



Extensive internal and external refurbishment works across 72 homes in Southwark

A coordinated refurbishment programme to enhance living standards, building conditions, and resident safety in this fully occupied residential block..



Overview

Name: Priory Court

Client: Southwark Council

Type: Refurbishment

Start Date: May 2025

Value: £1.4m



Scope

- Kitchen and bathroom replacements
- Window overhauls
- Arboriculture – tree removal
- External fabric and masonry repairs
- Brickwork planter replacement
- Communal decorations
- Scaffold erection
- Underground drainage surveys and overhauls
- FRA works, including firestopping to garages



Benefits

- Improved living standards
- Enhanced building condition and longevity
- Increased resident safety and security
- Minimal disruption achieved through resident liaison
- Greater resident confidence and satisfaction

Project Overview

Elkins Construction was appointed by Southwark Council as the main contractor to deliver a planned programme of refurbishment works at Priory Court. The project is focused on improving the condition, safety, and long-term performance of the building, while enhancing the internal living environment for residents. It comprises a coordinated programme of internal and external refurbishment works, carefully sequenced to ensure safe and efficient delivery within a residential setting.

Working in an Occupied Environment

All works at Priory Court are being undertaken within a fully occupied residential building, requiring a resident-first approach to planning, communication, and site management. A dedicated site management team has been appointed, including a Resident Liaison Officer (RLO), who acts as the main point of contact for residents throughout the duration of the works. The RLO is responsible for coordinating access to homes, providing regular updates, and carrying out routine resident check-ins to ensure any concerns are addressed promptly.

Resident Engagement

Prior to works commencing, residents were visited individually to explain the scope and programme of works,

outline the code of conduct for operatives working within homes, and answer any questions. Clear communication channels are being maintained throughout the project, with contact details provided for normal working hours and an emergency out-of-hours number available for urgent matters related to the works. Resident safety and security are prioritised at all times. All Elkins staff and operatives carry full-face identification cards and a strict key management policy is operated, allowing works to progress efficiently while maintaining security and full accountability.

Delivering Quality Outcomes

Upon completion, the refurbishment works at Priory Court will deliver lasting improvements to both individual homes and communal areas, enhancing comfort, functionality, and the overall appearance of the building.

The project has also been recognised for its exceptional standards of site management, resident consideration, and community engagement. Priory Court achieved a perfect score under the Considerate Constructors Scheme and was awarded a Bronze Award at the 2026 Considerate Constructors Scheme Awards, reflecting the project's success in delivering quality construction works while maintaining a positive experience for residents throughout the refurbishment programme.

