



## Major Works

London Borough of Hammersmith & Fulham, Emlyn Gardens and Becklow Gardens, London

### Highlights

Via the South East Consortium (SEC), Axis won two tendered Major Works contracts for the refurbishment of Emlyn Gardens and Becklow Gardens, London Borough of Hammersmith & Fulham (LBH&F)'s large estates in London.

The benefits of our works for the residents of the 500 flats of both estates include:

- Improved air tightness/insulation and reduced energy bills through the installation of loft insulation and new windows and balcony doors as well as roof repair and replacement works.
- Increased fire safety through fire compartmentation works and the installation of new fire doors and fire rated loft hatches as well as new LED smart system lighting, and our deployment of Silka concrete repair system.
- Waterproofing of the property through our repairs to brickwork, roofs, concrete, flooring and rainwater goods as well as Icopal waterproofing of the walkways and balconies.
- Improved appearance through our redecoration works.
- Futureproofing.





## Specifications

### *Works on both sites included:*

- Scaffolding
- Sika concrete repair system – waterproofing and fire safety
- Brickwork– repairs, refacing, re-pointing and helibars
- New fire doors
- Loft insulation and fire compartmentation
- Fire rated loft hatches
- Roof repairs and replacement
- Window and balcony door replacements
- Rainwater goods repairs
- New Icopal waterproof protective flooring to all walkways and private balconies
- Decorations to all previously painted surfaces including communal staircases, metalwork, woodwork, concrete, render and masonry
- New communal lighting – LED smart system

### *Additional works*

- Replacement pigeon netting and installation of metal mesh enclosures to communal staircases
- Replacement/repairs pram shed doors
- Garage demolition
- Bin store door repairs
- CCTV drainage surveys and repairs
- Kitchen and bathroom extractor fan replacements
- New block signage
- Communal trunking replacement

£12m total value of both contracts  
10 months duration each contract



### Care of Residents

All 500 properties were fully occupied during the works. We took great care to keep residents fully informed prior to and during the works and to keep disruption to their lives to a minimum. Dedicated Resident Liaison Offices communicated by phone, letters and meetings.



### Contact

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