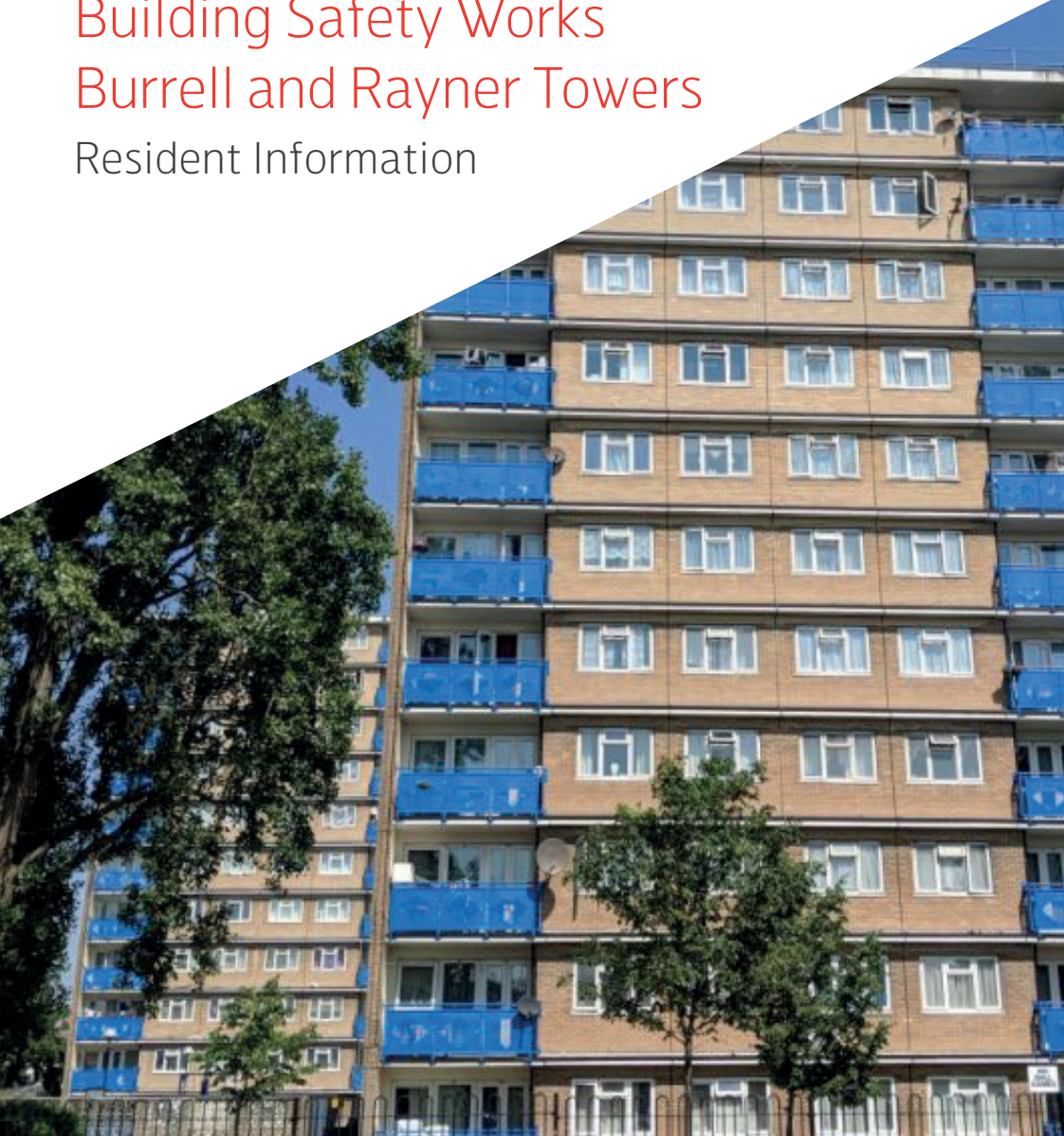


# Building Safety Works Burrell and Rayner Towers

## Resident Information



At Burrell and Rayner Towers we will be undertaking building safety works. The safety and wellbeing of all residents is always our top priority.

### **What will the works cover?**

Morgan Sindall Property Services are the principal contractor and Aston Group are the partnering contractor working on Burrell and Rayner Towers to ensure our buildings are safe and secure.

The main works will include the replacement of cavity wall insulation with non-combustible material and upgrading the fire safety systems in your building.

### **This will include measures like:**

- Replacement of boilers, flues and ventilation systems (tenants only)
- Installing sprinkler and evacuation and alert system
- Upgrading smoke detectors to flats
- Replacement of fire doors and windows
- Upgrading communal lighting
- New suspended ceilings



# Questions you may have before the work starts

## How will the work affect me?

The external works will require scaffolding to be erected on the outside of the building and should not require us to contact you for access.

Some of the internal works will require us to visit your home if it has not been done already. Shane Marshall and Gillian Jones, our Resident Liaison Officers, will contact you to find a time that best suits you.

## Will the work be noisy?

These building works will unavoidably create some noise. We will adhere to the council's noise policy, and we will not work on the weekends. Construction works will be carried out between 8am and 6pm Monday to Friday.

## Who can I expect to see around my building?

Aston Group and Morgan Sindall employees and our sub-contractors will be undertaking the work and will always carry identification badges (ID).

We would like to remind you to always check the ID before allowing anyone into your home. If you're unsure who is at your door, do not open it.

Always check the identity card/ ID of the caller or by calling the company they are claiming to be from i.e., gas, electricity, water board, postman/ parcel delivery person etc.

## Where can I go to ask questions?

We have dedicated teams including a Site Manager and contract Resident Liaison Officers who you can talk to on a day-to-day basis.

We are also holding a **'Meet the Contractor'** event which will be on the **19th March 2024** at the main site compound. We invite you to come along to ask us any questions you may have.

Morgan Sindall will be communicating with you on a monthly basis with all the updates in their monthly newsletter.

If you have concerns or questions, please do not wait, let us know straight away.

We look forward to seeing you then.

# Work taking place in and around your building

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## Replacement of existing boilers and flues (tenants only)

### Why do I need this work?

Some of the existing boiler flues require replacement to ensure current compliance for flues in high rise buildings.

There has been an ongoing programme to replace these flues which has generally resulted in the boilers being replaced at the same time due to the age of the boiler.

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## Replacement of existing ventilation

Replacement of existing mechanical ventilation within the flats with new extract fans and associated ductwork.

### Why do I need this work?

The existing ventilation to the flats is generally via a heat recovery ventilation system within the flats, although some flats remain connected to the existing communal extract system.

New high efficiency extract fans and ducting is replacing the old system providing ventilation to bathrooms and kitchens. Flats currently connected to the communal extract ventilation will also benefit from the installation of new high efficiency extract fan systems to bathrooms and kitchens.

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## New Automatic Opening Ventilation (AOV)

### Why do I need this work?

This system is to protect common escape routes in the event of a fire, extracting smoke to enable the safe evacuation of occupants in the building. If a fire breaks out and communal corridors and staircases are filled with smoke, an AOV system evacuates smoke from these areas.

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### Upgrading the smoke detectors

Upgrading of the existing smoke detection systems within the flats upgrading to LD1 standard where required which covers every habitable room.

### Why do I need this work?

This new system provides maximum life protection for your home. LD1 alarm systems will be installed throughout the properties. Detectors will be installed to all rooms excluding bathrooms and toilets.

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### Fitting sprinkler systems

Installing a new sprinkler system to individual flats and common areas

### Why do I need this work?

The fire sprinkler system is designed to detect and suppress fires at its initial stage, often before emergency services can arrive. This rapid response significantly minimises property damage and enhances the chance of occupants safely evacuating the building.

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### Installation of an Evacuation Alert System

### Why do I need this work?

This system is to be installed to all flats to assist the fire and rescue services in evacuating high-rise residential buildings in fire emergencies.

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### Installation of new lighting and ceilings

Installation of new lighting and ceilings to communal areas excluding communal stairways.

### Why do I need this work?

This system allows safe passage in the event of an emergency where the power may fail. This system has new sensor controlled operation to all new luminaires.

# Work taking place in and around your building

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## Cavity wall insulation

There are 2 sections to the external walls at Burrell and Rayner Towers. An outer brick wall and an inner wall.

In between these walls is a space, referred to as a cavity. Insulation was previously put in this gap to increase the thermal efficiency of the building.

## Why do I need this work?

The current cavity wall insulation is combustible and needs to be replaced with a non-combustible alternative.

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## Replacement of windows

Replacing the current plastic (PVC) windows with new, modern aluminium windows.

## Why do I need this work?

PVC is a combustible material, installing aluminium windows are less combustible and perform better in the event of fire.

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## External decorations

Painting any existing painted surfaces.

## Why do I need this work?

We have to scaffold the building to complete the cavity wall insulation work. As scaffolding is a large expense it makes economical sense to complete as much external work as possible.

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### Replacement of fire doors

Upgrading doors to ensure they are certified as fire rated doors

### Why do I need this work?

Fire doors help stop the spread of fire and smoke in the event of a fire, allowing adequate time for residents to escape if required.

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### Compartmentation

Fire compartmentation is physical barrier inside a building. If there's a fire in one part of the building, compartmentation helps prevent fire spreading quickly to other parts, giving people more time to escape safely if needed.

### Why do I need this work?

Fire compartmentation helps to limit the spread of fire within a building. By containing the fire to a smaller area, it gives people more time to escape and reduces the risk of wide-spread damage or injury. It also makes it easier for firefighters to control and extinguish the fire, protecting both lives and property.

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### Fire safety works

There are other elements of works that is required to ensure the building is safe. For example the riser outlet doors in the communal areas need to be fire rated. Fire stopping is also required around an penetrations on escape routes.

### Why do I need this work?

Escape routes must have adequate protection, so in the event you need to leave due to a fire, the route is protected from fire and smoke spread.

### **Get in touch**

In the interest of ensuring good communications with the residents, our dedicated Resident Liaison Officers (RLO) will be on hand to answer any of your day-to-day questions:

**[s.marshall@astongroup.co.uk](mailto:s.marshall@astongroup.co.uk)**

**[Gillian.Jones@morgansindall.com](mailto:Gillian.Jones@morgansindall.com)**

If you have any questions or require further information, please do not hesitate to contact Dianne Obichere at:

**[Dianne.Obichere@walthamforest.gov.uk](mailto:Dianne.Obichere@walthamforest.gov.uk)**

Your feedback is highly valued, and we are here to help if you have any questions throughout this process.

**We appreciate your patience and understanding as we work to improve the safety of Burrell & Rayner Towers. Thank you for your cooperation.**

**Building Services and Facilities Management**

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