

FIRE SAFETY AND CLADDING CREDENTIALS



# Fire safety and cladding credentials

**Wates Living Space works with UK local authority and housing association partners to provide planned and responsive maintenance services; maintaining over 500,000 homes every year.**

We have over a decade of proven capability in delivering both simple and complex compliance solutions to social housing landlords, giving them the confidence and peace of mind that their residents are living safely in their homes.

Our fire safety and cladding portfolio now stands at over 200 tower block projects nationwide. Delivering high-quality tower block maintenance has never been more important and our number one priority is the safety and security of residents.

**200+**

**HIGH-RISE TOWER BLOCK**

REFURBISHMENTS  
NATIONWIDE



## WATES LIVING SPACE

Over the last three years, our primary focus has been on removal and replacement of cladding and internal fire compliance measures for our clients; ensuring installations are to the highest quality and record-keeping is maintained in accordance with the building owners' requirements.

In 2017, we were commissioned by Birmingham City Council to deliver a major project to install sprinkler systems and enhance fire safety across the city's housing stock and reduce risk to residents. This comprised of retrofitting sprinkler systems in 213 high-rise residential developments across Birmingham.

We have also carried out multiple emergency works contracts to remove and replace Aluminium Composite Material (ACM) cladding from a number of high-rise blocks. This included a 12-month project for our client, One Manchester, which saw us working closely with local authorities, building control, planning and independent fire experts to ensure that works were completed quickly, safely and in accordance with current guidance and regulations.

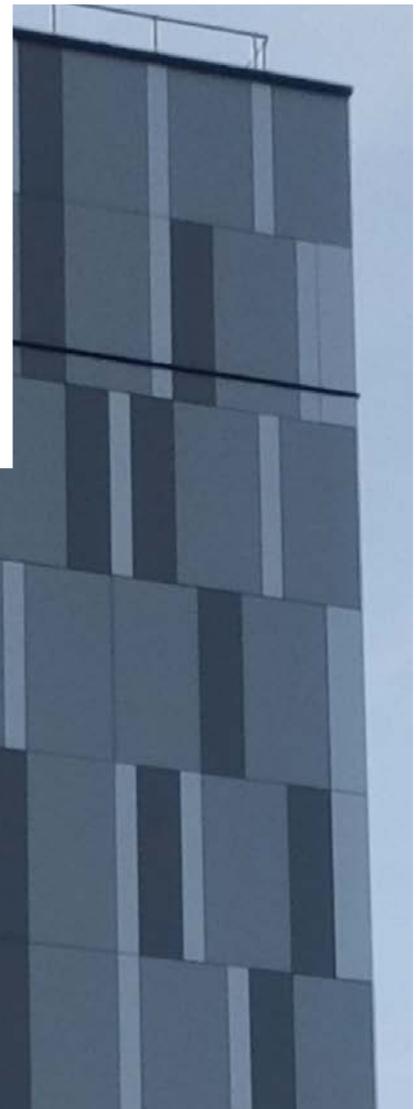
Further examples of fire safety works include fire-stopping, cladding removal and re-installation to 198 properties at Lincoln Court, Hackney in 2018. A major project since 2017 has been on behalf of Camden Council, delivering various fire safety measures for over 3,500 properties in the borough.

Fire safety and cladding work is often urgent and sensitive. It's our responsibility to maintain regular communication with residents. Our proven delivery of reduced time on-site and minimised disruption has led us to win a number of awards, including a Built in Quality award and numerous Considerate Constructors awards. Our approach is to provide diligent resident care and satisfaction by building strong, transparent and trusting relationships from the outset.

# 2,393

**SPRINKLERS**

INSTALLED  
ACROSS THE UK  
IN 2020



59

HIGH-RISE REFURBISHMENT  
**PROJECTS**  
DELIVERED ACROSS  
BIRMINGHAM



CASE STUDY:  
**BARRY JACKSON TOWER, BIRMINGHAM**



On behalf of Birmingham City Council, Wates Living Space transformed a disused 20-storey tower block into much-needed temporary accommodation for up to 160 families.

Originally earmarked for demolition, the work involved a full back-to-frame strip-out of the tower, bringing the 1970s building up to modern standards. It now provides 17 floors of accommodation, two recreational floors and one management office floor.

Modern life-safety equipment was installed throughout, including sprinklers, fire lifts, wet and dry risers, automatic opening ventilators, smoke extraction systems and automatic door actuators, complete with a stand-by generator and new water tanks.

Throughout the transformation project, we carried out a number of community engagement activities to help make a difference to residents' wellbeing. These included provision of furniture to every flat and working closely with a local church to provide essential food and toiletry hampers for residents. Work was also scheduled during non-school or commuter times to minimise safety issues.

This project represented a significant investment in providing improved standards of accommodation for vulnerable people in Birmingham and places the council one step closer to eliminating the use of bed and breakfast accommodation for families facing homelessness.

