; while landscape clearance works saw us removing small trees, bushes and shrubs for replanting.

Our full internal refurbishment work in all the communal areas included painting, decorating and repairing entrance lobbies and corridors; renewing flooring; stripping wallpaper and wall covering (including polystyrene ceiling tiles); replacing existing carpets and renewing stair spindles.

In some properties kitchens and bathrooms were replaced and installed with full plumbing and electrics.

Specialist treatments included brushing, washing down and applying one coat of silicone-based water repellents to brick or rendered surfaces of walls; and cleaning off graffiti and applying anti-graffiti paint as well as anti-vandal and anti-climb paint.

The homes remained occupied throughout the five-year programme and – as the surrounding areas comprise residential areas and public pavements, parking areas, roads and local shops – we prioritised keeping disruption to a minimum for our residents and visitors to the area.



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