Refurbishment / Alteration / Live Environment / Local Authority



KEY INFORMATION

PROJECT VALUE
£935,000

START DATE
September 2017

COMPLETION DATE
April 2018

CONTRACT TYPE
JCT Intermediate Building Contract 2011

Portsmouth City Council | Care Home Alterations - Phase 2

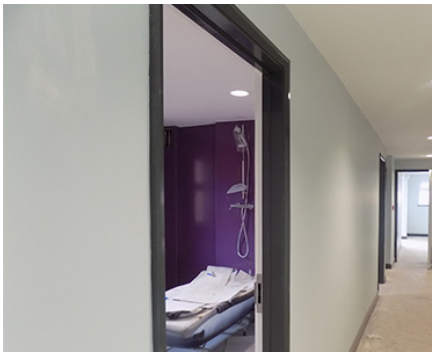
Objective

To convert parts of a de-commissioned care home into self-contained properties with supported care living. Through internal refurbishment and alteration works to unoccupied areas a new 5 bed flat, 1 bed bedsit, 1 bed maisonette and 2 bed house were to be created.



Solution

Having refurbished and extended the other half of Corben Lodge in 2016, Mountjoy was familiar with the site, its systems and constraints. For this phase however it was important to bear in mind the new elderly and disabled residents and regular visits from their carers.



The works entailed installation of new partition walls, structural reinforcement, replacement windows and doors, installation of new kitchens, bathrooms and wet room fittings. New internal furnishings, decoration and mechanical and electrical works completed the finish of the properties.

Bathrooms installed throughout the building use Whiteroc wall coverings to reduce mould and long term bathroom maintenance.



Externally, elevation repairs, roof repairs and decorations and landscaping works were carried out. Alternative options to the use of lead flashing on the roof were discussed due to recent thefts of lead in the area but it was felt the material was the best solution to the roof issue and anti-vandal paint was used as a deterrent on the building.

As part of the project, the team had to oversee the careful removal of a buried oil tank, which involved testing for contamination of the soil and safe disposal of the tank.

CASE STUDY PORTSMOUTH CITY COUNCIL

The project was delayed due to service installations arranged outside of this contract and also due to changes in specification whilst the project was ongoing.

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