



FULL REFURBISHMENT OF FOUR HIGH RISE BLOCKS, DRYBURGH, DUNDEE

The scope of works included the upgrading of all electrics and plumbing, installation of new kitchens and bathrooms, replacement of existing storage heating with new Dimplex Quantum heating, new modern hot water cylinders, internal wall insulation, floor and ceiling insulation, roof repairs, window replacements, balcony doors replaced and full decoration with new floor coverings to bring the dwellings up to Scottish Quality Housing Standards. The Warden Call and Fire Alarm systems were also upgraded.

Following a value engineering exercise costs were reduced to 50% by installing new generation electric heating and internal wall insulation instead.

McGill worked with our partners to help the Client triple the amount of ECO Funding originally obtained at the outset.

Temporary accommodation consisted of 4 refurbished void properties and 2 luxury portakabins furnished to a high specification and laid-out within the grounds of the four blocks.

We also provided a temporary community lounge so residents in each block could use this facility if noisy works were taking place around their own property.

We employed a full time site based Tenant Liaison Officer on the project to ensure the needs of the tenants were met.

External works included new roof coverings to all four blocks complete with roof edge protection and man-safe system, new door screens incorporating controlled access system, as well as a complete overhaul of the above and below ground drainage system.

McGill were granted a 14 week extension of time early on in the project due to design and funding issues and successfully completed the contract seven weeks ahead of schedule to an excellent standard and on budget.

Client

Abertay Housing Association

Contract Duration

52 Weeks

McGill Contract Value

£3.4m

Role

Principal Contractor

Key features

Replacement Sarna roof

Internal wall insulation

New Kitchens and bathrooms

Full decoration

Upgrade of Existing Fire Alarm, Controlled Access and warden call systems

Replacement windows

Full kitchen rewire and new Dimplex Duo-heat heating system and consumer units