



A major retrofit programme to upgrade flat roof blocks at Kingswood Estate

Decarbonisation works to improve energy efficiency across eight residential blocks, including kitchen, bathroom and window replacements, heating upgrades, improved insulation and roof renewals.



Overview

Name: Kingswood Estate Flat Roof Blocks

Client: Southwark Council

Type: Refurbishment/Retrofit

Start Date: September 2022

Value: £29.2m



Scope

- Provision of scaffold equipment
- Kitchen and bathroom replacements
- Heating upgrades
- Installation of internal ventilation system
- Window replacements
- Electrical upgrades
- External fabric repairs and decoration
- External wall insulation
- Front door replacements
- Renewal of roofs
- Asphalt walkway renewals
- Balustrade and balcony replacements
- Other minor building works



Benefits

- ✓ Delays minimised
- ✓ Decarbonisation of existing homes
- ✓ Improved living conditions for residents
- ✓ Reduced running costs for residents
- ✓ Apprenticeship/employment opportunities generated
- ✓ Social value and community initiatives

Work programme and delivery

Meeting the UK government's net zero target by 2050 requires upgrading 27 million existing homes to improve their energy efficiency in line with new building standards. In 2022, Elkins was contracted by Southwark Council for a major programme of retrofit works across eight residential blocks on Kingswood Estate. Home to over 1,000 residents, the estate was built in the 1950s and required major upgrades to decarbonise its buildings, improve energy efficiency and meet new building standards.

The scope of the project is extensive and includes works to the interiors of residents' properties, including kitchen and bathroom replacements, new windows and doors, electrical and heating upgrades. Alongside this, significant communal works include the installation of an internal ventilation system and upgrades to the exteriors of the blocks - external fabric repairs and decoration, external wall insulation, roof renewals, asphalt walkway renewals and balustrade and balcony replacements.

Benefits to residents

The upgrades made to the estate will not only help to reduce carbon emissions and bring the blocks in line with new building regulations, they will also have a positive impact on residents. Improved energy efficiency will improve indoor air quality and also result in a reduced energy bills and day-to-day running costs, a significant benefit during a time when many people are struggling with the cost of living and rising energy prices.



Community engagement

Over the course of the project, Elkins engaged with the local community through various initiatives, totalling £21k in value. These included a recruitment event, organised by the company and its supply partners for the estate's residents, offering employment, training and apprenticeship opportunities. In total, the project generated seven new apprenticeships.

Elkins also developed long-term relationships with community arts organisation, Kingswood Arts, and local school, Dulwich Wood Primary. The company donated £2,000 towards the tree, decorations and children's craft materials for various events run by Kingswood Arts over the Christmas period, and the Elkins delivery team also attended its annual fundraiser, where the company donated £550.

In May 2024, Elkins raised over £17,000 in partnership with its subcontractors to help Dulwich Wood Primary School build a new outdoor learning area, which will provide lasting value for students, many of whom live on the estate, for years to come.



