

Fairview Estates Housing



Project Detail

Location:	London & Home Counties
Type:	Residential
Size/Area:	Various
Construction Cost:	Undisclosed
BB7 Discipline:	Fire Engineering Assurance & Risk Management Services
Service Provided:	FRAEW EWS1 External Wall Remedial Consultancy Retrospective Fire Strategies Fire Risk Assessments

Project Team

Client:	Fairview Estates Housing
Architect:	N/A
Main Contractor:	N/A
BB7 Contact:	James Groves Jack Stauch

Project Description

Fairview Estates Housing are a residential property developer specialising in creating high-quality homes across London and the Home Counties. From detached family houses in well-connected locations to modern city apartments, they have been building homes since 1961.

BB7 has worked closely with Fairview Estates Housing over the last five years, assisting them with their legacy building stock. Our services have generally comprised undertaking intrusive investigations on legacy buildings externally and internally and, where necessary, providing remedial consultancy services. To date, BB7 has worked on approximately 25 developments with the client, delivering risk-proportionate solutions to ensure occupants are safe in their buildings from fire. BB7 provides Golden Thread fire engineering design services from concept to completion of Fairview's new build part of the business. With an estimated total contract value of £75 million for the remedial works, BB7 will continue working with the client on this project for the next 18 months, further strengthening our collaboration and delivering solutions that prioritise safety and compliance.

Our comprehensive services include FRAEW and EWS1 assessments, remedial cladding consultancy, internal defect identification, and fire risk assessments. We have also provided internal and external remedial consultancy services, qualifying assessments, BSR support, and expert witness services. Additionally, our work has encompassed compartmentation inspections and the development of retrospective fire strategies to ensure compliance and enhance fire safety measures. Fairview has benefited from the expertise of a dedicated and consistent BB7 project team, led by our Head of Assurance and Risk Management Services, ensuring a seamless and tailored approach to their fire safety needs.

One particularly challenging project in this appointment was Millennium Quay in Greenwich, a large-scale residential development comprising two structures with 19 cores, many of which are classified as HRBs. The building is formed of traditional RC and masonry construction up to the sixth-floor level, with the upper two floors constructed of a large complex steel frame structure and feature cladding external walls.

BB7 were initially appointed to provide FRAEW services for the development, which identified the need for remedial works to the cladding systems of the upper levels and the curtain wall system located behind the balconies. Recognising the complexity and scale of these issues, BB7 was further appointed to carry out a compartmentation inspection, which uncovered substantial failings in the fire safety precautions on the two uppermost floor levels. Building on the trust established through our initial work, BB7 proactively stepped in to support the client in the design of remedial solutions and navigating through the BSR application process at Gateway 2. Despite the intricacies of the regulatory landscape, BB7 ensured compliance with current regulations, demonstrating our commitment to overcoming obstacles and delivering high-quality outcomes for the client.

Benefits of Service

At BB7, we have extensive experience delivering large-scale contracts, aligning with our preferred approach to client partnerships. This model enables us to allocate significant resources to a single client, ensuring continuity and a dedicated focus over an extended period while delivering work of lasting quality and value. From the client's perspective, this means access to a dedicated team of project directors, managers, and administrative staff who oversee and execute the work.

Clients can be safe knowing they're receiving a consistent, reliable approach delivered by the same organisation across a substantial portion of their legacy portfolio. This ensures a cohesive strategy and high-quality outcomes tailored to their specific needs.

In line with our "closer to fewer" approach, BB7 is focused on developing stronger relationships with fewer clients to ensure we deliver a first-class service. This enables us to provide a level of responsiveness where we answer your calls, return your messages, and respond to emails promptly - offering the attentive service you would expect from a trusted partner. For this project specifically, we ensured dedicated leadership with a Director in charge of external wall project delivery and an Associate Director overseeing the internal works delivery, ensuring focused expertise and seamless coordination throughout the project.

To maintain clear communication and track progress, we held fortnightly progress meetings and provided detailed trackers to ensure all stakeholders were aligned on project status and next steps. We also liaised closely with contractors, coordinating the project schedule in advance over several months to ensure smooth operations and assigning surveyors as needed. Our proactive approach included issuing mark-ups a month in advance for this style of appointment, allowing contractors ample opportunities to review and provide queries. This level of project management and communication has made BB7 a well-oiled machine, ensuring efficient project delivery and high-quality outcomes for our clients.

