

Client	Location	Duration
Harlow Council	CM	16 months

We successfully completed a two-phase programme of Fire Risk Assessment (FRA), external improvement and communal refurbishment works at Toddbrook on behalf of Harlow Council.

The programme improved the building's fire safety, compliance, condition and appearance while creating safer and more welcoming communal spaces for residents.

SCOPE OF WORKS

- Replacement cladding, fire doors and fire-stopping
- Communal lighting upgrades and full emergency-lighting rewiring
- Electrical, basement and store ceiling works
- Brickwork and concrete repairs
- Waterproofing and drainage improvements
- Removal of vegetation and redundant external cabling
- Replacement of panelling, uPVC fascias and soffits
- Replacement uPVC windows and doors
- Flat roof replacement, including fire breaks
- Skylight repairs and bin chute works
- IKO Polymer waterproofing to walkways, stairs, landings and balconies
- Installation of a new paved path and drainage channel
- Full redecoration of the residents' common room

SOCIAL VALUE

As part of our social value commitment at Toddbrook, Luke Culling organised eight seated aerobics sessions for residents, led by fitness instructor Sheryl Wheatland. The sessions provided an accessible and enjoyable way for residents to stay active while socialising with their neighbours, supporting both physical and social wellbeing.

In partnership with Rainbow Services, a Harlow-based charity supporting local people and communities, we also provided materials for young people to construct flower beds and benches for the community garden. The young people engaged directly with residents to understand their preferences and ideas for the garden, helping shape a welcoming outdoor space that reflects the community's needs.

These initiatives encouraged intergenerational engagement, strengthened community connections and delivered lasting social value beyond the improvement works.

OUTCOMES

Both phases were successfully completed through careful coordination of specialist trades, effective sequencing and regular quality inspections. The programme maintained safe access, minimised disruption to residents and delivered improved fire safety, compliance, weather resistance and overall building performance.

