



## Comprehensive external refurbishment and fire safety upgrades to a residential block in Harlow

Enhanced safety, compliance and living standards through high quality refurbishment and fire safety remediation works in a fully occupied residential environment



### Overview

**Name:** Foldcroft

**Client:** Harlow Council

**Type:** Refurbishment/Fire Safety

**Duration:** April - August 2025

**Value:** £535k



### Scope

- Structural and masonry repairs
- Façade cleaning and restoration
- Window and curtain wall replacement
- Roofing repairs and renewal
- Fire safety remedial works in line with current regulations



### Benefits

- Enhanced fire safety and building compliance
- Improved structural integrity and building longevity
- Refreshed and improved external appearance
- Increased resident satisfaction and wellbeing
- Long-term assurance of building performance and safety

### **Project Overview**

Elkins Construction delivered a comprehensive programme of external refurbishment and fire safety remedial works to enhance the safety, compliance, and the overall living environment of residential properties. The works included structural and masonry repairs, façade cleaning, window and curtain wall replacement, roofing works, and extensive fire safety upgrades in line with the latest building safety regulations.

### **Working in an Occupied Environment**

The project was undertaken within a live, fully occupied residential environment, requiring careful planning and coordination to safeguard residents and maintain building functionality. Elkins implemented stringent health and safety controls, robust quality management procedures,

and proactive resident engagement through a dedicated Resident Liaison Officer (RLO). This ensured that residents were kept informed throughout the works, minimising disruption and maintaining trust and transparency.

### **Outcome**

The refurbishment delivered significant improvements to the building's safety, performance, and visual appearance, while ensuring full compliance with current fire safety standards. Through careful management and sensitive delivery, Elkins successfully completed the works with minimal disruption to residents, reinforcing our reputation for quality, safety, and community-focused delivery in live environments.

