

Agenda

- **Meet The Team**
- **More About Cornerstone**
- **Who we are currently working with**
- **Alexander and Stafford Houses Programme of works**
- **Case Studies**
- **Key benefits to the External Wall Insulation system being installed at Alexander House**
- **FAQ's**
- **Any questions**

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Meet The Team

- Adam Gusterson – Operations Manager, Cornerstone (East Anglia) Ltd
- Peter Stark – Site Manager, Cornerstone (East Anglia) Ltd
- Paul Cooper – Assistant Site Manager, Cornerstone (East Anglia) Ltd
- Sue De Aston – Resident Liaison Lead, Cornerstone (East Anglia) Ltd
- Stephen Mead – Resident Liaison Officer (Alexander and Stafford Houses), Cornerstone (East Anglia) Ltd
- Jason Paine – Partner at Podium
- Robert Mills – Director of Customer Experience (South), Accent Housing

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Cornerstone Introduction

- Family run Business formed in 2004 starting with concrete repair works before moving into Insulation installations
- Two Directors with no Commercial Shareholders involved in the Business
- Employs 20-25 people
- Energy Efficiency Installer of the Year 2019
- Specialise in insulation works, particularly External Wall Insulation
- Experienced in both Main Contractor and Sub-contractor roles
- Based in Norfolk but cover all areas, mainly covering East Anglia and London

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Who we are currently working with...

- Cambridge City Council
- Castle Point Council
- Central Bedfordshire
- East Suffolk Council
- West Suffolk Council
- Babergh Council
- Hinkley and Bosworth Council
- Flagship Housing
- Freebridge Housing
- United Living, on behalf of Greenwich Borough Council
- Mears, on Behalf of Cross Keys Homes
- Accent Housing

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Alexander and Stafford Houses Programme of Works

Alexander House; 12-18 months

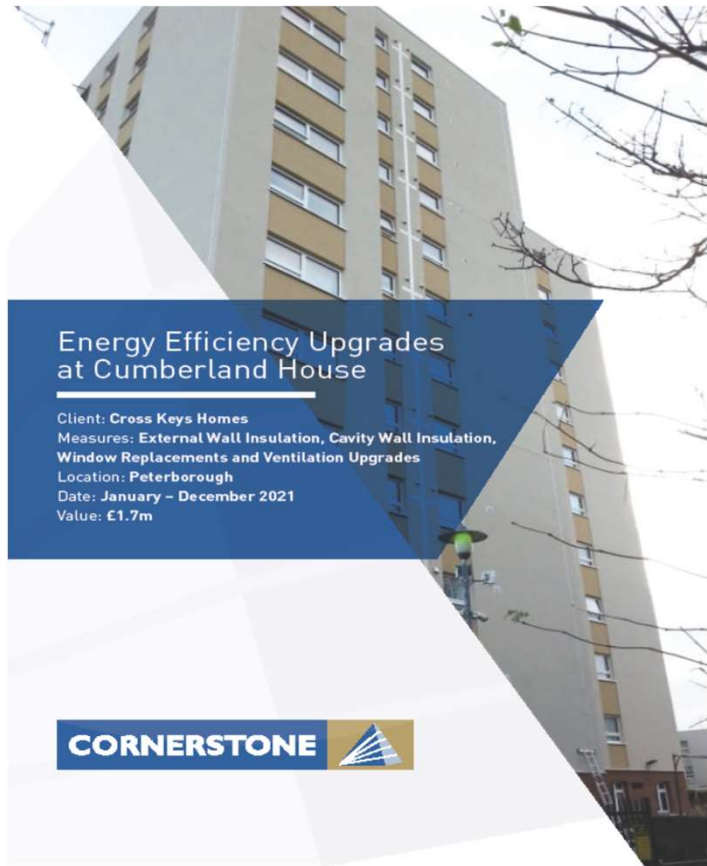
- Removal of current EPS insulation system
- Installation of new Mineral Wool insulation system
- Removal of old and installation of new windows

Stafford House; 9-12 months

- Demolition of four Top Floor flats
- Installation of new 3 layer felt insulated roofing system
- Removal of existing cladding system on Gable end of building
- Installation of new insulated Brickslip, replacing cladding system
- General decorations to existing building, including painting and re-mastic of windows where applicable


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Case Studies



Energy Efficiency Upgrades at Cumberland House


Client: Cross Keys Homes
Measures: External Wall Insulation, Cavity Wall Insulation, Window Replacements and Ventilation Upgrades
Location: Peterborough
Date: January – December 2021
Value: £1.7m

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EWI Reinstatement on High Rise Social Housing

Client: Osborne Property Services
Measures: External Wall Insulation
Location: Slough
Date: 2019 - 2020
Value: Approx. £670,000

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Case Studies

[Cumberland House Final Video](#)

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Key Benefits to the EWI system being installed at Alexander House

- Improved safety. The new insulation material will be Mineral Wool. This is a safer alternative on a block of flats than the current EPS system.
- Mineral Wool is also a better conductor of sound so less noise should come in and out of your property!
- Aesthetic Look. The new topcoat colours will be a mix of grey, darker grey and white which will give a more aesthetically pleasing finish than the current system.
- Linking to the above the current fixing patterns and breaks are starting to show through the building, this will not be the case once the new system is installed.

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FAQ's...

1. What are the current timescales for the works?

We are hopeful we can complete the two buildings within the following timescales;

Alexander House – 12-18 months

Stafford House – 9-12 months

2. What is the situation with parking at Alexander and Stafford House whilst work is ongoing?

Accent Housing have sought alternate parking in the Multi Storey Car Park in the Town centre. Both Alexander and Stafford House will be closed for parking due to site set up conditions at both.

We will be making a 'pen' for bikes to be stored at Alexander House, adjacent to the current bike store.

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FAQ's...

3. Is the building still insured whilst the works are ongoing?

Yes, Accent Housing have been in regular communication with their insurers and the blocks remain insured whilst work is ongoing.

4. Will there be plastic sheeting on the scaffolding for Alexander House?

There will be netting that will go around the scaffolding which will naturally block out a certain amount of light.

5. Are there many other sub-contractors involved with delivering the project?

Yes. We have insured we have recruited specialised contractors to carry out demolition and roofing works to Stafford House and the window installation at Alexander House. We went through a robust in-house tendering process to hopefully ensure we have chosen the right companies to carry out these elements of the works.

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FAQ's...

6. What is the official start date?

We will be on site from wc 28.03.22 to set the site up at both Alexander and Stafford Houses. Subject to no delays with the design being approved the scaffolder will begin erecting the wc 04.04.22.

Both blocks will start at the same time and it is anticipate that the scaffold build will take 8-12 weeks.

7. How did Cornerstone's appointment come about?

Having recently completed a similar project in Peterborough, within the contract period and to the for another social housing group we were put into contact with Accent Housing and after initial dialogue and meetings then invited to tender for the job. Following this process, Accent informed us of our successful tender early in the New Year.

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FAQ's...

8. What are the benefits to Cornerstone of taking on this job?

We are very keen to continue with our reputation of delivering these types of projects. A key incentive in this job is that we are the Main Contractor and doing a mix of Main and Sub-Contracted work it is always more attractive for us to be Main Contractor where we have ultimate control of delivery.

We have a good track record in this type of work and understand the benefits to

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Any questions..

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