



External improvement works within an occupied sheltered housing scheme in Bromley

A carefully managed refurbishment programme delivered within a live supported housing environment, enhancing external facilities for residents, carers and visitors.



Overview

Name: Lewis King House

Client: Riverside Group

Type: Refurbishment

Duration: June - August 2025

Value: £98k



Scope

- Brickwork repairs
- Construction of boundary walls
- Installation of capping fence and external gates
- Car park resurfacing
- Drainage improvements
- Pathway repairs
- Hardstanding improvements
- Site wide cleaning and clearance



Benefits

- Improved safety, accessibility and appearance of external areas
- Enhanced durability and longevity of estate infrastructure
- Maintained uninterrupted access for residents, carers and emergency services
- Minimal disruption achieved through proactive resident liaison

Project Overview

Elkins Construction was appointed by Riverside Group to deliver a programme of external improvement works at Lewis King House, a sheltered housing scheme in Bromley. The project formed part of Riverside's wider asset improvement programme and was designed to enhance the condition, functionality and appearance of key external areas while maintaining a safe and supportive environment for residents.

Delivered over a 12 week programme, the works included brickwork repairs, construction of new boundary walls, installation of fencing and gates, car park resurfacing, drainage improvements, pathway repairs and extensive site wide cleaning and clearance. The project required careful planning and coordination to ensure works could be completed safely within a fully occupied residential setting.

Protecting Vulnerable Residents

Lewis King House remained fully occupied throughout the duration of the works, requiring a sensitive and resident focused approach to delivery. Particular consideration was given to the needs of vulnerable residents, ensuring that daily routines, wellbeing and access requirements were protected at all times.

A dedicated Resident Liaison Officer acted as the primary point of contact for residents, providing regular updates, coordinating planned activities and responding promptly

to any concerns. The project team worked closely with residents and Riverside representatives to ensure clear communication throughout the programme and to minimise disruption wherever possible..

Access & Safety

A key project objective was maintaining uninterrupted access for residents, carers, visitors and emergency services throughout the works. Activities were carefully sequenced around resident movement and access requirements, with work areas managed to ensure safe pedestrian routes remained available at all times.

Site operations were planned to protect live services and minimise inconvenience to residents. Deliveries, waste management and construction activities were coordinated to reduce disruption, while strict site controls ensured high standards of safety, security and housekeeping were maintained throughout the programme.

Outcome

The completed works have significantly improved the condition and functionality of external areas at Lewis King House, providing enhanced access, improved estate infrastructure and a more welcoming environment for residents and visitors. Through careful planning, proactive resident engagement and effective site management, the project was delivered to a high standard, on programme and within budget.

