



PROJECT	OVERVIEW
CLIENT	Slough Borough Council
SECTOR	Local Authority Housing
SCOPE	Comprehensive Retrofit
VALUE	£1.4m
DURATION	Feb-April / Aug-Oct 2025
LOCATION	Garrick House, Humber Way, Slough SL3 8SU

The Challenge

This project involved the complete redevelopment of Garrick House to increase its residential capacity and improve overall living standards. It involved the conversion of nine existing 1 and 2-bed units into four 1-bed units, four 2-bed units, and two 3-bed units, plus additional internal reconfigurations, refurbishment, and energy efficiency upgrades.

This retrofit work was carried out as part of the Social Housing Decarbonisation Funding Wave 2.2 Energy Efficiency Retrofit Programme.

Works carried out in preparation

- A full internal strip-out, including internal walls
- Removal of all kitchen and bathroom furnishings
- Removal of all gas supplies – meters, boilers, and the main boiler house in full
- Removal of all electrical supplies and internal fittings and wiring

A new rear block extension

In order to construct an extension to the rear of the block, it was necessary to carry out excavation works prior to pour of new foundations. A brick extension then increased the floor space of the block for its conversion into 2-bedroom flats.

Internal walls were altered and supporting steels for its new layout were installed, as were new roof members to match the existing roof, and internal walls were fitted with IWI to increase winter heat retention and keep the building cooler during summer months.

Green energy installation

Energy efficiency and sustainability was a key element of the Garrick House project. With a goal of achieving minimum EPC rating C, a range of modern green energy technologies were installed:

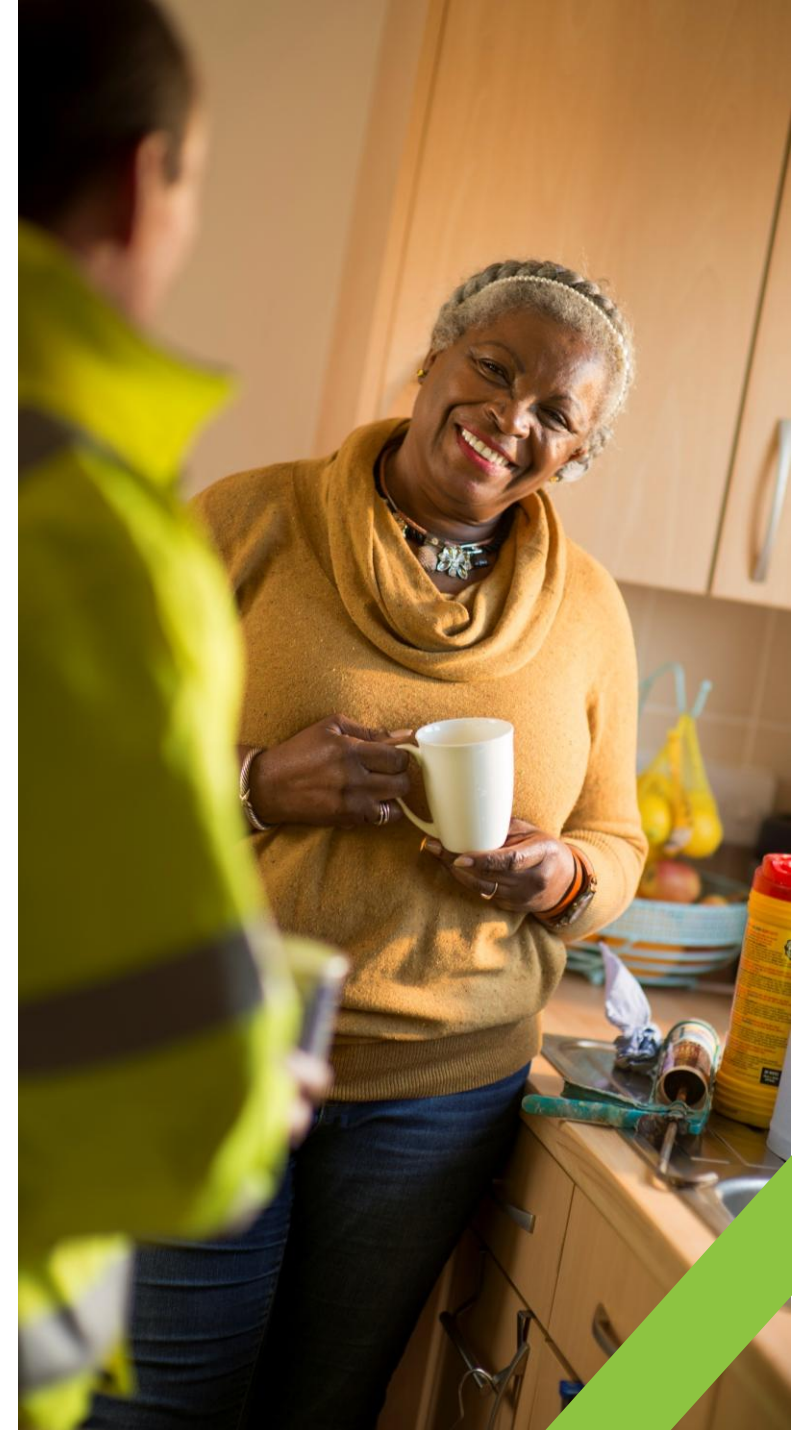
- Network Air Source Heat Pumps
- Solar PV Solshare panels
- Cavity wall insulation
- Smart heating controls
- Double glazed windows throughout
- EV charging points to the rear car park
- New loft insulation, increased to 400mm

Initially, all flats were to have ground source heating systems installed. However, due to timescale and costing concerns, this was abandoned in favour of ASHP installation to all properties.



Complete scope of works

- Internal plasterboard to flats and corridors with skim coat applied
- Fire stopping throughout the block
- Installation of fire doors to all flat entrances and communal corridors
- Full rewire to plots and communal areas
- New 4k sensory lighting within the communal corridors
- Full drainage system to the block throughout internal and external
- New resident car park and access road
- Perimeter lighting installed
- New cladding to façades
- External decorations full façade
- Further structural works throughout the block
- Removal of the old lift system
- Lightning conductor upgrade and certification
- New flat roofs installed on plant room
- Vinyl flooring applied to corridors, kitchens and bathrooms
- Carpets installed in 1-bedroom properties
- Systex wallpaper system installed to corridors for better durability
- New kitchens
- New bathrooms
- Full internal decoration
- Fascia and soffit replacement with rainwater goods
- Landscaping works surrounding the property
- New pathways in tarmacadam
- New perimeter close board fencing installation





The Results

Cardo Group successfully commenced and maintained the retrofit, delivering substantial value and energy saving improvements for Slough Borough Council and its residents.

Outcome	Key Result
Programme Delivery	Successful execution of this large-scale retrofit, achieving project milestones and demonstrating reliable partnership over its four-month duration.
Resident Experience	Residents commented on how pleased they are with the quality of the completed property, particularly its disability access and balcony area.
Value Delivered	£1.4m

