



Key Results

100%

Fire Alarm
Compliance

100%

Full Compliance EICR

93%

Improved Tenant
Satisfaction

90%

Fire Door Failures
Reduction



LJR Group's Offering

- **Electrical Safety Upgrades & Compliance**
- **Fire Alarm System Installation & Testing**
- **Fire Door Installation & Fire Compartmentation Solutions**
- **Full Compliance & Regulatory Certification**

Electrical Safety, Fire Alarm Systems & Fire Door Installations for CDS Co-operatives.



Customer Background

CDS Co-operatives is one of the largest co-operative housing providers in the UK, managing over 3,000 homes across London, Kent, and the South East. As a co-operative housing provider, CDS operates with a mission to empower communities by delivering safe, well-maintained, and sustainable homes.

With a strong commitment to tenant welfare and regulatory compliance, CDS Co-operatives ensures that all properties adhere to the highest safety standards, including fire safety, electrical compliance, and structural integrity. Their goal is to create housing environments that foster security, affordability, and a strong sense of community among residents.



Challenges Faced

Electrical Non-Compliance & Outdated Wiring

Many CDS properties had aging electrical systems that no longer met modern safety standards. This posed an increased risk of electrical fires, power failures, and tenant safety hazards. The project required identifying and addressing widespread non-compliance issues across multiple properties.

Upgrading Fire Alarms Without Disrupting Tenants

Most CDS properties were fully occupied, making it difficult to carry out fire alarm system upgrades without causing major disruptions to residents. Upgrading the alarm systems required access to tenant homes, precise scheduling, and noise management while ensuring full BS 5839 compliance.

Non-Compliant Fire Doors & Poor Fire Compartmentation

Several fire doors failed inspections due to damaged seals, improper installation, or outdated materials. These non-compliant doors compromised fire compartmentation, which is essential for slowing fire spread in emergencies. Ensuring full compliance required identifying and replacing faulty fire doors across multiple properties.

Increased Regulatory Pressure & Compliance Deadlines

Following updated fire safety and electrical compliance legislation, CDS Co-operatives needed to meet strict regulatory deadlines. Failure to comply could result in legal penalties, increased liability, and tenant safety risks. LJR Group had to navigate evolving regulations while ensuring all properties achieved full legal compliance.



“LJR Group’s expertise in electrical safety and fire compliance was outstanding. Their professionalism and efficiency ensured our properties met all safety regulations with minimal disruption to residents.”

– Compliance Manager, CDS Co-operatives

LJR Group



“The team at LJR Group delivered exceptional fire safety upgrades across our housing portfolio. Their attention to detail and commitment to tenant safety have made a significant impact.”

– Senior Housing Officer, CDS Co-operatives



The Solution

Electrical Non-Compliance & Outdated Wiring

- Many properties had aging electrical systems that no longer met modern safety standards.
- Increased risks of electrical fires, power failures, and tenant safety hazards.
- Widespread non-compliance issues across multiple properties required urgent corrective action.

Upgrading Fire Alarms Without Disrupting Tenants

- Most CDS properties were fully occupied, making upgrades challenging without disturbing residents.
- Fire alarm installations required access to tenant homes, requiring careful scheduling.
- Noise and installation disruptions needed to be minimized while ensuring BS 5839 compliance.

Non-Compliant Fire Doors & Poor Fire Compartmentation

- Several fire doors failed safety inspections due to damaged seals, improper installation, or outdated materials.
- Non-compliant doors compromised fire compartmentation, increasing the risk of fire spread.
- Large-scale identification and replacement of faulty fire doors were required across multiple properties.

Increased Regulatory Pressure & Compliance Deadlines

- Updated fire safety and electrical regulations required immediate action to avoid non-compliance.
- Strict regulatory deadlines added pressure to complete upgrades efficiently.
- Non-compliance risked legal penalties, increased liability, and potential safety hazards for tenants.