Diamond Build were pleased to assist the London Borough of Islington with the comprehensive renewal and refurbishment of Rollit House. This was urgently required after the structure was catastrophically damaged by fire, with the Residents evacuated to long-term temporary accommodation.

Built in 1929 in Holloway, North London, the building comprises a five storey residential block containing 21 flats and 3 commercial units.

As a result of competitive tender, we successfully delivered the £1.18m works to all 21 top floor maisonette flats, together with a completely new traditional mansard roof following its destruction in the blaze.

**Client**
London Borough of Islington

**Value**
£1.18m

**Form of Contract**
JCT Intermediate Building Contract with Contractor’s Design

**Duration**
29 weeks
Diamond Build were able to deliver these works within an extremely restricted site and we implemented a green travel plan.

The works were completed on time to our detailed programme, which was specifically created to achieve Islington’s goal that the 37 Residents could move back into their rebuilt homes as quickly as possible.

Works to Rollit House included:

- Extensive fire damage re-instatement to the 21 flats
- The replacement of a mansard roof, including new insulation and fire breaks
- Enhanced insulation was incorporated within the roof space during the re-roofing, together with a comprehensive system of fire breaks. The Resident’s dwellings were completely refurbished to a high specification, and the opportunity was taken to redesign a number of flat layouts.

With the assistance of our experienced Resident Liaison Officer, we also met Islington’s requirement for individual Resident involvement and consultation. This included a fresh, modern range of colour choices for their new front entrance doors, flooring, wall paint and wall tiles to the bathrooms and kitchens, with further choices for kitchen unit products, worktops and handles.
BEFORE – FIRE GUTTED PROPERTY

AFTER – RESTORED AND IMPROVED

ROLLIT HOUSE, ISLINGTON