

PROJECT SHEET



Project: Refurbishment of Ty Willis House
Client: iQ Student Accommodation
Contract Value: £360k



In the summer of 2024, City Build was appointed as the Principal Contractor to undertake refurbishment works for iQ Student Accommodation at Ty Willis House in Bangor, North Wales. The facility is used by students studying at Bangor University. The project spanned July to August and was focused on revitalizing residential spaces within the student housing complex, enhancing the living experience for its occupants. The refurbishment works were carried out across two buildings—Blocks F and G—where a total of 25 studios, 178 ensembles, and 34 cluster kitchens were modernized.



The refurbishment at Ty Willis House included both design and construction aspects, requiring careful planning and execution to achieve the desired upgrades. The project was conducted during a busy period when the Employer was simultaneously conducting minor works across the site. These concurrent activities created an added layer of complexity for City Build, necessitating proactive collaboration to ensure that the site remained accessible for the installation of client direct trades such as furniture, Wi-Fi, and laundry services. This collaboration was essential to prevent delays and maintain smooth progress without disrupting any other activities on site.

The location of Ty Willis House added further logistical challenges. Situated on Bangor's High Street, a bustling area with retail units and other building occupiers nearby, careful consideration had to be given to both deliveries and waste collection to minimize any disruption. City Build organized deliveries for early morning and late afternoons, outside of peak trading hours. Waste collection was similarly scheduled to avoid congestion and ensure the safety of pedestrians and other road users. These activities required close coordination, and the use of a banksman was critical to managing the dropping off and collection points. With the High Street being a live environment, careful management ensured that the impact on local businesses and residents was minimal.

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Effective communication was paramount throughout the project. City Build maintained a close working relationship with the Ty Willis House management and estates staff to ensure the project was aligned with their operational needs. Regular site meetings and updates facilitated the smooth progress of works, with both parties proactively addressing any issues that arose during the refurbishment. This approach not only helped in managing the project timeline but also ensured that the quality of the refurbishment met the expectations of both the client and the students who would occupy the accommodation.

Additionally, health and safety considerations were of utmost importance, given the proximity of the High Street and the presence of retail outlets. City Build implemented robust health and safety procedures to protect both the workforce and the general public, ensuring compliance with all regulatory standards throughout the duration of the project.

City Build successfully completed the refurbishment project on time and to a high standard. The newly refurbished studios, ensuites, and cluster kitchens have not only improved the aesthetic appeal of the accommodation but also enhanced the functionality and comfort for future residents. The close coordination with the client and their trades ensured that all installations were completed seamlessly, and the student accommodation is now better equipped to meet the needs of its occupants. The project at Ty Willis House is another example of City Build's ability to deliver complex refurbishment works in challenging environments

