



# AMBER CONSTRUCTION SERVICES LTD

Social housing refurbishment partner  
of choice since 2001



## Who We Are

Amber Construction Services Ltd are a family run, award-winning trusted construction delivery partner operating across London and the South East.

We have been making a positive impact at the heart of communities since 2001, creating places people are proud of, where they can live safely and thrive.

We operate a partnership approach, always listening and learning to make improvements. We strive to perfect our service delivery for our residents and their homes, clients and supply chain alike.

We offer a whole house solution across all workstreams, from our construction division to our roofing division. Our expert teams will provide bespoke solutions maximising carbon reduction and optimising safety measures to keep people safe, warm and dry.



People are at the heart of our business, this is reflected in the care we show for both our team and our residents. We work closely with all stakeholders to ensure every project is delivered beyond expectations."

**Hassan Gunay**  
**Chief Executive & Owner**

## Our Services

Our service offering expands from major and planned works to upgrading energy efficiency and fire safety, ensuring that we upgrade and improve peoples homes.

- **Refurbishment**  
Delivering on external and internal major and capital works projects, from kitchen and bathroom replacement programmes through to all aspects of external refurbishment works.
- **Roofing**  
Since 2001, Amber Construction has kept an in-house roofing division delivering flat and pitched roofing programmes across the public and private sector, working with a range of manufacturers.
- **Fire Safety**  
In line with our whole house offering, fire safety is key to any property we work on. From internal fire stopping and compartmentalisation through to external cladding replacement projects.
- **Retrofit**  
Amber Zero is a focus on sustainability and retrofit measurements across the housing sector. From a fabric first approach through to energy efficiency and thermal measures, we can deliver the right solutions.



# Building Safety Experience

## Keeping people and their homes safe

At the heart of our service offering is the delivery of fire safety and compliance works. The Amber team brings a deep understanding of the Building Safety Act and fully recognises its significance – including successfully passing the Gateway application process. This is reinforced through bespoke training in fire safety and fire remedial works.

Amber have the necessary competence, experience and capability to deliver your building safety programme. Our dedicated team of in-house and partnered specialist consultants, selected based on knowledge and experience, with clear ownership and accountability for compliance in line with the Building Safety Act.

We ensure our clients receive the highest levels of quality and compliance. Competent and fully accredited installations teams (BM Trada, Q-Mark, FIRAS, NICEIC) are supported by our operational and technical support teams, identifying innovative and industry leading compliant products/materials whilst utilising project management software maintaining the golden thread.



# Providing Insight and Advice



## Funding support

We support clients identify and access available Government funding including The Warm Homes: Social Housing Fund (WH:SHF) and Energy Company Obligation (ECO), providing dedicated teams to support with bid applications.



## Stock analysis

We support clients by assessing stock data and carrying out property evaluations to provide clear, informed guidance. In addition, we coordinate new works programmes with existing initiatives to ensure a holistic approach, maximising efficiency and supporting compliance with BSA and retrofit targets.



## Delivery

Our highly skilled delivery teams, supported by robust quality management processes, work collaboratively to ensure the successful and efficient completion of every project.



## Compliance

Our dedicated in-house teams ensure full compliance with all relevant regulations and legislation, including BSA and PAS 2035 requirements.



## Post-project monitoring

We are able to measure the outcomes of all successful projects, ensuring alignment with PAS 2035 requirements.



## Pre-construction service agreement

Providing design, cost and programme input to successful delivery.



## Delivering Carbon Reduction Measures

Our service initiative, focuses on delivering a range of carbon reduction solutions from concept through to delivery.

We recognise that our clients have targets to reach net zero, improving EPC ratings and reducing living costs for their residents. Amber provides a full suite of services to assist clients in meeting their aims.

Being PAS2030 accredited, and working to the highest standards such as PAS2035, our team are able to work with our clients to deliver on grant funded projects aimed to reduce the carbon footprint of their housing stock. We support clients identify and access available Government funding including The Warm Homes: Social Housing Fund (WH:SHF) and Energy Company Obligation (ECO), providing dedicated teams to support with bid applications.



Approximately 20% of all carbon emissions in the UK are generated by our homes. Ensuring a residents home is thermally efficient, watertight and ventilated is an excellent starting point for a number of the UK's ageing housing stock.

However, viewing homes holistically needs to be core to any net zero strategy, further supplementing this with emerging technologies and working practices."

**Bill Watts**  
Managing Director

## Whole-House Retrofit Solutions

We are able to offer a range of services to enhance peoples homes and can deliver multiple measures from the design to the implementation.

We deliver measures such as:

- External Wall Insulation (EWI)
- Internal Wall Insulation (IWI)
- Solar Thermal panel installation
- Photovoltaic panel installation (PV)
- New roof coverings with thermally enhanced insulation
- Energy and heat efficient windows and doors
- Energy efficient boilers and heating upgrades
- Ground Source Heat Pumps/Air Source Heat Pumps
- Draught proofing
- Loft insulation
- Under floor insulation





## Putting Residents First

Empowering communities through every project we undertake

At Amber, residents are at the heart of everything we do. We place their needs, safety and wellbeing at the forefront of every project, ensuring they feel informed, supported and engaged throughout. Our resident engagement is built into our management strategy, enabling meaningful communication and collaboration at every stage.

Our commitment to residents has been recognised through industry awards. The Lancaster West project was a finalist at the National Building & Construction Awards 2025 in the Community Engagement category, showcasing the dedication of our teams and the positive impact we make in local communities. The project also achieved a perfect 45/45 Considerate Constructors Scheme (CCS) score, reflecting our commitment to the highest standards in community engagement, environmental responsibility, site presentation, workforce wellbeing and health and safety.



## Social Value

Maximising benefits and opportunities for the communities we work in and around

Our company values are underpinned by our proactive approach to local community investment. This is reflected in our culture and passion for improving social, economic and environmental wellbeing of the communities we serve.

We understand the importance of offering sustainable and meaningful training, apprenticeship and employment opportunities – developing talent within our industry and business to create a lasting legacy.

Our social value strategy is our golden thread to maximise local community benefits throughout the life of the project and beyond, empowering communities.

We provide opportunities to create sustainable life choices which will have a lasting positive impact in the community and foster a sense of pride.





# Galleon House

## Eastend Homes

Amber carried out building fire safety, external and communal refurbishment with the addition of deep retrofit and energy efficiency measures to 77 occupied homes at Galleon House in a heavily built-up area of East London. Eastend Homes tasked Amber to carry out external and fire safety works to the medium rise 11-storey, fully occupied block whilst maintaining all levels of compliance, best practice and regulatory standards. Despite the Building Safety Regulator not yet being formally established, the project was delivered in full alignment with emerging Building Safety Act guidance, setting a benchmark for best practice and compliance in occupied schemes. Achieving an exceptional **98% resident satisfaction score**.



### CLIENT

Eastend Homes Ltd



### CONTRACT TYPE

JCT 2016 Intermediate Building Contract with contractor's design



### LOCATION

Isle of Dogs, London



### VALUE

£3.9m



### START DATE

March 2023



### FINISH DATE

May 2024

### We successfully delivered:

- Removal of existing combustible cladding to the external facade
- Design and installation of new A2 rated rainscreen cladding system
- Replacement of curtain walling with combustible spandrel panels with new thermally efficient triple glazed windows
- Installation of new non-combustible supalux system
- Fire rated liquid coatings to private balconies
- Concrete and masonry repairs
- New fire board installation to soffits and decorations with Therma guard painting system
- Installation of fully certified smoke alarms, heat detectors and CO2 detectors



# Term Alliance Contract

## Southern Housing

Amber is delivering a full programme of refurbishment and planned maintenance works across Southern Housing's housing stock, following detailed surveys undertaken during mobilisation. Acting as Principal Designer and Principal Contractor under CDM Regulations 2015, the scope of works includes the replacement of kitchens and bathrooms, alongside survey-led and designed planned maintenance programmes.

As part of Southern's annual investment, Amber delivers window replacements to an average of 370 properties, door replacements to 95 properties and roof renewals to approximately 110 properties each year. With up to four or five projects running concurrently, Amber ensures programmes are delivered consistently to a high standard, achieving multiple schemes annually and maintaining quality across the portfolio.



### CLIENT

Southern Housing



### CONTRACT TYPE

Term Alliance Contract



### LOCATION

North 1 area - Reading  
South 2 area - Kent



### VALUE

£6m



### START DATE

2016



### FINISH DATE

2026





# Rundell Tower

LB Lambeth

Amber has a long relationship with the London Borough of Lambeth having worked in partnership with them for more than ten years. The borough, one of the most diverse in the capital, is home to 328,000 people across Brixton, Streatham, Vauxhall and Clapham.

Works focused on the external fire safety of the block, including replacement of external wall insulation and removal of spandrel panels, replacement windows, structural repairs and internal communal refurbishment.

### We successfully delivered:

- Removal of combustible ACM cladding, including combustible insulation/faulty fire breaks
- Installation of new cladding/EWI system, including SFS frame, cavity barriers, non-combustible insulation
- Removal of existing non-energy efficient UPVC windows and installation of new triple glazed window
- External brickwork/masonry repairs to prepare façade for EWl
- Removal of existing flat roof and installation of a new Langley system, including rainwater goods



**CLIENT**  
LB Lambeth



**CONTRACT TYPE**  
JCT 2016 Intermediate Building Contract with contractor's design



**LOCATION**  
Portland Grove, London



**VALUE**  
£5m



**START DATE**  
March 2022



**FINISH DATE**  
June 2024



# Packages 3&4

Enfield Council

Amber are successfully delivering a comprehensive package of fire safety upgrades and associated works across four fully occupied 19-storey high-rise buildings. The scope includes (but was not limited to) asbestos surveys, testing and removal, installation of Automatic Fire Detection (AFD) systems and Automatic Opening Vents (AOVs), replacement of fire doors, extensive fire stopping surveys and remedial works, as well as the installation of a new heating system and emergency lighting.

As one of the first projects to receive Gateway 2 approval (July 2024), the scheme set an early benchmark for compliance with the Building Safety Act. Working to a tight six-day turnaround per property, Amber collaborated closely with Enfield Council and residents throughout delivery. Achieving an exceptional **99% resident satisfaction score**.



**CLIENT**  
Enfield Council



**CONTRACT TYPE**  
JCT 2016 Intermediate Building Contract with contractor's design



**LOCATION**  
Enfield, London



**VALUE**  
£7.5m



**START DATE**  
October 2023



**FINISH DATE**  
April 2026





# Lancaster West

RBKC

Amber is undertaking essential retrofit works across three low-rise occupied blocks, known as the Walkways, on the Lancaster West Estate. The scope of works include bespoke AOVs built within glazed atriums, removal and replacement of the existing flat roof systems in line with Langley specifications. The project has been made possible through relevant funding, enabling these vital improvements. Looking ahead, Phase 2 will deliver further retrofit measures, such as double-glazed windows and external wall insulation (EWI), to enhance energy efficiency and resident comfort. Situated adjacent to Grenfell Tower, the location of the project makes it particularly sensitive. The programme is grounded in meaningful and respectful community engagement, with a focus on supporting residents as they continue to live, work and study in their homes throughout the construction period. Achieving an exceptional **93% resident satisfaction score**.



**CLIENT**  
RBKC



**VALUE**  
£15m (Phase 1)



**CONTRACT TYPE**  
JCT 2016 Standard Building  
Contract with quantities



**START DATE**  
October 2023



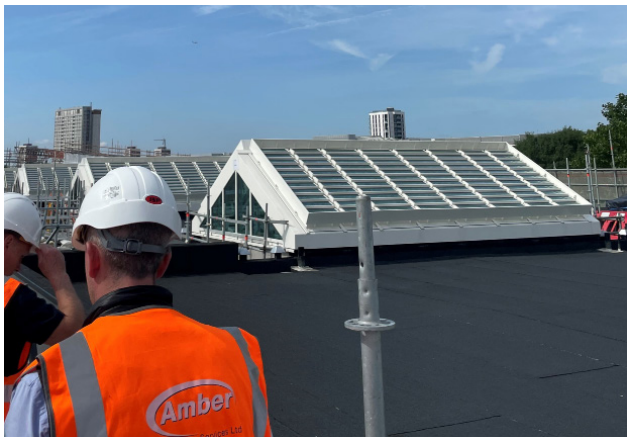
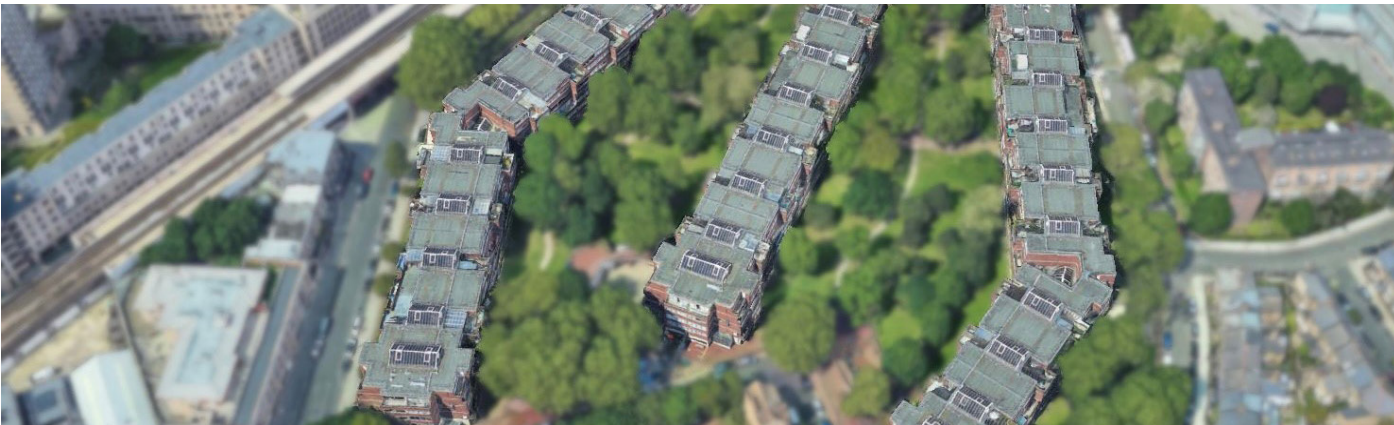
**LOCATION**  
Latimer Road, London



**FINISH DATE**  
December 2026

In addition to improving the overall safety and condition of the buildings, the roofing upgrades will provide long-term benefits in thermal efficiency and occupant comfort. A phased approach and scaffolding redesign have been implemented to support these enhancements. A pre-construction service agreement has been initiated for Phase 2, and the programme is being revised to reflect the expanded scope of work across the remaining two blocks.

The project team is proud to have achieved a perfect score of 45/45 under the Considerate Constructors Scheme (CCS), reflecting the highest standard across all assessed categories: respecting the community, caring for the environment and valuing the workforce. This exceptional result is a testament to our ongoing commitment to minimising disruption, engaging meaningfully with residents, upholding environmental best practices and creating a safe working environment. It also highlights our dedication to excellence in community engagement, environmental responsibility, site presentation, workforce wellbeing and health & safety.





# Procurement Routes

Below is a list of frameworks and lots that Amber Construction Services Ltd have secured high ranked positions, with the option to directly award.

These frameworks allow public bodies such as housing associations and local authorities to procure projects quickly and cost effectively through a vetted list of contractors.



LONDON  
CONSTRUCTION  
PROGRAMME

LHC

FUSION<sup>21</sup>



# Our Accreditations

Our accreditations and memberships below.



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