



Client: Newlon Housing Trust

Services: Fire Safety repairs & maintenance and EICRs

Value: £700k per annum



PROJECT OVERVIEW

AJS have been working in partnership with Newlon since August 2018, delivering their Fire Safety Systems Servicing, Maintenance and Installation Contract across approximately 8,000 homes and communal areas. In 2023, we were awarded a further 5-year contract with the charitable housing association and, more recently, a small electrical contract.

SCOPE OF WORKS

Working across Newlon's housing portfolio, AJS delivers a wide-ranging fire safety contract that involves planned maintenance, emergency maintenance and repairs, responsive call outs and replacement of defective equipment.

Equipment and systems covered include the quarterly servicing of Fire Alarm Systems, Fire Alarm monitoring systems, emergency lighting and illuminated signage, as well as annual servicing of stand-alone mains operated smoke detectors in communal areas, portable fire extinguishers and fire blankets. AJS is also responsible for testing automatic opening vents with associated electrical/hydraulic equipment, dry and wet risers, sprinkler systems and smoke pressurisation systems.

The team also took on a 3-month electrical testing programme for "dwellings and communals", which meant working across a mix of resident-occupied properties. The standalone contract required call centre support from our in-house Admin Team.



"AJS is a trusted partner for Newlon in regard to Building Compliance. Better still, AJS is able to provide us with efficiencies by delivering necessary fire and electrical safety works during one appointment."

Afsana Parvin, Newlon Compliance Officer

KEY ACHIEVEMENTS

Thanks to AJS' consistently high-quality fire safety service, Newlon awarded us an additional five-year contract in 2023. What's more, a subsequent Blackout Test carried out by Newlon on a property serviced by AJS gave further proof of our excellent work.

The impressive assessment involved 3 London Fire Brigade engines pulling into a road next to the Arsenal football ground. The 7th floor corridor of the selected Newlon property was then filled with smoke from a fog machine, while smoke detectors were covered. The detectors were then uncovered, immediately setting off alarms and activating the AOV fans. The smoke cleared quickly and fully according to the building design, creating a smoke-free layer for escape. While this took place, the fire brigade filled the dry riser with water to ensure this element of the fire safety system was also functioning well, which it was.

Recently, Newlon also expanded our workload to include a 3-month electrical testing programme across a mix of old and new residential properties. Call centre support from our Administration Team ensured residents were made aware of works and made access for engineers easier. Any electrical elements deemed dangerous were immediately remedied, and smoke detectors were changed during the same visit to ensure renewal ahead of expiry dates. By combining fire and electrical improvements in one visit, AJS provided cost-savings for Newlon and reduced disruption for residents.