

Gerda fire doorset replacement programme for City of London



CASE STUDY

The York Way and Holloway Estate Doorset Replacement Project was a comprehensive programme undertaken by Gerda Security Products (GSP) in partnership with the City of London Corporation (CoL).

Client
City of London Corporation

Product
One-hour Fire Rated Doorsets

Sector
Social Housing

Region
London

Value
£9m



Introduction

The Holloway Estate is located on land owned by the City of London Corporation since 1832. The estate was built between the mid-1960s to 1975 and comprises 180 flats, maisonettes, and houses. The blocks are named after notable architects while the York Way Estate is a residential development located on the site of the former Metropolitan Cattle Market in London. The estate comprises four blocks with distinctive names that reflect the area's past use as lairs and pens for sheep.

The project aimed to enhance safety, security, and aesthetic consistency by replacing **692 doorsets** across both estates with GSP delivering the installations as the main contractor.

Project Details

The fire doorset replacement programme was designed to ensure the safety of the residents in terms of fire resistance, smoke

"When Gerda Security Products supplied their test data, they exceeded the standard by at least 10 minutes. That was reassurance for us that these doorsets went above and beyond."

Jason Hayes, Head of Major Works, City of London Corporation

control and security. Gerda Security Products installed a range of fire doorsets that met the City of London Corporation's requirements for **energy conservation, acoustics and operational durability**.

The Safer Home Range Prosper style doors were selected using the FD60S internal one-hour fire-rated flat entrance doorsets and E60 EI30 one-hour external UKCA fire-rated flat entrance doorsets for each location.

Gerda's Technical Team and Contract Management worked closely with the building control team to ensure **clear,**

fast, and consistent communication, particularly with non-standard scenarios that can arise during refurbishment projects in listed buildings and installed a range of fire doorsets to establish a uniform, smart aesthetic in the estate by using steel blue (RAL 5011) for the front entrance doors and white for the cross communal doorsets.

In total, Gerda installed 461 Flat Entrance Door (FED) replacements and 231 communal area FDS Complete doorsets for cross-corridor doors, service rooms, electrical intake cupboards and dry risers.



Gerda FDS Complete™ Range communal area and service room fire doorsets



Resident satisfaction feedback scored 99.6%



Safer Homes™ Range steel blue Prosper doorset

Challenges and Solutions

Minimizing disruption to residents was a primary challenge during the project. To address this, the work was carried out in phases, and residents were **informed in advance** through letters and collaboration with the City of London's estate team prior to installation.

When we began installations, efficient and effective communication with residents was achieved through SMS texting and liaison with **GSP resident liaison officers** when installation was about to commence.

The Resident Liaison Officer visited each installation after completion to check for any snagging, which was also addressed the same day. The installation of the communal doorsets was done from the top floor down to minimize disruption and all doorsets were tailored to entranceways and carried our **unique G-Smart code** to ensure maximum security, traceability and fire safety.

Gerda worked closely with the City of London Corporation to ensure timely completion within the allocated budget.

Special consideration was given to residents in Whitby Court and Fairweather who required automatic

entry systems to assist access. Gerda installed ED100 door closers with an AV2E lock, along with rubber neat slopes, to facilitate easy operation for wheelchair users and ensure a seamless threshold transition.

Results

The replacement project received an outstanding response from residents, with an overall satisfaction score of 99.6% based on feedback from nearly 70% of residents. The high satisfaction score reflects the success of the project in meeting the safety and aesthetic objectives. As a result, Gerda Security Products has been **awarded additional contracts** (Lot 2 and Lot 3) by the City of London Corporation.

"The build up of trust between departments and teams was self-evident and has really meant that all parties benefit, most importantly the residents, who were able to receive a quick responsive and positive service about any questions they had in relation to the fire doorset scheme," says Alan Wootton, Programme Director, GSP. "Having a presence from 7.30am until early evening really helped. Our resident liaison officers and contracts manager have been on hand to assist residents, particularly elderly residents, who **prefer to talk face to face.**"

Conclusion

The York Way and Holloway Estate Doorset Replacement Project exemplifies a **successful collaboration** between Gerda Security Products and the City of London Corporation. By delivering high-quality fire doorsets that prioritize safety and aesthetic consistency, Gerda ensured the residents' well-being. The phased approach, effective communication, and special considerations for accessibility contributed to minimal disruption and **high resident satisfaction**. The project's success underscores the importance of collaboration between contractors and clients in creating safe and visually appealing living environments.

Call 01638 711 028
for more information
from our sales team

sales@gerdasecurity.co.uk