



Client: London Borough of Islington

Services: Fire & Electrical Safety

Value: £2m per year



PROJECT OVERVIEW

AJS has been working in partnership with the London Borough of Islington for many years. Our latest contract saw us deliver Fire Safety works across approximately 6,000 homes, many of which are listed or in a conservation area. Works included Installations, Fire Stopping and the management and completion of Building Control requirements.

SCOPE OF WORKS

Most of Islington Council's buildings were constructed in the Victorian era with timber sash windows, suspended timber floors and timber stud partitions. As a result, many of the properties do not comply with modern compartmentation fire safety standards. Adaptations made over the years to modify or convert buildings into flats or maisonettes also pose a risk, requiring careful consideration and expertise.

Our team was tasked with installation of LD1 Grade D1 Part 6 fire alarm systems (BS5839-6); Aico early warning heat and smoke alarm detection systems; and Aico Environmental Sensors within the individual dwellings. We also managed Communal and Emergency lighting systems; Smoke Detector testing and repair; and removal of asbestos containing materials. New consumer units, new fire-rated doors and certified fire-stopping to compartment walls within communal areas and occupied properties were also delivered.



"AJS' expertise, experience and delivery excellence rightly positioned them as our preferred supplier. The nature of our historic properties makes fire safety a challenging priority in Islington. AJS has met this priority head on, proactively seeking effective solutions to meet the needs of the residents and their homes."

Cosmin Tirca, London Borough of Islington, Senior Project Manager

KEY ACHIEVEMENTS

AJS was brought in late to this contract following a requirement for Islington to expand its team from two to three suppliers. Through our quality of work, excellent delivery and extensive experience, we soon became Islington's preferred supplier and the principal contractor for the contract, which led to AJS being awarded a year's extension.

Managing and fulfilling the Building Control requirements for this project proved more time-consuming than initially expected. Once work commenced, it became apparent that the process needed dedicated support to liaise with the various organisations (English Heritage, Local Planning Authority, London Fire Brigade and so on), manage paperwork and maintain full regulatory compliance, reinforcing the Golden Thread of information. To address this, we assigned an internal compliance officer to coordinate and manage all Building Control requirements.

We also highlighted a need for early and accurate identification of high risk and vulnerable residents. So, we employed a Resident Liaison Officer to ensure we were made aware of individual residents' needs. We then took a tailored approach to meeting these needs. For example, we ensured a resident with hearing impairments received a Vibrating Pillow Pad and multiple Flashing Beacons so that they could be effectively alerted in the event of a fire.