



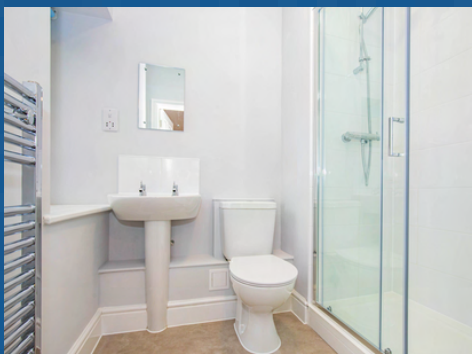
A E Q U U S



## 117 Newbridge Hill, Bath

The Victorian building, formerly used as council offices has been converted into seven 1 and 2-bed apartments as one of the first developments in B&NES Council House Building Programme. These refurbished apartments are the first new socially rented properties built for Bath & North East Somerset Council in nearly three decades.

The refurbishment of the building features improved sustainability measures including replacement windows, additional insulation, low energy lighting and A-rated boilers. All of which lower the building's carbon footprint and creates a healthy indoor environment for residents.



*Over 800 applications, with priority given to NHS staff.*

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Bath & North East  
Somerset Council



# The Project

Work on site started in June 2021, the property was completely stripped out, historic contamination dealt with and complete replacement of the roof structure to maximise usable space. Basement accommodation was brought into beneficial use through the provision of a fully tanked waterproof system. New services, windows, doors, thermal and acoustic insulation was installed with good quality kitchens, floor and wall coverings and finishes. A new cycle shelter and new external parking was provided with electric vehicle charging points to each space, with low energy lighting and A rated gas boilers, all as part of the sustainability strategy. An EPC rating of C was achieved.



Before

Local consultants Architects Mitchell Eley Gould, main contractor Mealings and sub-contractors included Jeffway and Gasworld ensuring further reduction to embodied energy and minimising travel during project.

## GROSS DEVELOPMENT VALUE

£2.16m (below market value)

## PROJECT EXPENDITURE

£1.811m

## GROSS PROFIT

£349k (minimum level with 100% of overage to the Council)

## RETURNS TO THE COUNCIL

£350k plus profit dividends

[Click here to see inside the Victorian villa that is Bath's first council housing in over 20 years](#)



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