



Tower Block EWI renewal

The Hyde Group, Gosport Towers, Hampshire

Highlights

In May 2018, Axis was awarded a Design and Build Contract for the replacement of 18,000m² of External Wall Insulation to five high rise blocks in Gosport.

This award was post-Grenfell but in anticipation of the Hackitt Report and its expected regulation changes. Axis worked closely with The Hyde Group and their Employer's Agent Pellings LLP to arrive at an Employer's Requirement document that recognised the direction of impending regulations to ensure that the proposed programme of works could start on site early and with the confidence that Hyde desired.

- **Winner:** Inside Housing's Resident Safety Campaign
- **Finalist:** UK Housing Awards Campaign of the Year
- **Finalist:** CIPR (Chartered Institute of Public Relations) Excellence Awards
- **Winner:** Considerate Constructors Scheme Certificate of Excellence

Specifications

- External Wall Insulation replacement
- FRA Works (including Fire Safety Training)
- Concrete and Steel Repairs and Reinforcement
- Gas Works
- Painting and Decorating

£6.7m value

50 weeks duration



This required that Axis collaborate with Pellings and EWI manufacturers to review the original Employer's Requirement to establish an enhanced specification that exceeded the requirements of the current regulations and that was also practically deliverable on site: specifically, a replacement EWI system that met BR 135 classification (tested and certified to BS 8414).

// Our contractor partner Axis Europe has pulled out all the stops to engage with residents, particularly the most vulnerable, and making sure they are happy with work on their homes.

The project has been held up as a best practice example of recladding work, with visits by housing associations, local authorities and government officials. //

The Hyde Group,
February 2020





Axis drew on well-established relationships in assembling its team comprising Consultant Architects, Structural Engineers, Fire Engineers and specialist EWI installers and co-ordinated their efforts to deliver a suitable design to address the existing installations.

- a) Axis recognised that the blocks are located adjacent to Portsmouth marina, and their exposure to the harsh coastal elements had to be considered both in the design of the replacement system – as well as in the protection of the works during the course of installation on site
- b) Detailed surveys were co-ordinated to understand the original substrate and structure of each individual block to ensure that the new EWI system:
 - addressed the risk of rapid fire spread to enable suitable means of escape for residents
 - provides the necessary thermal insulation and weather-proofing
 - offered maintenance-free envelopes that are aesthetically sympathetic to the original block designs
 - imposed only structural loads that the existing block structures can bear

From the outset, Axis was very aware that these five blocks are home to 440 families who would be in occupation for the duration of the remedial works.



The works require that Axis erect designed scaffolding to enable access to all elevations of each block and fix a fire retardant Monarflex sheet to the scaffolding to protect the elevations from the harsh coastal and weather elements.

We further required access to each individual flat to ensure that all our EWI works around the gas flues on each elevation were carried out without any safety risk to the residents within.

Axis recognised that a proactive early approach to all residents with detailed information and honest responses to all their queries ahead of establishing presence on site was the key to gaining the initial trust particularly needed to deliver such a sensitive programme of works.

Axis' continuous engagement with resident groups led by our site-based team of Resident Liaison Officers (employing coffee mornings, weekly resident drop-in sessions, weekly work in progress letters, resident workshops and dedicated Resident Respite Centre facilities at our local site office base) offered adequate opportunities for us to get our messages across to keep residents well informed in advance of – and during – the works, address their queries and build the necessary relationships which facilitated the easy progress of the works.

Axis further engaged in various Community Investment initiatives including resident boat tours, organised tours of our sites for Portsmouth University etc. This contributed to the site being awarded the Considerate Constructors Scheme Certificate of Excellence as well as many other awards.



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