

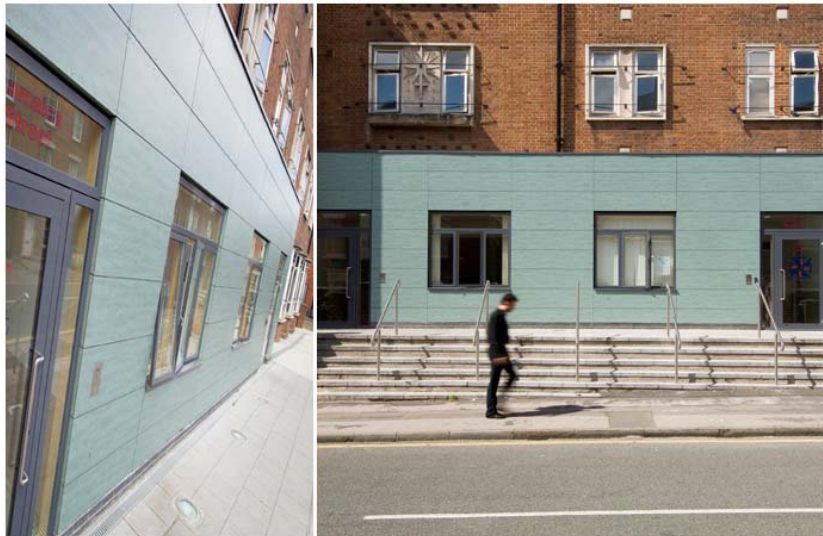
Case Study



Client – English Churches Housing Group / Arcus Consultancy

Property – Jamaica Street Homeless Assessment Centre, Bristol

Description – A hostel for the homeless which provides an enlarged area for health care, educational facilities, administration and accessible accommodation. It also provides 20 night centre beds for rough sleepers, plus another 50 longer term beds.



Scope of Works

The replacement of 33 communal bathroom/washrooms over three floors in a building located in Bristol town centre, housing a mixture of homeless and vulnerable people with varying degrees of requirements.

Given the location and the type of establishment (this is the only one in Bristol offering this type of accommodation) it was evident at the onset of the scheme that extra care and attention to detail would be essential to delivering a programme of works with minimum disruption to residents and maximum quality of workmanship.

A Planned Approach

After initial consultations work began in March 2010 on the first phase of the programme, the first floor.

Given the varied work involved in each room a workforce was quickly assembled by the project management team consisting of:

- 1 x Site Supervisor
- 2 x Plumbers
- 2 x Electricians
- 2 x Tilers
- 1 x Floorlayer
- 1 x Apprentice

The workforce was sourced from several Integral offices including:

- Liverpool – The Project Management team
- Birmingham – Plumbers
- Bristol – Electricians, Tilers
- London – Floor Layer

Parking near the building presented a problem as this was the centre of town and permits had to be arranged through Bristol City Council before work could begin.

Finally a storage area was set up within the building and materials delivered to site prior to commencement. Work could now begin on ripping out the existing equipment.



With all the services concealed in ducting and a limited amount of space within each washroom, careful planning of trades was needed to ensure that every stage of the refurbishment was completed prior to the next one beginning.

Liaison with the buildings Scheme Manager and ECHG's Health and Safety team was essential to ensure that the residents were kept informed and any potential risks identified during the course of the work.

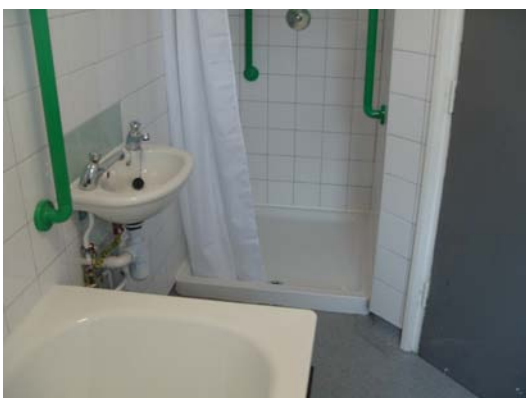


Specification

The specification and quality of materials was of a high standard and involved sourcing items unique to this type of installation including:

- Lighting sensors
- Extractor Fans
- Blending valves
- Polysave non slip flooring
- Coloured grab rails for the visually impaired

Close liaison with ECHG and Arcus Consultancy ensured that plans drawn up for the work were followed and all the correct specified products were used.



Once the first few washrooms were completed the team soon devised an effective plan for trades to work in conjunction with one another ensuring that progression of the programme could be achieved efficiently and with minimum disruption to services or residents.

Completion

Handover to the client of each phase was completed within guidelines and client, consultant and residents were all more than satisfied with the finished product.

The aesthetic difference the refurbished washrooms have made to the building reflects the clients approach to tackling homelessness.

The approach is born from the government's 'Places for Change' programme which released £90m in 2008 for the hostels' capital improvement programme "to demonstrate that hostels and day centre's can be centre's of excellence and choice which positively change lives".



Integral have been proud to be part of this worthwhile, community enhancing project and look forward to working with English Churches Housing Group and Arcus Consultancy on further schemes.