



Cyclical External Decoration

Notting Hill Genesis

Highlights

Axis was employed to complete cyclical external decoration for our long-term client, Notting Hill Genesis. Our repairs and maintenance team carried out the repairs at 8 properties on Newton Road, within a Heritage Westminster conservation area, in London. This project has been split into two case studies, the counter-part which looks at the roof works carried out for NHG as part of the same contract.

Our team began work by conducting an asbestos survey of the 8 properties, which are a mixture of houses and flats. The team then proceeded with the external maintenance programme. We removed all failed render and re-skimmed, reforming all the original exterior details.

Next, we replaced the sections of balcony railings which were missing, loose and in some instances dangerous. This came alongside fitting renewed spindles and any missing fleurs-de-lys from the ground floor railings. The team then renewed all original timber sash windows with new double glazed heritage units. We also restored the front doors and frames with new Victorian style timer doors.

Specifications

- Asbestos survey
- Removal and replacement of failed render
- Renewal of spindles and missing fleurs-de-lys
- Renewal of original timber sash windows
- Re-plastering and decoration of communal areas
- Installation of Aereco ventilation units

£3m value
5 year framework



Some balconies were leaking, so we renewed all the asphalt to the balconies and drip edge details. In addition, we removed and renewed the asphalt steps. The team fully re-plastered and decorated all communal areas, with new carpets installed. We installed Aereco ventilation units into the flats, which are designed to manage moisture content.

The main challenge we faced in this cyclical external decoration project was Notting Hill Carnival. No scaffolding can be left erected over the weekend of the celebrations, so we had to ensure the timely dismantling of the scaffolding before re-erecting it for further work. Another minor challenge to the project was inclement weather, which posed issues for painting as is usually the case in Winter. However, these are common challenges that our team expects to overcome with relative ease.

Works were spread across the boroughs of Kensington and Chelsea, Hammersmith and Fulham, and Westminster. Projects within suburban areas always bring challenges regarding residents, schools, and restricted access. However, our dedicated Resident Liaison Officers keep regular contact with residents, managing queries as well as ensuring regular client updates.

Our team produced an extremely high quality of workmanship throughout, and the cyclical external decoration programme ran on time, to budget, and to the client's satisfaction. Our contract with Notting Hill Genesis is in its fifth and final year, and they have awarded us future projects due to the success and quality of the work completed.



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