



Construction Services Ltd

# BUILDING SAFETY

Delivering measures to keep  
people safe in their homes



# Building Safety Experience

## Keeping people and their homes safe

Amber have been operating for 25 years, specialising in the delivery of compliant improvement works to occupied social housing and public sector buildings. At the heart of our service offering is the delivery of fire safety and compliance works, protecting the safety of residents and the buildings in which they live. We believe that all housing should be efficient, capable of supporting lasting communities and, above all, safe.

The Amber team brings a deep understanding of the Building Safety Act 2022 and fully recognises its significance, including delivering works to Higher Risk Buildings (HRBs) successfully passing the Gateway application process. We apply the principles and ethos of the Act to all buildings we undertake works on, regardless of whether they are in scope.

Amber has the necessary competence, experience and capability to deliver your building safety programme. Our dedicated team of in-house professionals 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.



# Our Offering

Amber Construction Services have a wide range of experience making homes safer and implementing various safety measures from low to high rise buildings.

We provide the expertise to deliver fire safety works whilst supporting the Golden Thread of information in-line with the Building Safety Act. We bring the principles of the Act to life across all our projects.

- Fire risk assessments and intrusive surveys assisting to prescribe necessary remedial works
- Internal fire stopping and compartmentation
- Cladding/EWI system removal and replacement
- Installation of active fire safety measures e.g. fire alarm sprinklers
- Risk management tools
- 2 stage design capabilities



# 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**.

### 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



#### CLIENT

Eastend Homes Ltd



#### CONTRACT TYPE

JCT 2016 Intermediate Building Contract with contractor's design



#### LOCATION

Isle of Dogs, London



#### VALUE

£3.9m



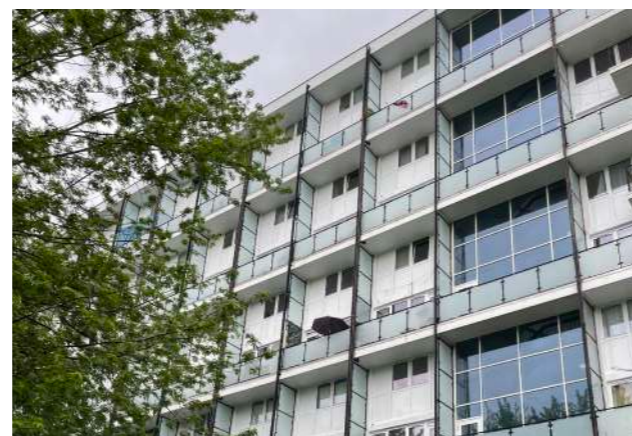
#### START DATE

March 2023



#### FINISH DATE

May 2024



# Meath House

## LB Lambeth

Amber successfully delivered fire safety upgrades including EWI replacement works, spandrel panel window, fire door replacements and external communal refurbishment. Meath House is an eight-storey, fully occupied residential block comprising over 40 homes, including numerous leasehold properties. Over a 60-week programme, we ensured the building's fire safety whilst enhancing its thermal efficiency, ultimately helping residents reduce their energy bills.

Amber were responsible for the design of the new system to ensure a holistic approach capturing both fire safety and decarbonisation. Engaging with residents from the outset ensured that every resident bought into the project aims and objectives, valuing all opinions in the remediation of their homes.



#### CLIENT

LB Lambeth



#### CONTRACT TYPE

JCT 2016 Intermediate Building Contract with contractor's design



#### LOCATION

Dulwich Road, London



#### VALUE

£2.6m



#### START DATE

August 2022



#### FINISH DATE

December 2023



# 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



# Enfield

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 (August 2024), the scheme set an early benchmark for compliance with the Building Safety Act. Subsequently achieving Gateway 3 approval in March 2026. Working to a tight six-day turnaround per property, Amber collaborated closely with the Enfield Council and residents throughout delivery. Achieving an exceptional **99% resident satisfaction score**.



**CLIENT**  
Enfield Council



**VALUE**  
£7m



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



**START DATE**  
October 2023



**LOCATION**  
Enfield, London



**FINISH DATE**  
April 2026



**The Building (Higher Risk Buildings Procedures) (England) Regulations [2023], Regulation 44**

Completion Certificate Application:	HRB Work
Build Type:	Existing Building
Application Reference Number:	BCA08773W1D7
Building Address:	Flats 1-72, Colyton Way, London
Building Postcode:	N18 2XJ

Your application for a completion certificate has been granted in accordance with regulation 44(1) of the building (Higher Risk Buildings Procedures) (England) Regulations 2023 as of 10/03/2026.

The following details, as agreed with the Building Safety Regulator on 10/03/2026, in the application are approved.

**The description of the work:**

Communal and flat fire stopping works and installation of electrically operated openable vent at the top of the stairway core.

**Effect of this certificate:**

A completion certificate is evidence (but not conclusive evidence) that all applicable requirements of the building regulations have been complied with in relation to the HRB work, the stage of HRB work or, as the case may be, the work to existing an HRB.

Signed: *Building Safety Regulator*

Date: **10/03/2026**

Regulatory Lead: Leslie Maitland (Leslie.maitland@hse.gov.uk)

Building Control Operations

**Building Safety Regulator**

# Lancaster West

RBKC

Amber is undertaking essential fire safety and roofing improvement 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, parapet wall extensions, upgraded fire detection systems and critical structural repairs. Works also include the replacement of pergolas and dividing screens to high-level terraces.

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**.

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 PAS 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.



**CLIENT**  
RBKC



**VALUE**  
£15m (Phase 1)



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



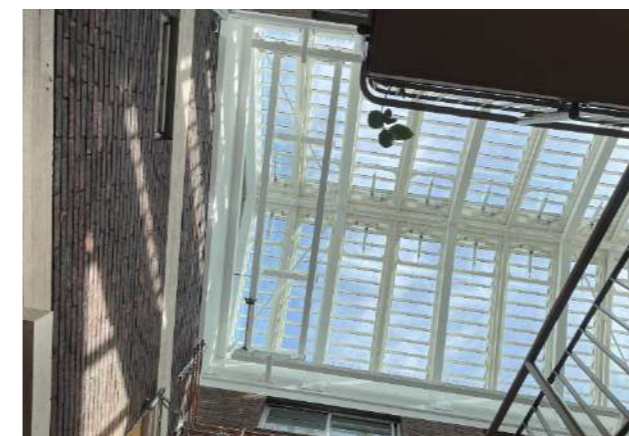
**START DATE**  
October 2023



**LOCATION**  
Latimer Road, London



**FINISH DATE**  
December 2026



# 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.



# Our Accreditations

Our accreditations and memberships below.



For further information please contact:

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