



JB Specialist Refurbishments Limited

The Old Village Hall, Church Street, Sawtry, Huntingdon, Cambridgeshire PE28 5SZ

Telephone: 01487 834017 Fax: 01487 832126 Email: info@jbsrltd.com Website: www.jbsrltd.com

Case Study – Heathgate Estate

Project Name: Heathgate Estate Phase 1, 2 & 3
Client: Norwich City Council / NPS Norwich Ltd
Client Address: Townshend House, 30 Crown Road, Norwich NR1 3DT
Client Contact: David Green
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Completion Date: September 2015 (Ph1), August 2016 (Ph2) & May 2018 (Ph3)
Project Value: £437,000 (Ph 1), £473,000 (Ph2) & £445,000 (Ph3)



The Heathgate estate is located in the North East of Norwich, approximately 1 mile from the town centre. The estate comprises nine Medium Rise blocks of flats, with each phase encompassing the extensive external refurbishment of two blocks.

Each phase of works, awarded to JBSR under competitive tender, involved the extensive refurbishment of occupied residential medium rise blocks of flats. The scheme required continual liaison with both residents and the neighbourhood team to ensure minimal disruption to residents and the smooth execution of the project. The scheme of works relevant to each phase included the following:

1. Early contractor engagement with material manufacturers, to agree the material specifications in order to satisfy the project performance criteria and achieve the required warranties on completion of the works.
2. Provision of fixed tied scaffolding to the full perimeter of the blocks to facilitate safe access to all elements of the building facade including private and communal balcony walkways.
3. Full conditional survey of all concrete and brickwork elements to identify any in-situ defects within the substrates for the subsequent agreement by the project engineer.
4. Breaking out, preparation and subsequent making good of all defective concrete elements, to provide a uniform finish matching existing lines and levels utilising proprietary repair mortars in readiness for subsequent application of protective coatings.
5. Application of Margel migratory corrosion inhibitors (MCI's) to arrest the effects of active or future corrosion of the in-situ steel reinforcement within the concrete elements.
6. Application of fairing coatings to provide additional cover and protection to reinforced concrete elements as part of the agreed concrete repair specification.
7. Application of specialist elastomeric anti carbonation coatings to concrete elements to provide additional protection against atmospheric effects on the substrate.
8. Brickwork repair and masonry stabilisation works utilising the Helifix range of repair solutions to the full agreement of the engineer and Helifix.
9. Renewal of existing walkway and private balcony balustrades, to include the design, fabrication and installation.
10. Repair and making good of the asphalt covered communal walkways and private balconies in order to allow for the application of nonslip waterproof walkway coatings.

Following successful completion of each phase JBSR duly provided a manufacturer's 10 year concrete refurbishment guarantee and 15 year manufacturer's warranty for the waterproofing works.





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