



Planned decorations and improvements

Maystar Estate – London Borough of Hammersmith and Fulham

Highlights

Axis was employed by the London Borough of Hammersmith and Fulham to complete planned decorations and improvements at the Maystar Estate. Our housing division was appointed through a mini-tender, won via the South East Consortium.

The project encompassed 393 dwellings in total, housing at least 500 residents. We worked on properties that included 1-, 2-, and 3-bedroom flats at Cheeseman's Terrace, Browning Court, Passfields, and Alice Gilliatt Court.

Our team had a wide scope of work which included asbestos removals. We surveyed all properties and found a major water ingress problem coming from the balconies. Our comprehensive report of each balcony led to the client finding the insulation soaked. We were then instructed to replace all balconies.

The team resurfaced the balconies and made repairs to the railings. We repaired the drainage, alongside all rainwater goods. We applied Prokol waterproofing to communal walkways and balconies, as well as installing coping stones. This came alongside roof stripping, repairs, and lightning protection.

Specifications

- Drainage surveys and rainwater goods repairs
- Prokol waterproofing to communal walkways and balconies
- Balcony replacement, resurfacing and railing repairs
- Roof repairs with lightning Protection
- FRA works and Gerda fire door installation
- Sika concrete repair system with anti-carbonation coating

£5m value
52 weeks duration



We replaced bin chutes, the electrical intake cupboard doors, and installed new communal flooring. The team also replaced fans and repaired fencing. Additionally, we applied a redecoration programme to all previously painted areas.

The team restored windows and installed new Reglit glass screens in communal staircases. We repaired exterior brick work and utilised a Sika concrete repair system with anti-carbon coating. As part of the planned decorations and improvements, our team installed Gerda fire doors, with FRA works and new front entrances.

Our Resident Liaison Officers were at the heart of our communication process. Based at our site office, they worked closely with the Maystar Resident Association to ensure effective communication. They supported residents throughout the contract and provided a bespoke customer care package to meet all needs.

One disabled gentleman could not access his garden. In response, we cut a gate into his balcony railing and installed a ramp for direct access. Our team noticed another disabled resident was struggling to open doors and difficulty with his movement. Through our partner charity, the Axis Foundation, we have funded the installation of an automatic door. Once fitted, we will provide a surveyor to determine a suitable electric wheelchair.



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