

Lettable Standard Refurbishment

Doncaster

The Client Requirements

The main aim of this project was to bring the property up to a modern lettable standard as quickly and cheaply as possible. The tired and outdated internal decor was preventing the property from reaching its full rental potential and was losing out to more modern houses.

This project involved:-

- Clearance of all previous occupants belongings
- Performing a full deep clean
- Replacing wallpaper and re-painting
- Removing ceiling tiles and re-plastering the ceilings
- Replacing bathroom and kitchen
- New carpets and vinyl flooring throughout
- Full safety checks of electrics and plumbing

The Challenge

Modernising this particular property involved the time consuming job of stripping off wallpaper and ceiling tiles that had been on for many years and painted over numerous times. Once works had started we realised this process was going to be extremely time consuming. We had to weigh up whether it would be more cost effective to remove the wallpaper and ceiling tiles or to completely strip back the plaster and start again.

The Solution

We came to the conclusion that it would be most cost effective to strip the plasterwork from the ceilings but only remove wallpaper from the walls. As time was of the essence, we drafted in some extra labour to assist with all the stripping to keep the project on time.

The Result

The property was brought into the modern age with a full redecoration, new kitchen and bathroom and floor coverings throughout. This property is now an attractive home to potential tenants who are willing to pay a higher monthly rental fee, creating better yield for the landlord. Ultimately the landlord paid a fair price for a basic refurb. Loss of rental income was kept to a minimum due to the speed and efficiency of ADC's turnaround time. The property was successfully let within a couple of weeks of completion.

Pictures



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