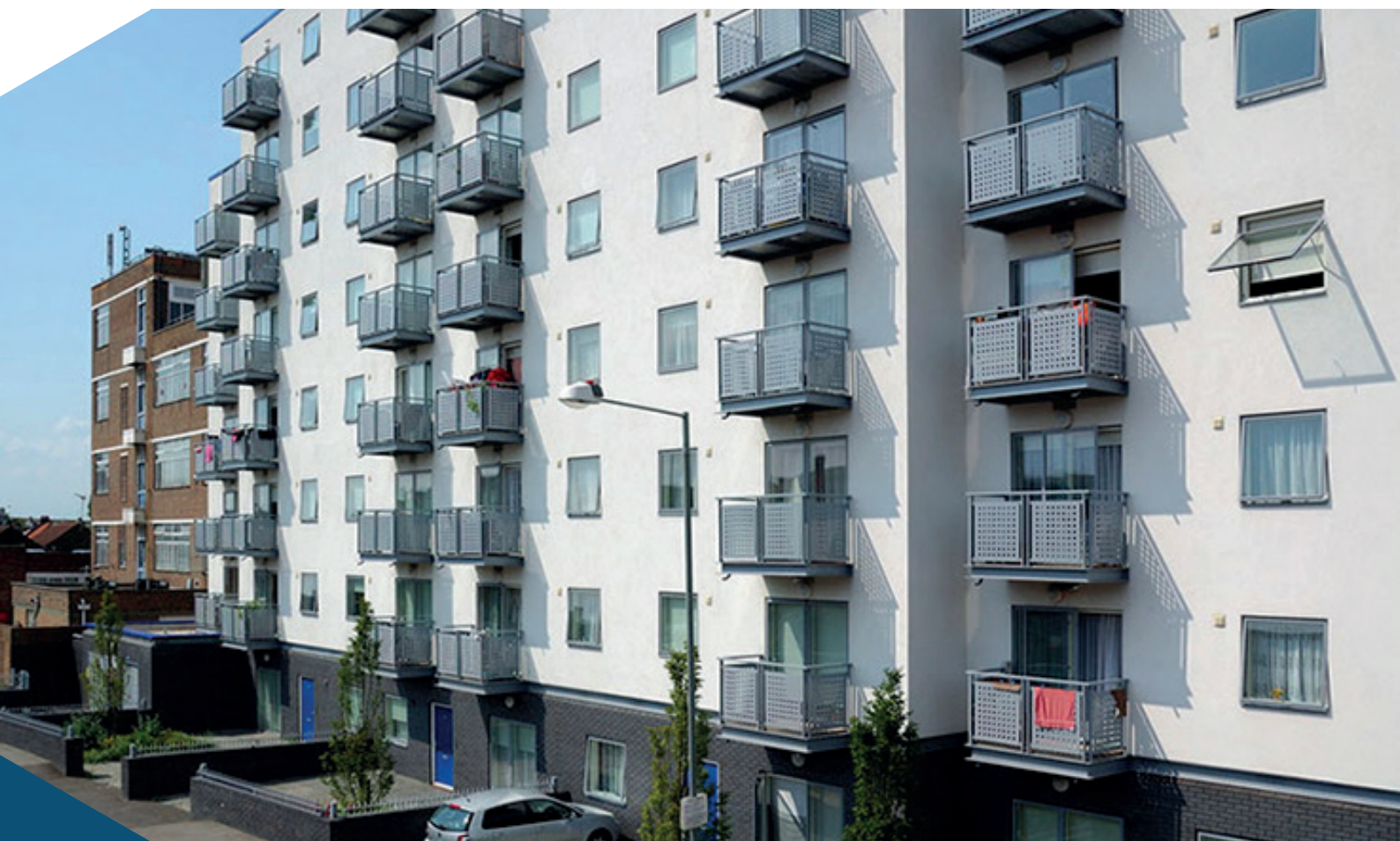


Client: A2 Dominion
Value: £2 million
Location: London
Completion: 2022



Building safety

Renaissance and Baroque Court



Creating safer homes

Renaissance & Baroque Court are two nine-storey adjoining blocks of concrete frame construction.

The façade comprises a lightweight steel-framed system with sheathing board fixed externally and an external wall insulation (EWI) envelope system from ground to roof level, finished with brick slips at ground floor level and render finish above.

After fire safety issues were identified with the EWI system, United Infrastructure was appointed to complete remediation works on behalf of leading housing association, A2Dominion, with a £2 million contract from March 2021 to October 2022.

Work included full access scaffold, removal of non-compliant EWI render system and installation of the new A2 EWI insulated render system.

Accelerated mobilisation

We were appointed just ten days before the BSF funding deadline, so we accelerated our mobilisation to meet requirements before undertaking pre-commencement investigations and surveys to develop a detailed design in compliance with building regulations and employers' needs.

A further challenge was that Renaissance & Baroque Court is next to a busy road and shopping centre with a school directly opposite, which meant there was extremely limited space around the block, so we had to overcome numerous logistical and access issues.

Other complicating factors included the COVID-19 pandemic, the Brexit-impacted workforce and material shortages across the industry during the mobilisation and construction phase. We managed this in part by deploying an in-house procurement team, and, where required, we offered alternative products to the client accompanied by the business case. In one instance, there was a delay with cement particle board, so a temporary alternative product was identified, agreed and procured to ensure works could continue without delaying the scheme.



Experienced project team

Our in-house team was selected based on competence and experience in fire safety and cladding to high-rise blocks.

The team included an Operations Manager, Contracts Manager, Senior Resident Liaison Officer, Quantity Surveyor, Apprentice Quantity Surveyor, Design Coordinator and Document Controller, with a site-based dedicated Site Manager and

RLO. All supply chain specialists were selected from our approved list, with accreditations, training certificates and experience verified to suit the work.

Trade-specific mini-programmes were developed to maximise efficiencies, and the Site Manager undertook weekly meetings to review and monitor progress and performance.

Exceptional resident engagement

Engaging with residents and the local community was central to securing buy-in and support for the project, especially given the disruption large-scale projects can cause.

Both Renaissance and Baroque Court remained occupied for the duration of the works, and access was required into every property to undertake initial surveys and remove electrical fixings on balconies, which needed to be isolated to replace the cladding.

Our dedicated Resident and Community Team engaged residents early on to attain 100% access and minimise disruption. During the initial consultation, tenants' biggest concern was noise and dust impact works. We implemented robust strategies to mitigate disruption on both scores.

For continuous improvement and 'lessons learnt' during the project delivery, the RLO team captured monthly resident satisfaction scores, selecting residents randomly to complete a brief scorecard. Both 'service and communication' and 'works and improvements' had 'excellent' scores of over 80%.



Together we achieve more



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For further information on how
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