



PROJECT 'RAISING THE STANDARD'
EXTERNAL REPAIRS CONTRACT
CLIENT CAMDEN COUNCIL
VALUE £532K
CONSULTANT SHEPHEARD EPSTEIN HUNTER



Lakehouse was responsible for a programme of external and communal refurbishment to upgrade three council housing blocks in Bridgeway Street, Phoenix Court and Purchase Street, Camden, as part of the borough's 'Raising the Standard' programme.

It was one of five programmes that formed part of Camden's Pride of Place investment strategy - this programme alone delivered works to 19,000 properties in an eight year period.

Pride of Place was eventually replaced by the 'Investing in Camden's Homes' strategy; Lakehouse was one of only two contractors to be awarded the £413M framework in July 2008.

WHAT DID THE PROJECT ENTAIL?

The focus for this project was the repair and renewal of elements such as windows, roofs, gutters, downpipes, brickwork and pointing, and concrete repairs. Work was prioritised on a 'worst first' basis in council flats in some of Camden's least desirable and run down estates.

Lakehouse carried out other associated works that were economically sensible to carry out at the same time, where economies of scale or cost savings could be achieved by maximising benefits, e.g. scaffolding of buildings.

Consideration was given to:

- essential health and safety works
- external and communal decorations
- essential environmental repairs (not large-scale improvement works, estate remodelling, or provision of play facilities)
- refuse storage facilities
- removal of disused facilities such as redundant pram sheds
- improved landlord lighting
- simple block security measures, e.g. door entry systems