

Client
Industrial Dwellings Society (IDS)

Location
E11

Completed
September 2024

Hilary Dennis Court, located at 34 Sylvan Road in Wanstead, London, involved comprehensive fire safety upgrades and communal area refurbishments for fully occupied sheltered housing block. The scope was designed to improve fire safety compliance, upgrade building systems, and enhance communal spaces for the residents, ensuring both safety and comfort. The works were completed ahead of schedule, with Practical Completion (PC) achieved on 11th September 2024, though all significant works had been completed by mid-August.

Scope of Works:

Fire Stopping (Communal Areas and within Flats)

The installation of fire stopping systems in both communal areas and individual flats helped to prevent the spread of fire between compartments. By sealing penetrations through fire-rated walls and floors caused by services like plumbing and electricals, we ensured compliance with fire safety standards and improved passive fire protection throughout the building.

Replacement of Suspended Ceiling in Communal Areas

Suspended ceilings in communal areas were replaced with fire-rated alternatives, enhancing both fire resistance and the aesthetic appeal of the space. This modernised the appearance of communal hallways while improving safety.

Cable Management

Electrical and communication cables were securely managed and rerouted within fire-rated conduits in communal areas.

Testing of Communal Fire Alarm and Emergency Lighting Systems

We conducted rigorous testing of the communal fire alarm and emergency lighting systems to ensure full operational effectiveness. The testing confirmed that the systems would reliably provide warning and illumination in the event of a fire emergency.

Fire-Rated Loft Hatch Replacement

Existing loft hatches were replaced with fire-rated versions, which strengthened the fire compartmentation between living spaces and loft areas.

Asbestos Surveys

Prior to the refurbishment works, asbestos surveys were conducted, identifying and managing any asbestos-containing materials. Any necessary removals were carried out by licensed contractors in compliance with safety regulations.

Fire Door Replacement (Front Door & Communal Door Sets)

All flat front doors and communal door sets were replaced with fire-rated doors, certified to meet current fire safety standards. This upgrade ensured that all doors would effectively prevent the spread of fire and smoke.

Replacement of Automatic Opening Vents (AOVs)

AOVs were replaced with up-to-date systems designed to improve smoke ventilation in case of a fire.

Social Value Initiatives:

In addition to the primary scope of works, we contributed to the community by undertaking several social value initiatives. A resident lunch was organised where over 50 residents and staff were invited, with all food and drinks provided. We also redecorated the lounge area, installed new lighting, and completed various minor works in communal areas and individual flats, including putting up shelves, mounting TV brackets, and other small improvements requested by the residents.

This refurbishment and fire safety project at was a success, completed ahead of schedule. By engaging residents and contributing through social value initiatives, we went beyond the technical scope to create a safer, more pleasant living environment for the community. The project has left the building fully compliant with fire regulations while improving both the safety and aesthetics of communal spaces, making it a showcase for efficient and community-focused refurbishment.

