

Case Study: Refurbishment Services

Headway Road, Wolverhampton

Client: JLL

Contract Period: 16 weeks

Value: £285,000

Project Description

Following the end of a tenant's lease, Zenith Contract Services Limited were successful in the tender process and were awarded the contract to carry out dilapidations and improvement works to a 50,000 sq ft warehouse with office facilities. The initial works of removing tenant effects and waste led to the discovery of 115 tonnes of unused lime mortar, a material which is classed as hazardous waste and must be removed by a specialist licensed contractor.



Below: External unit space post refurbishment

Above: External unit space pre-refurbishment



Waste carriers were unwilling to accept this high quantity of hazardous material. To ensure there was no disruption to the works program and the waste was disposed of in the correct manor, Zenith sought the help of numerous specialist waste carriers and broke the quantity down into smaller more manageable quantities for the contractors to be able to remove. Waste notes were recorded and provided to the client on completion.

Following the completion of the strip-out works, Zenith carried out external repairs to the roof, replacing rooflights and installing Giromax across lap edges. Internal works included replacing the office floor coverings, complete redecoration of the property internally and externally, updated the electrical installation and the addition of a new fire alarm to ensure the building complied with current regulations.

Below: External roof repairs



Above: Internal unit space pre-refurbishment



Above: Internal unit space refurbishment stages



Offering additional value, Zenith used their expertise to provide guidance on how cost savings could be made in certain areas, thus releasing funds to be utilised in other areas. As an example, the project's initial scope included the clear sealing of the floor. From Zenith's experience, they were able to advise that this finish would not be satisfactory to both the building owner and prospective tenants and that redecoration may be the most suitable option, which the Building Surveyor agreed.

Taking just 16 weeks, this project was delivered to Zenith's normal high standards of quality and safety - with no compromise on the efficiency of the works - and the property is now restored to its intended finish.

For more information, please call us on 024 7668 7167
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