

Client	Value	Project Timeline
Harlow Council	£486,000	June 2024 - November 2024

We have recently completed external refurbishment, repairs and fire safety remedial works at 1-10 The Friars, a three-storey residential block located in the Great Parndon area of Harlow. The project aimed to enhance the building's longevity, improve safety and ensure compliance with passive fire protection requirements while maintaining the aesthetic and structural integrity of the property.

The project encompassed a comprehensive range of refurbishment and safety enhancements, including:

- External elevation repairs and redecoration to restore and protect the building façade.
- Replacement of fascia and soffits to enhance durability and visual appeal.
- Renewal of flat roof coverings to improve weather resistance.
- Overhauling gutters and downpipes with PVCu to enhance drainage efficiency.
- Internal communal area redecoration, including walls, floors, and ceilings.
- Windows and glazing replacements, including the installation of new glazed curtain walling.
- Replacement of fencing at the front of the maisonettes for enhanced security and aesthetics.
- Concrete and brickwork repairs to address structural concerns.

- Installation of new block signage for improved wayfinding.
- Stripping out and replacing flat entrance doors, communal doors, and stairwell hatches to meet fire safety standards.
- Fire stopping works to risers, cupboards, and shafts to reinforce fire containment measures.
- Electrical works to improve infrastructure reliability and safety.

A key challenge of the project was carrying out extensive refurbishment while ensuring minimal disruption to residents, as the property remained occupied throughout the works. To address this a phased approach was implemented, allowing different sections of the building to be worked on systematically.

Our team also maintained effective communication with the residents throughout the project to ensure clarity on work sequencing and mitigate inconveniences. Special consideration was also given to safety, noise management and access arrangements to ensure a smooth and efficient workflow.

As part of the project's commitment to enhancing the quality of life for residents, additional social value initiatives were undertaken including the installation of decking in a resident's garden and upgrading the rear communal area for better accessibility and enjoyment.

