



Key Results

100%

Fire Door Compliance

HIGH

Tenant Satisfaction

98%

Fire Alarm System Coverage

60%

Reduction in Electrical System Failures



LJR Group's Offering

- Fire Door Installation & Fire Stopping
- Electrical Services & Safety Upgrades
- Fire Alarm System Modernisation
- Carpentry & Structural Enhancements
- Disrepair Management & Preventative Maintenance

Enhancing Housing Safety & Construction Standards with Peabody.



Customer Background

Peabody Group is one of the largest housing associations in the UK, established in 1862 with a mission to provide affordable, high-quality housing for communities. Managing over 100,000 homes, Peabody is committed to safe, sustainable, and well-maintained living environments while ensuring compliance with evolving housing and fire safety regulations.

To uphold these high standards, Peabody partners with LJR Group to deliver fire safety solutions, electrical services, property maintenance, and structural upgrades, ensuring their housing stock meets compliance, safety, and long-term sustainability goals.



Challenges Faced

Fire Safety & Compliance Gaps

- Many Peabody properties had outdated fire doors and alarm systems, failing to meet BS 476, BS EN 1634, and BS 5839 compliance standards.
- New fire safety regulations (post-Grenfell) required urgent upgrades across a large portfolio of homes.

Aging Infrastructure & Property Disrepair

- Many buildings had aging electrical systems, deteriorating fire doors, and structural disrepair, leading to safety concerns and high maintenance costs.
- Frequent electrical failures in older buildings caused tenant complaints and increased operational expenses.

Large-Scale Project Management & Coordination

- Managing safety upgrades across 100,000+ homes while minimising disruptions for tenants was complex.
- Coordination between multiple stakeholders, including Peabody management, regulatory bodies, and tenants, posed logistical challenges.

Energy Efficiency & Sustainability Targets

- Peabody aimed to reduce carbon emissions and operational costs but had outdated and inefficient electrical systems that increased energy consumption.
- Upgrading systems to meet modern sustainability goals while remaining cost-effective was a major challenge.

Tenant Satisfaction & Safety Concerns

- Frequent maintenance delays and outdated infrastructure lowered tenant satisfaction.
- Reports of fire safety risks, electrical failures, and slow repair response times raised tenant concerns and required urgent attention.



"LJR Group has been instrumental in enhancing our fire safety compliance and infrastructure. Their expertise and efficiency have significantly improved tenant safety and ensured our properties meet the highest standards"

– Senior Compliance Officer, Peabody

LJR Group



"The proactive approach and professionalism of LJR Group have transformed our maintenance processes. With faster response times and high-quality work, our residents now feel safer and more satisfied with their homes."

– Head of Property Services, Peabody

The Solution

Fire Safety & Compliance Upgrades

- Installed fully compliant fire doors and fire-stopping solutions to compartmentalize buildings and prevent fire spread.
- Upgraded fire alarm systems to meet BS 5839 standards, achieving 98% fire alarm coverage.
- Conducted fire safety audits and routine inspections to maintain ongoing compliance.

Infrastructure & Property Repairs

- Rewired electrical systems and upgraded panels, reducing electrical failures by 60%.
- Replaced deteriorating fire doors, ensuring they met BS 476 & BS EN 1634 safety standards.
- Conducted urgent structural repairs, leading to improved property condition ratings.
- Developed a preventative maintenance plan to extend building lifespan and reduce long-term repair costs.

Project Management & Coordination

- Implemented a phased execution strategy for efficient upgrades with minimal tenant disruption.
- Assigned dedicated project managers to oversee and ensure on-time, cost-effective completion.

Energy Efficiency & Sustainability Enhancements

- Installed energy-efficient LED lighting, reducing energy consumption by 23%.
- Upgraded HVAC systems and electrical infrastructure to align with sustainability goals.
- Integrated eco-friendly materials in repairs and refurbishments.

Tenant Satisfaction & Safety Improvements

- Reduced tenant complaints by 40% by improving response times and implementing proactive maintenance.
- Strengthened fire safety measures, ensuring compliance and improving tenant confidence.
- Conducted regular safety briefings, fire drills, and tenant engagement initiatives to enhance awareness.

Final Impact

LJR Group's partnership with Peabody delivered 100% fire door compliance, 98% fire alarm coverage, and a 60% reduction in electrical failures, significantly improving safety standards. Energy efficiency increased by 23%, while tenant complaints dropped by 40% due to faster repairs and proactive maintenance. These enhancements ensured Peabody's housing stock remained safe, compliant, and sustainable, reinforcing long-term tenant satisfaction and regulatory compliance.