

Ian Williams  
on behalf of  
Coastal Housing:  
**Eversley House**



# Project: Eversley House



**Task:** External Decorations & Repairs

**Products used:**

- Crown
- Sandtex 365
- Sandtex Flexi Gloss

**Client:** Coastal Housing

**Background**

Coastal Housing Group is a not-for-profit industrial and provident society, existing only for the benefit of the community, operating in Swansea, Neath Port Talbot and Carmarthenshire.

They have over 5000 properties and are experts in supporting older people, those who require adapted homes and people who need help managing their tenancy.

**Project Details:**

Eversley House, located in Sketty, Swansea, was built in 1909. The three storey building consists of commercial units on the ground floor, currently a Hearing Centre, and the second and third storey contain residential flats.

Ian Williams undertook external decorations and repairs to the three storey building, incorporating jetwashing of surfaces, asbestos removal, carpentry repairs and decorating. Works were undertaken via full scaffold with roof edge protection, with access agreed via the Hearing Centre occupying the ground floor and the adjacent Sainsburys store.

All works were undertaken by our experienced, local direct delivery team, including 12 directly employed operatives, with support from local supply chain partners Projet (Wash Downs), Valco (Scaffolding) and MSS (Asbestos). Client nominated contractors were used for Asbestos removal and safe removal of pigeons.

The 22 week programme was completed to a high quality, to time and within budget.



## The Challenges...

Key challenges in this project included:

- **Working above Open Businesses:** The hearing centre and Sainsbury's local beneath the works area remained open throughout the works. We agreed the programme of works with the Retail Managers, and maintained daily communication. The side entrance to the hearing centre which includes a ramp for mobility access, had to be closed during the works to allow the scaffold to be erected. To overcome this, we installed a temporary ramp over the step at the front entrance to allow access for those with mobility difficulties
- **Maintaining Access for Occupied Flats:** To maintain a positive relationship with the residents of the flats, we ensure consistent communication and provided progress updates throughout the works. Part of the scope of works included cleaning and painting of rear metal steps, which are the only means of access to residential flats as well as the fire escape route. So that the steps could be used at all times, we used quick drying MIO (Micasceous Iron Oxide) paint, and painted the treads in 2 stages
- **Busy Junction Location:** The site was located on a busy junction, over the hearing centre and adjacent to a Sainsbury's Local store. Due to its position, we placed site signage, traffic management signs and water filled baulks at the base of the roadside scaffold
- **Bad State of Disrepair:** Having not been decorated for many years, the exterior of the building was in a bad state of disrepair, with failing paint coatings, rotten timbers, damaged asbestos panels and pigeon infestation problems. Pigeons were found to be nesting within void areas below bay windows and causing debris to fall on pedestrians below. Asbestos removal and environmental works to remove pigeons and provide netting after works, were completed in coordination with Coastal Housing's nominated contractor. A water jet was used to wash down and clean the wall areas and then IW skilled tradespersons undertook numerous carpentry repairs to rotten timbers and panels before painting could commence

### Apprentices/ Trainees:

Apprentice Carpenter: Liam Bower

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