



Planned improvement and refurbishment works across 469 occupied homes in Southwark

A large scale refurbishment programme delivering internal and external improvements across multiple residential blocks.



Overview

Name: Consort Estate

Client: Southwark Council

Type: Refurbishment

Start Date: May 2025

Value: £14m



Scope

- External fabric repairs
- Balcony repairs and asphalt repairs
- Brickwork and concrete repairs
- Rainwater goods (RWG) repairs and replacements
- Scaffold erection across multiple residential blocks
- Communal and external decorations
- Kitchen and bathroom replacement programme
- Electrical upgrades & testing
- Surveys and inspections to private balconies
- FRA associated works



Benefits

- Improved living standards for residents
- Enhanced building condition and long term asset performance
- Increased resident safety and security
- Improved weather protection and building resilience
- Effective delivery within a fully occupied environment
- Strong resident engagement and communication throughout the works

Project Overview

Elkins Construction was appointed by Southwark Council as the main contractor to deliver a major planned improvement and refurbishment programme at Consort Estate. The project comprises a coordinated package of internal and external works across multiple occupied residential blocks, focused on improving the condition, safety and longevity of the estate while enhancing residents' homes and communal environments.

The programme is being delivered across 469 occupied homes and includes extensive roofing works, external fabric repairs, balcony improvements, communal decorations and internal refurbishment works. The project requires careful coordination of multiple workstreams to ensure works are delivered safely, efficiently and with minimal disruption to residents.

Working in an Occupied Environment

All works are being undertaken within a live residential setting, requiring a resident focused approach to planning, communication and site management. A dedicated site team has been appointed to support residents throughout the duration of the programme and ensure clear communication at every stage.

The team works closely with residents to coordinate access requirements, arrange appointments for internal works and provide regular updates on project progress. Site operations are carefully managed to maintain safe access routes, protect residents and visitors, and minimise disruption while refurbishment works are ongoing across the estate.

Phased Delivery

The scale and complexity of the project require a carefully phased approach to delivery. Roofing works, external repairs, scaffolding operations and internal refurbishment activities are sequenced across multiple blocks to maintain building integrity and ensure continuous protection of occupied homes throughout construction. Multiple workstreams are coordinated concurrently, with completed areas progressively handed back as works advance across the estate.

Resident Engagement

Resident engagement forms a key part of the project delivery strategy. Regular newsletters are issued to keep residents informed of upcoming works, programme progress, and key site information. A dedicated RLO acts as the primary point of contact for residents, providing support, managing enquiries, and ensuring concerns are addressed promptly. Community initiatives and resident engagement activities further support positive relationships throughout the programme and help ensure residents remain informed and involved.

Outcome

Upon completion, the refurbishment works at Consort Estate will deliver significant improvements to both individual homes and communal areas across the estate. The programme will enhance building performance, improve weather protection, extend the lifespan of key building components, and create safer, more comfortable living environments for residents.

