



# Re-Cladding Works Programme

Peabody

## Highlights

Peabody is one of the oldest and largest not-for-profit housing associations in the UK responsible for over 104,000 homes and 220,000 customers across London and the Home Counties.

Axis has been working alongside Peabody for 20 years, delivering a wide variety of property services to their varied stock.

Peabody's Bristow Court is a 7-storey block containing 21 residential flats arranged over four floors on Triangle Road in Hackney East London. There are six flats on each of the first, second and third floors and three on the top floor. The high-end apartments are of mixed tenure and fully occupied, in the main, by professional leaseholders. The ground floor comprises commercial units.

A two-stage JCT\*\* intermediate contract with contractor's design portion for the removal of existing non-compliant HPL cladding and renewal with new Rockpanel rainscreen cladding system.

Axis continued the work from a previous contractor who had stripped some of the existing cladding so there were issues of damp in some of the apartments. Therefore, prior to works commencing to remove the remaining cladding, we conducted pre-condition surveys to all properties to inspect damp and condensation issues.

£3.5m value  
2021 start date  
2023 completion date





## Specifications

### • Pre-condition surveys

- Prior to works commencing, Axis conducted pre-condition surveys to all properties to inspect damp and condensation issues; check all windows and gas installations as well as assess any vulnerabilities of residents and updated our contacts list to effectively communicate with residents throughout the works.

### • Removal and replacement of existing cladding

- To the front elevation we replaced the cladding on the balconies and soffits with non-combustible cladding in a wood effect in keeping with existing style.
- To the rear elevation we removed existing cladding and installed Wetherby insulation system and Rock panel cladding.
- We replaced cladding on the balconies with non-combustible cladding in a wood effect in keeping with existing style, including reinstated cladding and insulation to the soffits on the balcony.

### • Scaffolding

- We erected scaffolding for the duration of the works. The scaffold was fully alarmed with Robo Watch and had underlighting for full visibility and security.

### • Pull out tests

- When the scaffold was erected, we conducted pull-out tests in preparation for removing existing cladding.



A railway line, which runs at the back of the block of flats, had to be closed for Axis to erect scaffolding. We submitted a scaffold design to Network Rail and were able to continue works to the front of the building meanwhile.

Residents were kept fully informed prior to works commencing and throughout the duration of the works. COVID-19 restricted our usual Open-Door policy in our Site Office directly in front of the main entrance to Bristow Court, so we provided updates via Zoom meetings and regular announcements in communal areas and hand delivered newsletters.

We were able to conduct the cladding works to the exterior of the building without accessing the interiors of the apartments so disruption to residents was kept to a minimum. Regular communications were additionally sent to residents about scaffold security.

Axis and Peabody always prioritised the safety of residents and as these works were carried out during the Covid-19 pandemic. Axis staff wore appropriate PPE equipment conducted hygiene and safety checks before entering resident's homes as well as carrying our regular cleaning and keeping non-essential personal contact to a minimum. Axis followed government guidelines throughout the works.

The team were contracted to do some extra on the project. Including works on the roof, fitting a handrail on the roof and makings good in the project after the boilers were finished.

\*\* JCT A design and build contract – meaning Axis did majority of the design, however some of the spec that will sit third party.



## Contact

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