



PROJECT
CLIENT
VALUE
CONSULTANT

FIRE REINSTATEMENT WORKS AT ELTHAM CENTRE
LONDON BOROUGH OF GREENWICH
£2.6M
CYRIL SWEETT



BACKGROUND

An electrical fire started at the Eltham Centre on 15 February 2010. The building houses a college, library, gym, swimming pool, cafe, dance studio, and administration centre. Eight fire engines and 40 fire fighters tackled the blaze at the Eltham Centre, Eltham High Street, Greenwich.

The fire damaged part of the ground and first floor, before being put out. The cause of the fire was investigated and was believed to be triggered by an electrical fault.

PROCUREMENT VIA GREENWICH FRAMEWORK

Shortly after the fire, Lakehouse became involved, on an emergency basis, to get parts of the building operational again.

Having set up a team on site to respond quickly to the client's needs, Lakehouse was soon instructed, piece by piece, to undertake the entire £2.6 million reinstatement under the London Borough of Greenwich Framework.

“Thank you all for restoring our Centre and for giving it back to us better than before. Of course you all did a fantastic job and hit every mad target we set you. As you know the Council is really proud of the Eltham Centre and it was a big shock to almost lose it. Now it’s back, I’m pleased that you and your team are part of the fabric of the new Eltham Centre.”

**Kevin Gibbs, Assistant Director, Customer Contact
Corporate Programme Office**



CONSTRUCTION

The core of the building was stripped out, virtually back to the steel frame. New large plant was installed on the roof, which required large temporary scaffolding, and parts of the roof were repaired.

Internally, mechanical and electrical installations were required, together with partitioning, and a complete fit out, which as brought the building back to life. Much of the work was undertaken on a day to day basis, in reaction to the client's instructions.

PROGRAMME

The job had a series of complex phases to ensure that as much of the building was operational and open to the public as quickly as possible, with a requirement for numerous temporary walkways, partitions and access routes for operatives and the general public.

The college and library were the first to be re-opened, followed by the gym a few weeks later, using a temporary entrance. Six months later the main entrance atrium and the swimming pool were re-opened, again via a temporary route.

The main staircase, offices and dance studio were re-opened after about eight months, followed by the downstairs toilets and crèche at the ten month stage.

THE CHALLENGE

The main challenge for Lakehouse was the requirement to constantly react to developments on site.

The smoke damage was widespread and as the team gradually opened up more areas to survey the building, more and more damage was uncovered. However, the project was a real success story, and there was a fantastic teamwork ethic amongst all partners.

“Thank you for your practical and focused approach to completing what was a difficult project in good time, and for creating a friendly ‘can do’ attitude that made it a pleasure to work on.”

Peter Mullins
Project Director (Building Surveying), Cyril Sweett