



## COMPLETE REFURBISHMENT OF 63 FLATS, LYON STREET, DUNDEE

McGill was appointed Principal Contractor by the University of Abertay to completely refurbish 63 ex-council properties and bring them up to current HMO standards, fit for student accommodation.

The University of Abertay obtained two Victorian buildings, one of which is category B listed, which between them contained 63 flats and a laundry room.

The University commissioned McGill to undertake the refurbishment of these blocks to bring the accommodation up to current HMO standards. The project had to be completed in only 17 weeks in order to be ready for the academic year commencing in September.

The contract included the construction of boiler houses for each block, which contained boiler plant and controls for the provision of a District Heating System. Each flat contained a heat exchanger for the provision and control of heating of hot water.

The flats were fitted out with new kitchens, bathrooms including shower cubicles, new central heating, new fire doors and were rewired throughout. One block had complete new double glazing installed. The other is a listed building therefore new windows were not permitted. Consequently all existing windows in this block were refurbished.

There were communal door entry systems fitted and a new "Gents" fire alarm system fitted to each block. Each flat was decorated and received new floor coverings on completion.

One flat was converted into facilities for the Caretaker and the original laundry room was converted into an office and laundry room.

During this contract the client identified additional finance available for the provision of photovoltaic panels. Three arrays of panels were installed on the South facing roof of the most Southerly Block. As well as providing free electricity for some of the flats, this also allowed for the Client to claim the government "Feed In Tariff".

**CLIENT**  
University of Abertay

**PROJECT DURATION**  
17 Weeks, Completed  
September 2010

**MCGILL CONTRACT VALUE**  
£1.7m

**ROLE**  
Principal Contractor

**KEY FEATURES**  
Full refurbishment of 63 flats to  
HMO Standards

Only 17 weeks to complete the  
works

Installation of District Heating  
System

New Plant Room

Extensive Landscaping

Feed in Tariff received from  
installation of renewable energy  
sources

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