

Client	Value	Project Timeline
Hackney Council	£7.9m	February 2024 - ongoing

Hackney Doors is a large-scale fire door replacement project undertaken in multiple phases across the borough of Hackney. The project spans from Phase 1 (£2.8m in 2024), Phase 2 (£2.4m in 2024) and Phase 3 (£2.7m in 2025). Originally planned as a two-year + two-year project, it is being delivered as a rolling contract with phased installations.

### Project scope and execution

Phase 1: Installation of 570 doors (February 2024 – ongoing)

Phase 2: Planned installation of 441 doors, increasing to 550

Phase 3: Projected 670 doors

- Locations span across Hackney Borough, covering both large multi-storey buildings and smaller residential blocks
- Installation includes front entrance doors (FEDs) only
- Our BM Trada accreditation means that in-house teams can certify installations as compliant.
- Quality Assurance: Installers utilise a digital app to upload real-time installation records to CB Projects, ensuring transparency and compliance. The client has direct access to review progress and documentation.

As part of the project, an urgent Building Safety Regulator (BSR) application was submitted for Lincoln Court (approximately 150 doors). A fire safety specialist conducted a survey revealing widespread failures in existing doors, deeming the block unsafe. We facilitated Hackney Council with the emergency BSA application. Our approach included:

- Immediate rectification: Installations began promptly following approval
- Collaboration: Worked with the designer for input
- Result: Successful emergency application submission, ensuring resident safety and project acceleration

A key component of the project has been accommodating the diverse needs of residents, including a mix of tenants and leaseholders. Our in-house RLO team ensured smooth communication between residents and the project team. We also ensured adequate adaptations for residents with additional needs, such as:

- Internally extended thumb locks for residents with arthritis
- Reduced threshold doors for wheelchair users
- Split spindle mechanisms upon request (preventing external access without a key)

