

Client	Location	Duration	Value
Harlow Council	CM18	52 weeks	£2.1 million

We have been appointed to complete the external, internal and communal area works at the fully occupied Joyners Field residential blocks of flats for Harlow Council.

Externally, we completed wall cladding renewal works, which formed part of our contractor's design. A third-party checking fire engineer was appointed to check the compliance of the new external wall cladding, ensuring it is of a non-combustible standard.

Our resident liaison team coordinated with the blocks' residents to determine the final cladding colour.

Moreover, new double-glazed PVCu tilt and turn windows were installed, both in the communal areas and individual properties.

The communal areas also benefitted from new metallic fire-resistant curtain walling system (contractor's design), new AOVs / smoke vents as well as a new integrated aluminium louvre which now provides natural ventilation and smoke ventilation at each floor level.

We also completed communal decorations which included new flooring, replastering of the communal walls as well as new fire signage. New fire-resistant FD30 riser doors as well as flat front entrance doors were also installed.

A resident ballot, facilitated by our experienced resident liaison team, was undertaken for the front entrance door colour choices (five options were offered). Our RLOs also kept the Joyners Field residents (which included both tenants and leaseholders) regularly informed of our works progress, with early notice of key works activities such as the erection and dismantling of the scaffold. Close coordination was also required to arrange appointments for the internal property works. Residents were left satisfied by our efforts, and we scored very highly for our "Resident Satisfaction" KPIs.

After removing our site cabins, post completion, we undertook the reinstatement of the nearby landscaping to bring it back to a good, usable standard.

