

Appendix 4

Explanation and Examples of Facelift and Refurbishment Schemes

Listed below are two recent schemes delivered by the council on Bold Street that are being utilised as examples to explain what they entail.

Facelift Scheme

In 2009 the council undertook a grant aided facelift scheme to improve the external appearance of the terrace of properties, odd numbers 19-33 Bold Street. The facelift includes the following elements:

- Roof – re-slate, insulate, remove dormers and old roof lights and replace with velux windows, re-slate bays and repair chimneys.
- Rainwater goods – new gutters and down pipes as well as refurbished cast iron downpipes.
- Front Elevation – clean stonework, re-point and repair stone window surrounds.
- Windows and Doors – new replacement double glazed windows and either refurbished or replacement front doors.
- Environmental works – rebuild boundary walls and install steel railings and gates.

The overall aim of the facelift scheme is to improve appearance of how the houses present to the street. However, there are other benefits internally from improved water tightness, better drainage and insulation that translate to greatly improved living conditions. The extent of the works can vary depending on the property.

Pictured below is the before and after photos of the Bold Street facelift scheme.



Refurbishment Scheme

In 2010 the council undertook the refurbishment and remodelling of a terrace of properties on Bold Street. The refurbishment and remodelling was comprehensive and includes the following:

- Remodell – the removal of an entire storey to reduce the internal space and potential for HMO use.
- Roof – re-slate, insulate, remove dormers and old roof lights and replace with velux windows, re-slate bays and repair chimneys.

- Rainwater goods – new gutters and down pipes as well as refurbished cast iron downpipes.
- Front Elevation – clean stonework, re-point and repair stone window surrounds.
- Windows and Doors – new replacement double glazed windows and either refurbished or replacement front doors.
- Environmental works – rebuild boundary walls and install steel railings and gates.
- Plumbing – new central heating system, new bathroom and wc and new kitchen.
- Electrics – full re-wire.
- Environmental measures – solar hot water heating fitted to roof and improved insulation.
- Decoration – re-configure internal space, re-plaster, new internal doors and replace timber trim where necessary and re-paint.
- Miscellaneous – clearance of rubbish, treatment of damp and damage and structural repairs.

Pictured below is photo that contrasts the un-refurbished with a refurbished Bold Street property.

