

# PROJECT REPORT



**PROJECT: Refurbishment of Residential Accommodation**

**LOCATION: Boulter Crescent, Wigston, Leicester**

**DATE: 16th December 2016**

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## **1. INTRODUCTION**

- 1.1** This report is provided as a summary of the works at the completion of a major scheme initiated by Oadby & Wigston Borough Council.
- 1.2** Site Address:  
Flats numbered 1 to 142 Boulter Crescent  
Wigston  
Leicester  
LE18 3WY
- 1.3** Not all of the flats were included in the scheme as a small number have owner/occupier status. In total, 126 flats have been improved under the main contract, plus the Community flat. Prior to this main contract, a small number of 'trial flats' were improved. Following this, certain modifications were made to the specification and implemented in the main works.

## **2. CONTRACTOR DETAILS**

- 2.1** Oliveti Construction are the Main Contractor for this project. Since commencement of the works, Oliveti have relocated from Countesthorpe to Meridian Business Park in Leicester.
- 2.2** Their current address is:  
Stonecroft House  
Ervington Court  
Meridian Business Park  
Leicester LE19 1WL
- 2.2** The Main Contractor has employed a large number of sub-contractors and suppliers in order to carry out all the various trades required to achieve the objective. This was to fully modernising 29 blocks of 1, 2 and 3 bedroomed flats.

## **3. PROJECT DURATION**

- 3.1** Oliveti established their site facilities on the original garage site at the western end of Boulter Crescent in the spring of 2014. Works were carried out on either a single or double block at a time depending on the ability to decant the residents to alternative accommodation.
- 3.2** The work enjoyed a continual flow from start to finish without any major disruption. Works commenced in April 2014 and were finally completed in September 2016. This amounted to an over-run of the contract period by about 6 months.
- 3.3** Contract 'completion' was set out in the contract document for the 25th April 2016. With delays occurring due to the relocation of tenants, the work extended beyond the due date and a formal 'Extension of Time' notice was

provided to Oliveti, extending the completion date to the 13th September 2016.

## **4. PROJECT COSTS**

- 4.1** The contract figure was agreed and formalised at **£4,149, 846-55p**.
- 4.2** After a lengthy assessment of the final account details, the overall cost of the project has produced a figure of **£4, 299, 541-84p**. This result means the project overspend is **£149,695-29p**. This represents an overspend of 3.5% on the original contract figure.
- 4.3** An analysis of the project costs shows that savings on minor specification alterations and provisional sums were out-weighed by the extra works certified. The overspend includes a significant amount allocated to the Community Flat, number 66, as well as improved insulation and other items added to each flat, e.g. a tumble dryer, curtain battens and emergency cut-off valves.
- 4.4** Within the variations, extra removals and cleaning make up a significant cost. External work to fencing and the reconstruction of the steps to the blocks containing flats 135 to 142 have added to the additional expenditure.

## **5. ISSUES**

- 5.1** Continual assessment of the work being carried out has been made by Oadby & Wigston Borough Council and Ridge (Contractor Administrator). Any matters arising from the inspections were immediately brought to the attention of the site manager or project administrator representing Oliveti Construction.
- 5.2** On completion of each flat 'snagging' visits were made so that rectification measures could be carried out prior to the tenant returning to the flat. Following the 12 month 'defects' period, another inspection has been made and relevant items listed and confirmed to Oliveti.
- 5.3** Due to the phasing of the completions, the 'End of Defects' inspections are on-going and will terminate in September 2017.
- 5.4** Oliveti are continuing to carry out 'making good' works and still have considerable work to do. One major item is the replacement of the lighting elements in a large number of the communal areas. 'D' filaments have been installed instead of LED lights as specified. Further works to door thresholds, decorations and mastic filling to frames have also been highlighted.

## **6. HEALTH AND SAFETY ISSUES**

- 6.1** During the course of the works no serious incidents or major health concerns were recorded. The entire works have been completed without incident.

## **7. BUILDING CONTROL**

- 7.1** Applications were submitted to Oadby & Wigston Borough Council on a regular basis for the alteration works to each block of flats. The method used was the Building Notice system and this included a separate application for the Community Centre.

## **8. COMMUNITY CENTRE - FLAT 66**

- 8.1** Flat 66 was converted to the Community Centre with plans produced by Ridge and the works separately priced by Oliveti. The figure was added to the main contract works with a total expenditure of **£73,739-70p**.
- 8.2** The works consisted of the formation of a catering kitchen facility, meeting room, office, disabled toilet and general function room. To this was added a large external canopy and access path. The external glazing was also protected with internal shutters.
- 8.3** The outcome of this facility has proved successful and is in continual use during the week.

## **9. SATISFACTION SURVEY**

- 9.1** Oliveti Construction have undertaken a limited survey to date, asking the returning tenants for their views on the improvement works. A survey sheet with 10 questions and scored from 1 to 5 to which the tenant was asked to circle was supplied
- 9.2** The first six phases of the project, comprising 17 blocks of flats with a total of 65 returning tenants, were provided with survey sheets. Of these only 17 were returned which represents a 26% sample. Further survey sheets will be delivered to the remaining 12 blocks in order to try and achieve a higher sample percentage and a more representative conclusion to the merits of the project.
- 9.3** Results from the limited returns, have provided an overall score between 3.9 and 4.7 to each question. This indicates general satisfaction of the contractor and the work undertaken as 5 is the top score for each question.

## **10. CONCLUSIONS**

- 10.1** The quality of the residential units has been greatly improved with reconfiguration of the internal Space. There are new kitchens and bathrooms and a full replacement of the services installations. The interior has been redecorated and floor finishes applied throughout.
- 10.2** Upgrading the insulation of each dwelling has shown an improvement in the energy rating of the structure but will reduce the energy costs to the tenant from the pre-improved situation.

- 10.3** The average spend on each flat varies between **20** to **32** thousand pounds depending on the floor area.
- 10.4** All the communal entrances have been upgraded with new balustrading to the staircases, double glazed windows, lighting and redecoration. The timber doors to the rear storage cupboards have been replaced with composite doors and frames as a long term replacement in order to reduce maintenance costs. The internal part glazed timber doors have not been replaced.
- 10.5** Subject to attaining completion of all outstanding 'snagging' works the whole scheme will have been successful in achieving the required result. The dwellings and access areas have been upgraded to meet new standards and facilities to which Oadby & Wigston Borough Council subscribe to.