

Case Study

Nine Albert Embankment, SE1- Facade Remediation

Nine Albert Embankment is a collection of 238 apartments in three blocks located in prime central London, moments from Lambeth Palace, Tate Britain and the Houses of Parliament, with exceptional views across the River Thames. The development is mixed use with 98 affordable and shared ownership apartments and 13 commercial units on the ground and first floors.

- We have managed Nine Albert Embankment since appointment by the Right to Manage Company in 2010.
- There are 24-hour concierge and full estate management and cleaning teams.
- We employ a team of nine highly trained staff on site to provide first class service to this prestigious development and its residents.



Roles, responsibilities and project overview

The development required a large-scale façade remediation project. Our role was to manage an application with the Building Safety Fund, ensuring there was adequate funding available to meet the needs of the project, with no funding being required from the leaseholders. We also co-ordinated the project and liaised with leaseholders.

All three blocks required the façade panels to be taken off and works to be completed behind them. This included removing all the combustible materials, replacing them with non-combustible materials and installing all vertical/horizontal fire barriers, before the façade panels were reinstated. All the balconies at the development were also removed at the same time, with the original timber decking being replaced with aluminium.

Funding

We secured funding from the Building Safety Fund for £9m after a series of meetings with Government and the GLA to expedite the process. The application completed in summer of 2022 with enabling works beginning in November of the same year. The project began in January 2023 and completed in January 2024.

Safety

Safety was maintained throughout the works principally via the erection of exclusion zones and protected walkways, the scaffolding being alarmed and physical barriers being erected outside balcony doors and windows.

A significant 4-month road closure was agreed with all parties, including sign-off from the London Fire Brigade.



Communication

Our communication approach was two-fold with our client and the residents (the former of course were also the latter). We held client meetings with the project team and the appointed principal contractor every month. We also held broadcasts for the lessees and residents each month from the submission of the funding application until the completion of the works.

The information flow was largely managed through the meetings and updates being issued in advance of each of them, as well as the principal contractors providing a weekly works schedule to residents. Additionally, a Resident Liaison Officer offered direct support to residents.

We received very few adverse comments throughout the two-year project despite the clear challenges of a fully scaffolded building on what was essentially a construction site. This was down to the communication strategy, and the considerate construction team.

Issues overcome

There were a number of complicated issues during the project, including the ever changing regulatory and Government requirements and policy, and a previously unknown issue of some flammable material which was in a cavity of a shared wall with a recently constructed hotel.

These all required deft handling by the project team and our Fire Safety Remediation team, especially with the GLA, DLUHC and also with the lessees and clients. Legal teams were also engaged, and agreements were brokered with the hotel. This did push back the programme, but by only a few weeks rather than months, due to all parties' positive contribution.

