

Southwark Council – Capital Works



The London Borough of Southwark has a duty like every other council to bring the condition of their properties up to “Decent Homes” standard by 2014.

Our contract is for seven years with the option of a further three years built in. Our work element within this contract is to fully rewire the council owned properties. Other works being completed within the property are the installation of new kitchen units, bathroom suites, new kitchen and bathroom flooring, new kitchen and bathroom tiling, new central heating systems.

All these works have to follow a critical path programme with a property taking 10-15 days to complete depending on the extent of the works required. Before works could commence, we needed to provide Kier with a comprehensive method statement and associated risk assessments.

We have to survey all the properties scheduled to be worked in. This was essential to determine the extent of the works required in each property. Works so far have consisted of surveying all 150 properties to be rewired, making a freehand sketch of the property layout and installing the site compound temporary electrical supply and installing the site lighting. CAD drawings have been created for the initial 5 pilots and the next batch is currently being compiled.

Following the survey findings and being given a provisional kitchen unit layout drawing from Howden, the kitchen unit manufacturers, we have produced CAD drawings of the proposed electrical layout within each of the 150 properties.