



Building and Conversion

Brent Council's Homes for Multiple Occupancy

Highlights

Brent Council's (Adult Social Care) programme, New Accommodation for Independent Living (NAIL), offers homes that are specially designed and built for local residents with mental and physical difficulties.

Larger properties are converted to create the accommodation for a maximum of six occupants: each occupant has their own individual unit with en suite shower and they share communal living space.

An early NAIL trial programme was so successful Brent Council moved quickly to provide a further 50 such rooms to a standard design in 10 properties. They utilised their existing MTC contractors including Axis.

Axis converted six of Brent Council's properties into Homes for Multiple Occupancy (HMOs). Each home has six individual units, each with an en suite wet room and WC, a hi-spec communal kitchen with appliances, communal lounge and a communal garden with garden buildings.

Specifications

- New rear extensions
- Window works
- Pitched roof renewal
- Flooring and partitions
- New Mechanical and Electrical installations
- Plastering
- Painting and Decorating
- Flooring and tiling
- Joinery
- Installing new kitchens
- New wetrooms, showers, WCs
- Demolition and Asbestos testing

£1.8m value

16 weeks (per property) duration

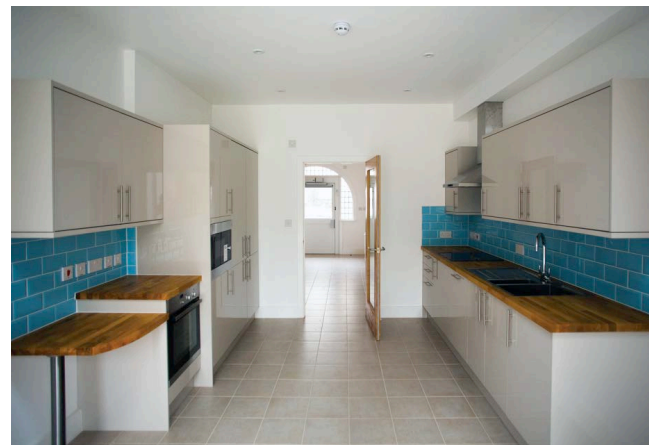


The scope of works for the conversions included building new extensions and repairing pitched roofs. M&E works included installing new central heating systems. We installed new kitchens and bathrooms as well as new flooring and partitioning. Our structural works included the installation of steelwork to create new openings. We finished off by carpeting, painting and decorating throughout and hard landscaping the gardens and instating garden studios.

// Axis Europe plc were committed to undertaking the work to a high standard and tight time-scales to produce properties which are 'Home from Home' rather than the rather more stark basic council house finish.

"Their efforts have been very much appreciated by Brent ASC who now in the process of populating all the properties now that they have been handed over.

"It is also worth noting that at handover there were minimal snagging items outstanding, again a clear benefit of using Axis for this tranche of projects. //



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