



Havering External Works Programme

Location

Havering, Greater London

Client

London Borough of Havering

Contractor

BTS Special Works

Main Contractor

BTS Property Solutions

Building Type

Residential /Commercial

Programme

February 2022 - November 2025



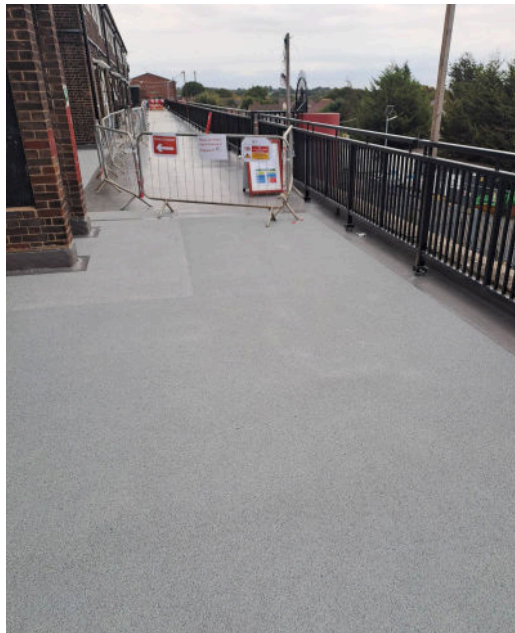
Havering External Works Programme

About this Project

The project encompasses the Shenstone Estate and the Petersfield Road shops and flats located in Romford, Havering. Comprehensive external refurbishment works were delivered, including structural repairs, waterproofing, safety improvements, external decorations and fire safety upgrades. The works were undertaken to reinforce structural integrity, improve aesthetic appeal and ensure long-term durability. The programme covered 14 low-rise residential blocks as well as a mixed-use building comprising retail units and residential flats.

One of the key challenges faced during the project was maintaining safe access for residents while carrying out the waterproofing and anti-slip coating works. Making sure that residents could move safely around the site without disruption or risk was a priority. To overcome this, careful planning and scheduling were implemented, including working in phases to limit the areas affected at any one time. Clear signage and barriers were used to guide residents safely around the work zones. Communication was maintained throughout to keep everyone informed of the progress and any temporary changes.

The Shenstone Estate has undergone a series of important maintenance and improvement works. Repairs to concrete and brickwork, including the installation of Helifix bars, have addressed damage and stabilised cracks. Waterproofing with Polyroof Protec anti-slip coatings has been applied to balconies and canopies to enhance safety and weather resistance. Additionally, all previously painted external surfaces have been repainted to protect against environmental wear and refresh the estate's appearance.



Havering External Works Programme

At Petersfield Road shops and flats an extensive range of maintenance and improvement works have been delivered to improve both the safety and appearance of the mixed-use property. Structural repairs involved concrete and brickwork restoration, including repointing and the installation of Helifix bars to ensure long-term stability. To protect against weather damage and improve safety, Polyroof Protec waterproof anti-slip coatings were applied to private balconies and communal walkways. Polyroof inspections were carried out at various stages with their field technicians.

The external areas also received a full redecoration, refreshing all previously painted surfaces such as balcony walls, window surrounds and canopy soffits. Additionally, fire safety upgrades were implemented internally, with the application of Crown Timonox coating on staircases to achieve a Class B2 fire resistance rating, thereby enhancing compliance with current safety standard.

Works Summary

- Concrete and brickwork repairs, including repointing and Helifix bar installation.
- Application of Polyroof Protec waterproof anti-slip coatings for improved safety and weather resistance.
- Full redecoration of previously painted surfaces, including private balcony walls, window surrounds and canopy soffits.
- Internal fire upgrading using Crown Timonox coating to achieve a Class B2 finish on internal staircases.