



CASE STUDY



TOWER BLOCKS DECORATED AND PROTECTED WITH CROWN TRADE TIMONOX SYSTEMS

Tenants in two of Birmingham City Council's 15-storey tower blocks are benefitting from brighter more colourful communal areas and improved fire safety standards, thanks to work carried out by CLC Contracts Limited using Crown Trade Timonox flame retardant coating systems.

Bloomsbury Estate Management Board, based in Nechells in Birmingham, manages 659 homes for the City Council and is responsible for most of its landlord functions. When two of its five high rise blocks recently required redecorating, the EMB called in the Crown Paints specification team for advice on how to use Crown Trade Timonox flame retardant coatings to achieve Class 0 fire safety ratings in all communal areas. With responsibility for fire safety in the buildings, the EMB was anxious to comply with the requirements of The Regulatory Reform (Fire Safety) Order. The services of Crown's in-house team of expert colour advisers were also called upon, to devise colour schemes suitable for use in a high rise social housing environment and which complied with the requirements of the DDA (Disability Discrimination Act).



After carrying out site visits, assessing existing paintwork, testing its adhesion and analysing samples of paint film under the microscope, Crown's specification consultants were able to prepare a fully detailed Crown Trade Timonox preparation and application specification for Bloomsbury and its contractors to follow at The Severn and Thames Towers.

CLC Contractors Ltd, a multi-trade contractor with over 12 years' experience in carrying out fire precaution work in the housing, healthcare, education, MOD and industrial sectors won the tender for the redecoration project. Foreman John Bromley was put in charge of decorating the two towers with a team of six to eight men working on site at any one time. In each building there were two staircases, communal areas on fourteen floors and large entrance areas to be painted. John outlined the requirements of the specification and the various products used to achieve the required fire safety ratings:

CROWN TRADE TIMONOX FLAME RETARDANT COATINGS

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continued



"We were painting over textured surfaces that had been painted and repainted many times. The walls had also been glazed with a flame retardant top coat in the past for increased protection against wear and tear. So before we could apply any colour we needed to apply a preparatory coat of Crown Trade's new Timonox Bonding Primer across all the wall and ceiling surfaces to promote adhesion for subsequent coatings and also to obliterate any stains, soiling and graffiti. This went on really well and gave us a blank canvas to work on."

"We then applied two coats of Timonox Acrylic Eggshell to broadwall areas and to give maximum protection against scuffs and scrapes, we finished off with Timonox Clear Top Coat, specifically formulated for use in conjunction with Timonox Acrylic Eggshell to provide a tough and durable flame retardant finish."

"The ceilings comprised a combustible substrate so after applying the Bonding Primer, we had to apply two coats of Timonox Intumescent Basecoat in order to upgrade the fire safety rating. In the event of a fire, this protective coating forms a thick insulating char layer which protects the underlying substrate. It's always used with a flame retardant decorative finish, and in this case we used two coats of Timonox Vinyl Matt."

"We're all used to working with Timonox coatings and find them no more difficult to apply than their conventional equivalents. The big difference is the need to maintain the specified spreading rate and film thickness at all times as this could impact upon the ultimate fire safety rating you achieve."

Crown Paints and CLC worked closely together to ensure the redecoration work at the two tower blocks was completed to schedule and budget without any unnecessary delays, avoiding as much disruption for the residents as possible. Coatings were supplied by the Birmingham Crown Decorating Centre which made same-day and next-day deliveries as required to satisfy CLC's requirements.

Tim Power, Bloomsbury EMB Director said, "We're extremely pleased with the way this contract was handled and with the results achieved. This was not a 'run of the mill' redecoration project to improve appearances in the two blocks of flats. It was about fulfilling a duty of care towards the residents and complying with legislative requirements. We're now reassured that in the unfortunate event of a fire breaking out, the Timonox coatings used on the walls and ceilings will inhibit flame spread and allow more time for safe evacuation to take place."

Mark Clarke, Maintenance Manager added:

"Crown Paints provided us with the expert product specification advice we needed, and the assistance we received from their Colour Service was invaluable. CLC carried out their work professionally without a hitch and kept us fully updated with regular progress reports at every stage. Their operatives did an excellent job. Everyone worked together effectively as team to deliver a great result."



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