

Client	Value	Project Timeline
Harlow Council	£755,000	July 2024 - November 2024

Our appointment at Manor Hatch Sheltered Housing Complex, Harlow included fire risk remedial and external upgrade works to enhance the block's fire safety measures and upgrade external features while ensuring minimal disruption to the residents, who remained in occupancy throughout the project. The project included the following:

- Refurbishment of floor finishes to balconies.
- Replacement of flat entrance doors and glazed screens.
- Replacement of soffits to external balconies and stairwells.
- Replacement of stairwell windows and adjacent areas.
- Installation of fire-related signage to doors.
- Fire stopping to various areas throughout the building.
- Replacement of entrance lobby and communal lounge doors with fire-resistant doorsets.
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- Replacement of communal lounge doors with fire-resistant doorsets.

A key challenge was executing extensive fire safety upgrades and refurbishment works while ensuring residents' safety and comfort in an occupied building. To address this, careful scheduling and communication with residents were maintained. Additionally, compliance with fire safety regulations and asbestos management required collaboration with certified consultants and contractors.

Our fire risk remedial and external upgrade works at Manor Hatch were successfully completed, significantly improving the building's fire safety standards, structural integrity, and overall living conditions. These enhancements ensure long-term regulatory compliance and provide residents with a safer and more comfortable environment.

As part of our commitment to social value and the local community, we provided additional support to residents beyond the scope of the main works:

- Undertook ad hoc repairs for residents free of charge.
- Installed a knee rail at the front of the complex to prevent vehicles from parking on the grass.
- Organised multiple 'skip days' to help residents dispose of unwanted items and maintain a cleaner environment.

