

Before: original condition



After: completed works

PROJECT CASE STUDY

Kilburn High Road

Refurbishment of an Occupied Residential Building

A comprehensive refurbishment of a historic residential building, believed to be around 150 years old, delivered by London First Maintenance on behalf of a landlord.

LOCATION
Kilburn High Road, London

APPOINTED BY
Surveyor/managing agent acting on behalf of a landlord

PROJECT SCOPE
External refurbishment and communal-area improvements

OCCUPANCY
Building occupied throughout the works

1. The Brief

London First Maintenance were appointed by a surveyor/managing agent acting on behalf of a landlord to undertake a comprehensive refurbishment of a residential building on Kilburn High Road, believed to be approximately 150 years old.

The project involved a wide range of external refurbishment works alongside improvements to the internal communal areas. With tenants remaining in occupation throughout the project, coordination across the different work areas was an important consideration.

The scope focused on the building's exterior and shared internal spaces, including roofing, chimney flaunching repairs, specialist brick cleaning, repointing, window repairs and door improvements, external decoration, courtyard works and communal-area upgrades.

2. The Works

External Refurbishment

Roofing and chimney works

Installation of a new roof covering, a new roof hatch, pointing, repairs to chimney flaunching and leadwork.



Brickwork cleaning

TORC cleaning was used on the external brickwork on the entire front of the building.



External decorations including reforming of window frames and sills

Decoration of all windows, rendered elevations and courtyard areas.



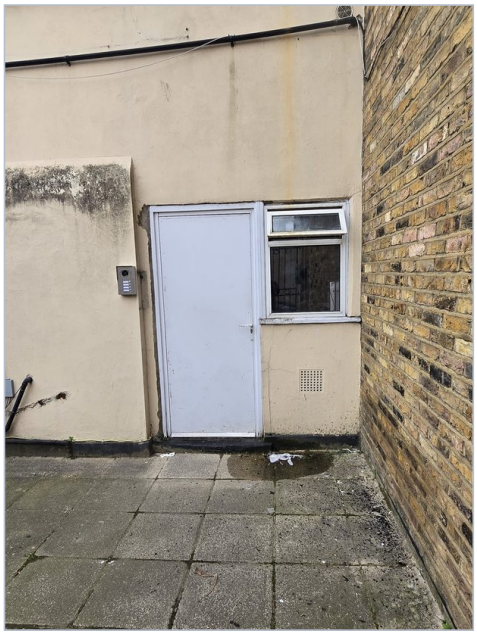
Before: original condition



After: completed works

Front entrance and access

Installation of a new metal front door/window, including a new intercom system.



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After: completed works

Rear courtyard

Installation of a new window in the rear courtyard, fitting of a gas cover, letterbox and awning, plus jet washing and cleaning.



Before: original condition



After: completed works

Scaffolding was erected at the front and rear of the building to facilitate the external works.

Internal Communal-Area Improvements

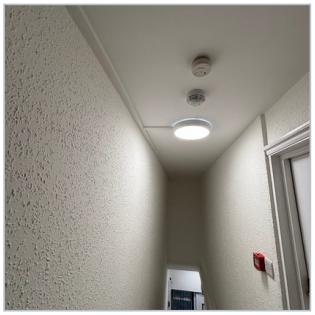
- Installation of new carpeting.
- Redecoration of communal areas.
- Installation of a fire alarm.
- Installation of fire doors.
- Installation of emergency lighting to common part staircase and landings.



New carpeting



Fire door



Fire alarm detectors



Fire alarm panel

3. Project Delivery and Challenges

One of the key considerations was coordinating a varied programme of refurbishment works within an occupied residential building.

Tenants remained in occupation throughout the project, so the works needed to be organised around the building's ongoing use. The scope was limited to external areas and communal spaces, with individual flats remaining outside the programme.

The building's believed age of approximately 150 years provided additional context for the refurbishment. The external works addressed a range of building elements, from the replacement of weathered & damaged roofing using mineral felt systems, chimney flaunching to waterproof the chimney surrounds to brickwork pointing, masonry repairs, window repairs and external paint finishes.

By bringing these different workstreams together within one project, London First Maintenance delivered a comprehensive programme of external refurbishment and communal-area improvements.

4. The Result

The project brought together extensive external refurbishment and improvements to the shared internal areas of this historic residential building.

The completed scope included a new roof covering and roof hatch, chimney flaunching repairs, TORC brick cleaning (uses a gentle swirling vortex to clean delicate masonry so as not to damage the brickwork face), repointing, improvements to concrete window frames and sills, external redecoration, a new metal front door/window with an intercom system, a new rear courtyard window and courtyard improvements.

Internally, the communal areas received new carpeting and decoration, alongside the installation of a fire alarm and fire doors.

Kilburn High Road demonstrates the breadth of property maintenance and refurbishment services London First Maintenance can provide for surveyors, managing agents and landlords, including projects within occupied residential buildings.

5. Supporting Surveyors, Managing Agents and Landlords

London First Maintenance undertakes property maintenance and refurbishment projects commissioned by surveyors and managing agents on behalf of landlords.

The Kilburn High Road project illustrates how a range of external building works and communal-area improvements can be brought together within a single programme. From roofing, chimney repairs and brickwork to entrance improvements, external decoration and internal communal finishes, the project covered multiple aspects of residential property refurbishment.

For surveyors, managing agents and landlords planning a comprehensive refurbishment or looking to improve specific areas of a residential property, London First Maintenance can discuss the project requirements and appropriate scope of works.

Planning a Property Refurbishment?

Talk to London First Maintenance about your next project.

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DISCUSS YOUR PROJECT