



FORTEM

Every Home Matters

CASE STUDY



> Abdon Avenue

Overview

Fortem have partnered with Birmingham City Council for over 17 years, with a core part spent focusing on social mobility and upskilling. During this time, we've employed over 100 local apprentices, donated £1M to local community causes and volunteered over 25,000 hours to improve local facilities and support people's opportunities. In 2024, Fortem were appointed to deliver over £32M in Capital and Major projects.

Abdon Avenue upgrades

In partnership with Birmingham City Council, we supported the successful application for Wave 2 SHDF bid, securing £24.8 million for the redevelopment of Abdon Avenue, providing full design and install for 'fabric first' retrofits across 415 flats within 32 blocks.



2024 > 2025

CLIENT: Birmingham City Council
WORKSTREAM: Retrofit and Capital Works

Partially funded by DESNZ it spans four phases, set for completion in July 2025. The site, part of Bournville Village Trust, includes 1960s-era homes on a 100-year lease with 20-25 years remaining. The estate features four architypes, with blocks ranging from 4 to 36 flats.

Project Highlights



ELEMENTAL REPLACEMENTS
including kitchen, bathroom, rewires and external redecorations



EXTERNAL WORKS:
including roofing, façade remediation, both passive and active fire safety works



EPC C:
Energy efficiency upgrading to all properties



THERMOGRAPHIC SURVEYS:
Surveys on all buildings to display energy leakage



100 AICO SENSORS:
Pilot to monitor temperature and humidity



'TRUSTMARK':
Accredited installation of new technologies including EWI, PV, ASHP



TRAINING:
Retrofit Academy training courses

Fortem is a  WILLMOTT DIXON Group Company

> Abdon Avenue

Benefits to Birmingham City Council

- > **Solutions to complex designs.** A large site with multiple buildings meant every nuance had to be considered. Each building considered as an individual scenario. Scope of works was tailored to each archetype.
- > **Kitchen and bathroom refurbishments** in properties supporting asset management plans, reducing the volume of repairs and complaints.
- > **Trialling AICO systems** to monitor air quality and thermal comfort. The results from the trial will support the decision for a wider roll out.
- > **Buildings will be brought up to standard** and will be good for the duration of their lease.
- > **100% Retrofit assessment** required for TrustMark.

Benefits to residents

- > **Increased Efficiency:** Thermographic surveys taken before and after to display efficiency improvements in home.
- > **Enhanced Comfort:** Increased comfort levels, decarbonising building so it will be more thermally efficient.
- > **Increased air quality:** Each building will have a designed ventilation strategy for their flats, we have combined triple vents, extract ventilation and door undercuts, so the property won't get stuffy in summer.
- > **Resident Engagement:** Customer road maps designed for each stage of the works so residents were up to date on the process.
- > **Resident Support:** Every block has been given a design of what the buildings will look like once complete.



Social Value Impact Headlines

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Management trainees

Weekly Litter Picks

Kitchen and Bathroom celebration event

Operation Christmas



Your Customer Liaison Officers are a real asset to your team, it was a sheer pleasure working with them.

The conversation and transition of information was so smooth it was easy to follow. From my own personal experience, I know some the information that was shared could only be gathered by a person who shows empathy and has a very good listening ear."

**Denise Locke, Housing Manager –
Housing Management,
Birmingham City Council**