Ajex House Norman Laskey wing, Newham
Sheltered Housing
£162,000
12-weeks
June 2019 completed

Ajex House Fay Fisher wing, Newham
Sheltered Housing
£154,671
10-weeks
August 2019 completed

Clifford Lawton, Hackney
Sheltered Housing
£175,515
8-weeks
September 2019 completed

INDUSTRIAL DWELLINGS SOCIETY
EST 1885

Industrial Dwellings Society
1st Floor Anna House
214 - 218 High Road
London
N15 4NP

Plantroom upgrades serving heating and hot water at Ajex House: Norman Laskey and Fay Fisher wings and Clifford Lawton House.

Ajex House is a sheltered accommodation scheme with 36 one-bedroom flats and 8 studio flats. All the flats are self-contained, with central heating and secure entry. The contract was to replace two plantrooms, coordinated as one separate project phased sequentially: one project at Norman Laskey, with its plantroom on the ground floor and a separate project to upgrade the plantroom serving Fay Fisher. Fay Fisher is serviced with a plantroom sited on the roof with an enclosed structure that's accessible via a loft hatch on the top floor.

Works were to replace the hot water cylinders and upgrade the central boiler plant with Viessmann condensing boilers, complete with the associated mechanical works and controls. In addition to the physical elements needed to carry out the work, establishing options for cost savings were also a prominent aspect for each project.

We identified £31,020 in savings by establishing alternative operational arrangements to minimise the requirement for temporary boiler plant, buying better, and to create efficiencies in our proposed delivery model with a different project phasing, plus a less intrusive option for system filtration.

Considering practicalities to reschedule the work for the summer months reduced the need for heating, and using the existing emersions with the present hot water cylinders to provide hot water saved and further £16,000.

Additionally, we ran both projects simultaneously, but staggered the start of the work for the second project two weeks after the first project commenced. This realised savings in excess of £5,000. Eliminating the need for temporary hot water cylinders, establishing a less intrusive and more cost-effective means of filtration, negotiating better deals for scaffold access and being able to use the clients own welfare facilities created further savings of some £10,000.





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