



# Steve Biko Court (SHDF)

## Location

London

## Client

Morgan Sindall  
Property Services

## Contractor

BTS Special Works

## Main Contractor

L&Q

## Building Type

Residential

## Completion

July 2025



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## About this Project

BTS Special Works were appointed to complete the installation of External Wall Insulation (EWI) and roof parapet cappings at Steve Biko Court in London. The residential block consists of 23 flats and was originally constructed in the 1980s. The building had become tired and run down and qualified for the social landlord's Major Works Investment Programme (MWIP). The programme involves retrofitting residential properties to comply with PAS 2030 standards, thereby enhancing their energy efficiency and making them more adaptable to evolving energy requirements.

The BTS Special Works remit involved all preparatory work, full EWI installation and specialist coordination with existing roofing and drainage systems. As specialists in building fabric repair and refurbishment, we were appointed to install the EWI to enhance the thermal performance and completely refresh the facade of the property.

L&Q had specified Saint-Gobain Weber's webertherm XM for the EWI, which consisted of a multi-layer approach combining non-combustible mineral-fibre boards with a silicone-based textured finish.





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From the outset our team met with the client, Morgan Sindall Property Services and L&Q, to discuss how the works were to be delivered. During the initial site setup phase we contributed to the scaffold design, which enabled a smooth and efficient installation of the EWI system.

Early in the programme, our delivery team identified the need to inspect the existing cavity wall's structural integrity to make sure it could take the weight of a new EWI system. This was verified by way of BTS Special Works, as a specialist in structural wall ties, carrying out a cavity wall inspection and wall tie survey to ensure the system could be safely installed.

One of the more technically challenging aspects of the project was integrating the EWI system with the existing parapet detail, which included a low-pitched roof and a waterproofing system on its internal face.

Working closely with Weber's technical experts, the BTS design team engineered a custom metal-capping solution to seamlessly connect the two systems. This bespoke detail was designed to provide a compliant 40mm minimum overhang, safeguarding the insulation against wind-driven rain and ensuring long-term weather resistance.



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The solution also had to be carefully coordinated with the wider facade and roofing works, demanding meticulous planning and clear communication among all stakeholders. Despite these complexities, the project was completed on schedule and to a high standard, earning positive feedback from both the client and the residents.

Adverse weather conditions, including low temperatures, strong winds and continuous rainfall, posed significant challenges to the installation of the EWI system, which requires strict control over substrate temperature and moisture levels.

To mitigate the impact of weather-related disruptions, the works were strategically sequenced, however, the seasonal timing remained a persistent constraint throughout the duration of the project.

All works were completed by our certified installers and quality inspections were conducted throughout the process and are also backed by a manufacturer's warranty and SWIGA insurance guarantee.

## Works Summary

- Installation of new External Wall Insulation system.
- Installation of new aluminum copings.

