

Client: bpha Limited
Value: £6.75 million
Location: Bedford
Completion: March 2025



Building safety

Bury Court



Delivering safer homes

United Infrastructure has delivered a comprehensive refurbishment of Bury Court, a prominent 13-storey residential tower in Bedford. Completed in 1967, Bury Court stands at 38 meters tall and stretches 90 meters in length.

Over the years, the building has naturally experienced wear and tear typical of high-rise residential properties, necessitating a complete overhaul. This refurbishment aimed to modernise both the aesthetics and functionality of the building, enhancing safety, comfort and energy efficiency for its residents. Manufacturers and research centres based at AMIDS.

Enhancing Living Spaces

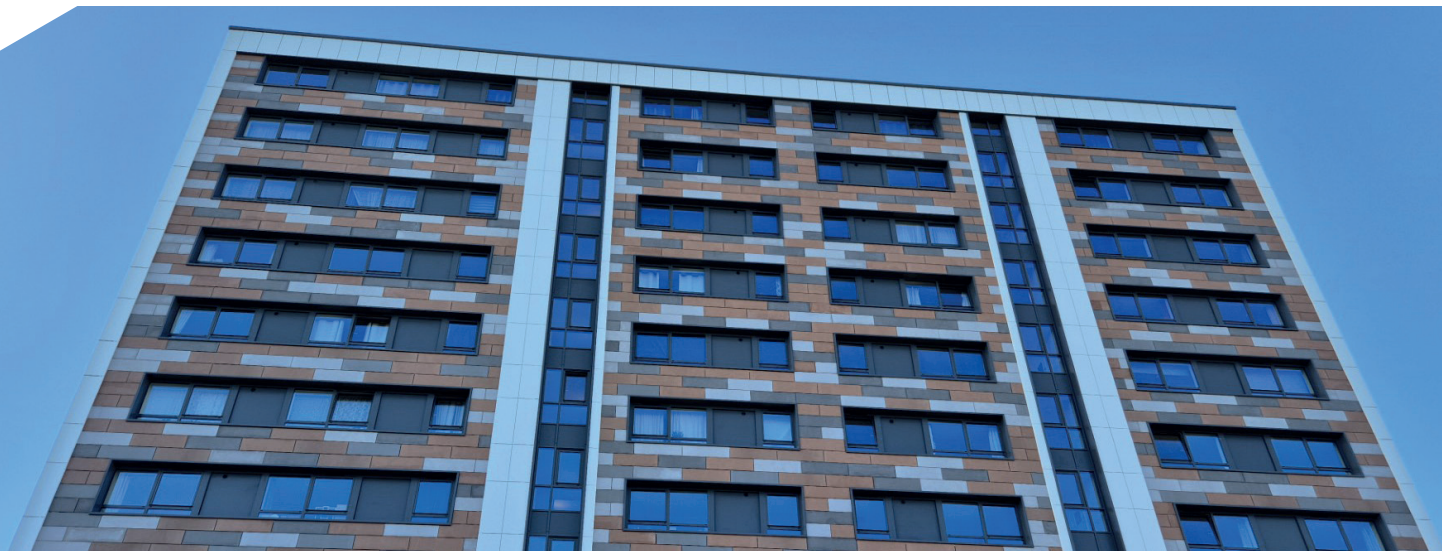
The refurbishment of Bury Court aimed to improve both the interior and exterior, enhancing comfort, energy efficiency and safety, while creating a modern and sustainable living space.

Internally, the team installed new suspended ceilings, upgraded wall and floor finishes and incorporated energy-efficient lighting. An updated ventilation system replaced the old one, enhancing air quality and overall comfort for residents.

Externally, the building has undergone significant upgrades to improve safety and visual appeal. These include the installation of a new sprinkler system, enhanced CCTV surveillance and secure fencing for added security. The external cladding has been

modernised with a new rainscreen system and extra insulation, improving thermal performance. New windows and balcony enclosures offer enhanced safety and aesthetics, while the newly installed roof ensures structural integrity and long-term energy efficiency.

The surrounding landscaping was improved with a blend of hard and soft elements, enhancing the overall environment. Additionally, the accessibility for residents was improved through the installation of new main entrance doors.



Improving Energy Efficiency

Energy efficiency was a central focus of this refurbishment project. UI began work on Bury Court in January 2023, with a particular emphasis on upgrading the building's ventilation system. The original system, a centralised extract system, was outdated and inefficient. As part of the retrofit, this system was replaced with Mechanical Extract Ventilation (MEV) units in each flat, improving the building's overall energy performance and indoor air quality.

A key challenge during this work was the removal of the old extract system, which contained asbestos. When implementing the new MEV system, the team safely removed the asbestos, improving both the safety and energy efficiency of the building. These upgrades not only bring the building in line with modern building regulations but also create a healthier, more comfortable living environment for residents.

Prioritising Resident Engagement

UI was committed to minimising disruption and ensuring clear communication throughout the refurbishment process. To facilitate this, a dedicated Resident Liaison Officer (RLO) was appointed to support residents at every stage of the project. The RLO actively engaged with tenants through pre-start consultations, one-on-one discussions, notices and regular updates.

Transparency is essential, and a centralised tracker for complaints and compliments was shared

weekly with all stakeholders, ensuring prompt issue resolution. Additionally, 24/7 on-site support provided residents with access to assistance whenever needed. To minimise disruption, the team carefully scheduled noisy works around residents' needs. Biannual community surveys assessed resident satisfaction, allowing feedback to be integrated into the project to align with their expectations.



bpha is delighted to see the newly refurbished Bury Court. The transformation from a tired looking 1960s block to the recently unveiled new external fabric is very significant and we feel the building now positively contributes to its surrounding environment. The fact that we have been able to improve safety and thermal performance significantly for our customers was our primary objective and we hope will be well received by all living there. We extend our thanks to all our stakeholders and suppliers in delivering this project.

Steve Storey, Senior Regeneration Manager for bpha Limited



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For further information on how
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