TSL

THE UK'S LEADING BUILDING ENVELOPE SPECIALIST

FIRE REMEDIATION

WWW.TSL.UK

CONSTRUCTION BUT NOT AS YOU KNOW IT

We are a principal contractor, delivering envelope refurbishment projects for purpose-built student accommodation, stadia, and commercial real estate. We've delivered building envelope solutions across the UK since 2009, specialising in fire remediation refurbishment for live and occupied buildings.

Our rapid growth has derived from our quest for technical excellence and a passion for continual learning at every opportunity.

Our determination and passion mean we go above and beyond to solve unique challenges to ensure our projects are delivered to the highest standard.

This approach is why we have an impeccable record for delivering projects on time and within budget, but importantly, it's why we're able to deliver projects that we're proud of and that our clients are delighted with.

FIRE REMEDIATION
SPECIALISTS

At TSL, we specialise in comprehensive fire remediation solutions that bring buildings up to the highest safety standards. Our rigorous process of identifying, removing, and replacing unsafe cladding and other building safety defects, proven in live environments, is the foundation of our long-standing relationships where clients have grown to expect our clear and honest advice.

A Comprehensive Approach to Fire Remediation

Our approach combines technical expertise with deep regulatory knowledge, all while prioritising building functionality. From start to finish, we handle every detail, ensuring minimal disruption to occupants.

Specialists in Safe Removal of Combustible Material

Our team excels in the safe and efficient removal of combustible materials, ensuring that your building remains operational. Through strategic planning and peak time scheduling we keep disruptions to a minimum.

Long-Term Fire Risk Mitigation

We focus on long-term fire risk reduction, executed with care and precision, to deliver lasting safety solutions that meet all regulatory requirements. Not only does this ensure the building meets the latest safety regulations, but it ensures the refurbishment investment is a lasting one.

Working in Live Environments

Our deep understanding of the complexities of working on occupied buildings enables us to minimise disruption and phase works as needed. We pride ourselves on our regular, innovative, and proactive communication with residents and any businesses, ensuring that safety within a live site environment is paramount.

A Remediation Partner You Can Trust

With a proven track record built on experience and reliability, we have delivered over 40 major fire remediation projects, all on live buildings and each executed with precision and care. Our capabilities extend across the full remediation pathway, including the successful submission of six BSR Gateway 1 and 2 applications - all approved, underscoring the quality and robustness of our work. This consistent, dependable performance has led to strong long-term relationships, with clients returning to us time and again for our trusted expertise and honest guidance.

Our services include:

- **Fire Risk Investigation:** We conduct thorough assessments, analysing structural factors and building materials, to identifying all potential hazards for the multidisciplinary team to take forward.
- **Remediation Design:** Working to the RIBA stages, our tailored strategies address these identified risks to help ensure a smooth Gateway process.
- **Installation of corrective materials and systems:** We use a combination of fire-rated materials to achieve maximum safety, that are designed to suit the specific needs of the building.
- **Achieving Compliance:** We ensure all projects meet local and national fire safety standards, allowing your building to remain functional throughout.
- **Collaboration with Stakeholders:** Working closely with owners, developers, and regulatory bodies, we guarantee compliance without compromising building occupancy.

> **TSL quickly became a trusted partner. Their ability to engage with multiple stakeholders, maintain momentum and adapt to changing circumstances was invaluable. Their attentiveness and depth of knowledge meant we were always confident the project was in safe hands."**
>
> Managing Director UK & Europe, Hudson Advisors

EXPERTS IN
SAFETY COMPLIANCE

From investigating fire risks and designing effective strategies to removing hazardous materials and installing corrective ones, we ensure your property complies with all industry regulations. The new Gateway application framework aligns with our existing process, allowing us to guide you through the new legislation.

Fire Safety Compliance and Design Expertise

Our design team works hand-in-hand with clients to fully understand the building's existing structure and then create a tailored solution. This approach ensures a seamless day-to-day operation on site and an efficient delivery, whether upgrading façades, structural elements, or compartmentation systems. The focus of our designs is always to meet stringent fire safety regulations, and to balance this with an aesthetic finish to suit the building. Leading the design at RIBA stage 4 minimises the need for any subsequent changes and, because everything is managed in-house, we can respond quickly to any regulatory requests.

Navigating the Building Safety Regulator Gateway Process

TSL is proficient in guiding projects through the Building Safety Regulator Gateway process, with extensive experience on Gateway 1 and 2 where we have a 100% success rate, and delivery of Gateway 3 applications currently in progress. Our in-house expertise ensures all documentation, compliance measures, and design details are accurate and submitted on time. We collaborate closely with regulatory authorities to integrate compliant safety measures, leading your project confidently through this critical stage.

Simplifying Fire Regulations

Fire safety regulations can be complex, but our extensive experience makes the process straightforward. We ensure your building adheres to all Building Safety Standards and regulations applicable to the scope of works, including Approved Document B (England) and other relevant fire safety laws, all while keeping your property functional. Our team is educated on the latest regulatory guidance, ensuring optimal compliance and safety is achieved for every aspect of the project.

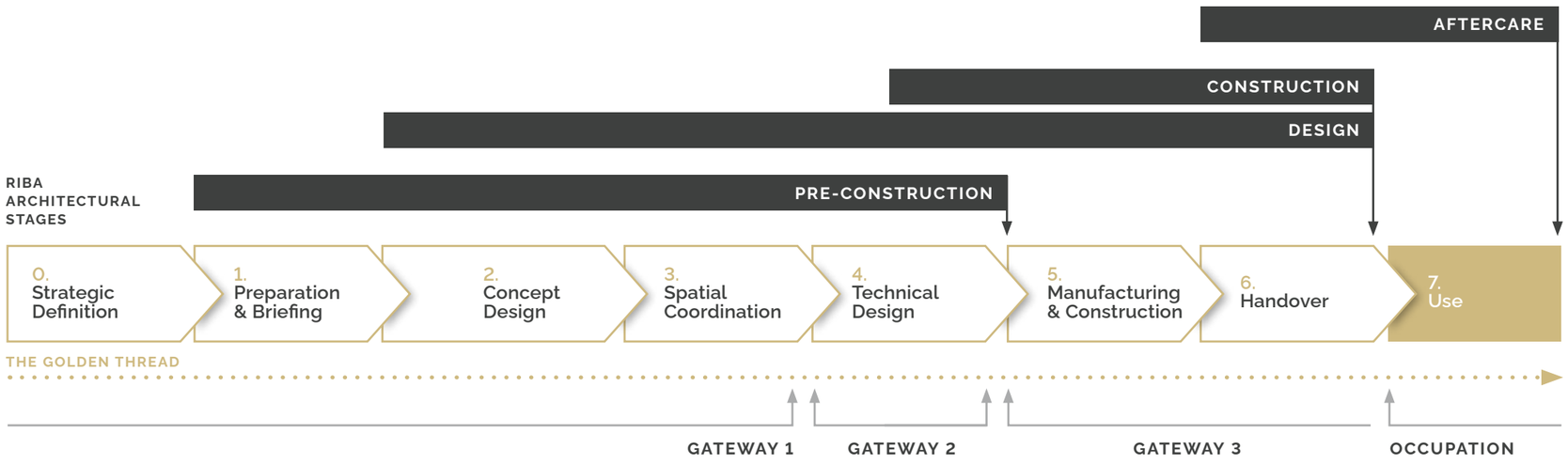
Partner with TSL for Expert Fire Remediation

When you choose to partner with us, you're opting for expertise, compliance, and minimal disruption. Our experience in investigation, design, and remediation means you can trust us to deliver effective, durable solutions, even in fully occupied properties. Let's safeguard your property together.

> **TSL delivered the technical leadership we required on a complex student accommodation remediation scheme. Their design management, meticulous attention to detail and comprehensive understanding of compliance were exceptional. Securing Gateway approval at the first attempt was a direct reflection of their expertise."**
>
> Managing Director, Generation Partners

THE TSL REMEDIATION JOURNEY

From defining your strategy through to long-term asset management, our team supports you to make informed decisions at every stage of the remediation journey. Whether that's throughout the entire project lifecycle or at any specific point along the way, we're here to provide the expertise you need.



STEP 0

Strategic Definition

Our journey will start by deeply understanding your requirements for the project. We'll ask critical questions about asset classification and the scope of our involvement to define a clear path forward.

This initial consultation shapes our focus on what a successful outcome looks like for each client, considering compliance, finances, and timelines.

Our expert multidisciplinary team, including architects, fire engineers, structural engineers, planners, and building control consultants, is then carefully selected to meet these specific goals.

From the outset, we place equal importance on understanding your building, its occupants and its day-to-day operation. This ensures every decision throughout the project is focused on maintaining safety, keeping the building operational and minimising disruption for everyone involved.

STEP 1

Preparation & Briefing

Next, often with a Pre-Construction Services Agreement (PCSA), we move to the investigation phase.

Drawing on our wealth of experience, our dedicated in-house technical team delve into the asset's history through stakeholder discussions and review existing documentation.

This step is crucial for planning the extent of necessary intrusive investigations, ensuring our initial assumptions align with the building's actual state.

Gaining a deeper understanding at this stage helps reduce change control later on.

STEP 2

Concept Design

Through listening and learning, we scope a comprehensive solution unique to your requirements, addressing any pre-existing concerns such as fire safety compliance, aesthetic improvements, building defects and extending the asset's lifecycle. Our fire safety engineer can then produce the Fire Risk Appraisal of External Walls (FRAEW) in line with PAS9980, providing the technical foundation for the Gateway 1 planning application.

STEP 3

Spatial Co-ordination

Building on the information gathered so far, we develop a more detailed understanding of the building, providing greater certainty and identifying suitable, compliant solutions. This enables us to refine the proposed scope of works, strengthen the cost plan, and establish a clear project strategy and programme. As the scope becomes more defined, we progress the architectural concept drawings, allowing these to be coordinated and prepared for the planning application and ensuring alignment with project objectives and statutory requirements, to reduce risk before progressing into Technical Design.

STEP 4

Technical Design

Our in-house estimating and design team use our expert investigation and scoping reports to draw up a carefully researched formal proposal, compliant to British Standards and PAS documentation.

Our holistic approach to working closely with the consultant team throughout the PCSA enables us to advise on buildability, cost and product options. We conclude this phase by offering you a co-ordinated and tailored design, aligned with your compliance targets.

Our tried and tested processes and procedures for successful Gateway 2 applications enable us to give you practical considerations for submission and, for High-Risk Buildings, we can submit on your behalf. Our robust pre-construction process provides greater cost certainty and reduces commercial risk by aligning scope, programme and budget before works begin.

STEP 5

Manufacturing & Construction

Following completion of the PCSA and Gateway 2 approval, if applicable, we enter into the construction phase. We manage the project efficiently to conform with latest legislation while minimising disruption and phasing works to meet your needs. We are experienced at working within tight building footprints to carry out the safe removal and replacement of materials with uninterrupted weather integrity. We utilise advanced tools and materials to ensure a seamless experience; for example, our use of mast climbers can significantly reduce the impact of scaffolding. Throughout delivery we keep residents and building management informed of progress and future tasks.

A Golden Thread of Information
Throughout the project we maintain a complete digital Golden Thread using 'Procore' software, one of the highest-rated construction management platforms. This ensures every step, from investigation through to quality assurance, is captured and managed using a robust change control process to meet all legislative and client-specific requirements.

STEPS 6 & 7

Handover & Use

We complete every project with a thorough evaluation to ensure full regulatory compliance, supported by formal fire engineering classification. This process includes Gateway 3, where we compile the necessary evidence, validate workmanship and provide the assurance required for safe occupation.

Our service extends far beyond practical completion and handover. We offer ongoing maintenance and aftercare to protect your asset, ensure legislative compliance and provide long-term peace of mind. All documentation is delivered through dedicated client portals, giving you clear, accessible proof of compliance and maintaining the integrity of the Golden Thread.

And, because continuous improvement is part of our culture, we'll always ask how we can enhance our service, even when expectations are exceeded.

FILBERT VILLAGE
LEICESTER

TSL was appointed Principal Contractor to provide a comprehensive fire remediation solution to tight deadlines for this newly acquired property in the centre of Leicester.

We needed to undertake this large project, involving removal of traditional masonry and replacing it with compliant brick slip façade, whilst minimising disruption to the student residents and meeting tight timescales to maximise the new owner's revenue.

From design to install, TSL worked closely with the client and the owners to ensure clear communications and collective understanding. Our continuous engagement expanded to include the student residents themselves, with two-weekly forecasts including the weather, noisy works and any other aspects that would impact them so that they could plan ahead.

This transparency and alignment enabled us implement strategic sequencing and levels of flexibility with the buildings occupants to fit the academic calendar. The main entrance area was handed over prior to the student check-in for the new academic year, and the internal courtyard was managed to allow students and staff to continue using it throughout the works.

The project was successfully completed under budget and ahead of the initial timeline, demonstrating our efficiency and commitment to client satisfaction. It also serves as a testament to TSL's capability to handle large-scale remediation projects with precision and client-focused execution.

Location	Leicester
Industry	Student Accommodation
Date completed	16/02/24
Project duration	46 weeks
Client	Hudson Advisors

Scan for more information about this project.

MANOR BANK
NEWCASTLE

Façade Refurbishment Project, Consisting of Rockpanel, Render Remediation and Terracotta Tiles.

Acting as a Principal Contractor, we completed the fire remediation at Manor Bank in 2023, undertaking the full replacement of the façade, including remediation to the existing structure and a full design.

Our team designed and installed a unique system, upgrading the building to ensure it conformed and gained certification to an EWS1 standard.

We were presented with challenges in the existing substrate where the blockwork had a variance of up to 155mm in depth. This required a re-design to the proposed support system which was managed on site between our project team and our in-house design team and was designed to collaborate along side the heavy remediation to the existing blockwork.

This had significant impacts to labour, design, programme and day to day operation of the building as we continued to work on elevations well in excess of the originally planned works. This impacted the operation of the fully occupied building, meaning TSL needed to adapt and change the logistics and layout of work areas on a regular basis to support the operations team.

Location	Newcastle
Industry	Student Accommodation
Date completed	24/05/22
Project duration	60 weeks
Client	Unite Students

Scan for more information about this project.

PHOENIX COURT
BRISTOL

Façade Refurbishment Project, Consisting of Rockpanel and Render Remediation.

We acted as a Principal Contractor to complete the fire remediation works, undertaking the full replacement of the façade. This included significant remediation to the existing structure and a full redesign. Working in conjunction with a team of consultants, we carried out the works successfully and in line with the exact requirements on the client and building users.

We removed the existing HPL panels and render system that no longer confirmed to the latest standards. They were replaced with a newly designed system to upgrade the building to be able to achieve EWS1 certification.

The modular building design and wind loads from the original design presented several challenges during the pre-construction phase of the project. After the initial build, additional buildings were added on which caused pressure on additional loads of the façade, meaning the full façade needed to be remediated in line with new regulations.

Unlike traditional modular construction designs, the racking of the original OSB board was external, causing added complication to the programme for removal and remediation. The programme changes were overcome during pre-construction investigations, where our team were able to design bespoke solutions that enabled the project to be kept within the original completion dates.

Location	Bristol
Industry	Student Accommodation
Date completed	14/11/22
Project duration	26 weeks
Client	Unite Students

Scan for more information about this project.

VIEWPOINT
GOSPORT

Façade Refurbishment Project Consisting of Corium Brickslip and Aluminium A1 Rainscreen Panels, Coping System, Windows and Balcony Refurbishment.

Appointed as Principal Contractor for the Viewpoint retirement home to address fire safety concerns and façade remediation, our expertise in managing live environments and complex projects facilitated a five-month extension to increase the scope for the replacement windows systems and deteriorating balconies throughout the property.

The extensive scope of this project encompassed a full strip-down and rebuild of the existing cladding and structures. We installed new Corium brickslip and rainscreen cladding systems and replaced defective PVC windows and doors with modern aluminium alternatives. We then replaced the balconies with a non-combustible subframe, Triflex Waterproofing, and installed a new Ali deck decking system, along with new soffits and fascias.

The project phases were carefully managed to minimise disruption through level-by-level scaffold strike and careful timing of construction sequences. The sensitivity of the window replacement phase was handled to ensure residents were minimally inconvenienced whilst meeting crucial deadlines. Our solutions, tailored to the unique marine environment, demonstrate our capability to apply specialised solutions to meet specific project requirements.

Our commitment to minimising disruption, underscored by our excellent communication protocols and stringent safety measures, enabled us to maintain excellent relationships with both the client and residents throughout.

Location	Gosport, Portsmouth
Industry	Retirement Home
Date completed	17/05/24
Project duration	79 weeks
Client	McCarthy and Stone

Scan for more information about this project.

The TSL Experience

The TSL Experience was born from our desire to provide an unrivalled construction experience from conception to completion. We challenge industry norms to provide the best construction experience for our clients and building users.

We build relationships on the foundations of our five core values. These values weren't just arbitrarily chosen; they were selected by our team because they resonate across every area of the business and genuinely reflect who we are.

Scan to discover our digital TSL Experience and find out more.

FAMILY

Supporting each other professionally and personally.

We share achievements, celebrate successes, and always show respect and empathy.

DEDICATION

To exceed expectations.

To us, relationships are worth more than a single project. We are not here to make money and move on.

PASSION

For delivering an unrivalled experience.

Whether it's our team's warm and welcoming attitude or the tidiness of our sites, we aim to redefine your construction experience.

PROGRESSIVE

Better tomorrow than we were today.

We'll always ask you how we can do better next time, even when expectations are superseded.

EXCELLENCE

For delivering superior quality.

Above all, we're good at what we do.

> **TSL handled a complex project in a fully occupied building with remarkable care and precision. Their meticulous planning and exemplary engagement with all parties ensured the works progressed smoothly. In a challenging live environment, they continually delivered beyond expectations. A true reflection of the TSL Experience."**
>
> Chief Development Officer, iQ Students

Our approach emphasises proactive communication and resident liaison, no matter what size the project. We're experts at working in live building environments, meticulously phasing the project with careful consideration to the impact it may have to your residents.

Our experience allows us to ensure that not only is disruption and negative aesthetics minimised, but most importantly it's done safely. The TSL Experience ensures we go over and above to care for your residents, we do this by keeping residents informed at all stages of the project.

We include the following at all our sites:

RESIDENT COMMUNICATION

- Live reporting
- Communal areas
- Q&A sessions
- Engagement events
- Safety equipment issued
- Noisy works location reporting

SITE SETUP

- Hoarding
- Security
- Signage
- Lighting

REPORTING

- 2 week look ahead
- Weekly progress reports

ADDITIONAL SERVICES

At TSL, our expertise extends beyond fire remediation to offer a range of additional services designed to enhance the safety, functionality, and longevity of your property. From advanced façade solutions and curtain walling to height safety systems, access methods, and roofing upgrades, our team delivers tailored, high-quality solutions to meet your specific needs. By leveraging cutting-edge technologies like drone surveys and rope access, we ensure efficient, precise results, even in the most challenging environments.

Unite Students has worked with TSL for many years over numerous projects and supported the business in a number of services. They deliver a high-quality service from conception to completion on every project. The relationship has been invaluable"

Safety Director, Unite Students

With a commitment to excellence and compliance, our additional services provide comprehensive support to safeguard and optimise your building assets.

1. Windows & Glazing

We offer high-performance solutions for windows and glazing, designed to enhance both the functionality and aesthetics of your property. Our services include replacements, repairs, and upgrades that improve energy efficiency, durability, and compliance with modern safety standards. Whether it's installing fire-rated glazing or upgrading to energy-efficient systems, our tailored approach ensures your property remains secure, visually appealing, and aligned with regulatory requirements.

2. Height Safety

Our height safety systems, including fall protection and anchor points, ensure safe access for maintenance, inspections, and upgrades. These solutions are essential for maintaining compliance and protecting both workers and assets.

3. Access

We specialise in providing advanced access solutions, including mast climbers, scaffolding, and bespoke systems, to meet a variety of project needs. Whether as a standalone service or as part of enabling our own works, our access solutions ensure efficient and safe operations on roofs, walls, and other critical areas, even in challenging environments. Our expertise ensures projects are completed with precision and minimal disruption.

4. Drone Surveys

We utilise drone technology to conduct detailed surveys of hard-to-reach areas, providing actionable insights for maintenance and upgrades. This approach ensures precision and minimises disruption to your property.

5. Roofing

Our roofing services focus on protecting your building assets and extending their lifespan through expert repairs, replacements, and upgrades. All work is delivered to the highest quality standards, ensuring long-term reliability and value.

6. Curtain Walling

Our curtain walling services provide innovative and durable solutions for modern building façades. We specialise in the design, repair, replacement, and upgrade of curtain wall systems, ensuring enhanced performance in terms of thermal efficiency, weather resistance, and fire safety compliance. Whether upgrading existing systems or installing new ones, our tailored approach combines cutting-edge materials and expertise to deliver visually striking and highly functional results that align with both regulatory requirements and architectural intent.

7. Rope Access

We utilise advanced rope access techniques to efficiently complete investigation and remedial works in areas with restricted access or where speed is critical. This method offers a safe, cost-effective, and minimally disruptive solution, allowing our expert operatives to navigate challenging environments with precision.

Whether conducting detailed inspections, repairs, or installations, our rope access capabilities ensure projects are completed to the highest standards, even in the most demanding conditions.

8. Façades

We offer comprehensive façade solutions, encompassing scoping, surveys, investigations, repairs, and replacements to ensure the integrity, safety, and aesthetics of your building envelope. Our expertise extends to identifying and addressing issues such as structural defects, thermal inefficiencies, and non-compliance with modern fire safety standards.

Whether repairing localised damage or undertaking complete façade replacements, our tailored approach ensures optimal performance, longevity, and compliance, while maintaining the architectural vision of your property.

9. Investigations

Our expertise in building investigations spans all areas of the external building fabric, allowing us to diagnose issues accurately and deliver tailored solutions. Leveraging a variety of access methods, including scaffolding, mast climbers, rope access, and drone surveys, we adapt to the unique challenges of each project and client requirements.

From comprehensive surveys to detailed defect analysis, our experienced team ensures that every investigation is thorough, efficient, and aligned with the highest standards. This approach enables us to provide actionable insights and practical solutions that address the root cause of any issue while prioritising safety, compliance, and minimal disruption.

MEET THE TSL SENIOR LEADERSHIP TEAM

Throughout your journey, you may touch base with our leaders and their teams.

Dexter Copeland
Managing Director

Dexter has over 15 years' of experience in building envelope construction and has led the expansion of the Principal Contractor services and the fire remediation expertise that TSL specialises in. His vision for setting new standards in construction and his determination to deliver an unrivalled construction experience for clients drives TSL.

Connor Hounsell
Operations Director

Since joining TSL in 2015, Connor has played a key role in shaping the company's vision and growth, now serving as Operations Director. His experience and expertise in strategic planning, operational efficiency and team development gives TSL its strong focus on delivering excellence in complex projects.

Dan Jarnak
Technical Director

Dan joined the business in 2021 as Head of Design and was promoted to Technical Director in 2023, leading our in-house design team. His career in façade design began over 15 years ago, specialising in the full building envelope design and compliance. Dan has extensive knowledge of cladding in the fire remediation sector.

Lewis Jones
Strategic Partnership Director

Since joining TSL in 2019, Lewis has been instrumental in enhancing the TSL experience, developing a unique approach that has become highly valued by the company's clients.

Ross Johnson
Commercial Director

Ross initially joined TSL as a Quantity Surveyor in April 2022 and was quickly promoted to Head of Commercial, becoming Commercial Director in 2025. His influence extends across the whole business and has been fundamental in our alignment to the new Gateway legislation.

Aaron Humphries
Head of Small Works and Aftercare

Aaron joined TSL in 2014 and became Head of Small Works and Aftercare in 2018. Aaron is responsible for our agile and responsive small works team at the foundation of our client relationships. He is instrumental in our specialist access and investigations for fire remediation projects.

Adam Joel
Head of Pre-Construction

Adam has 20 years' experience working for specialist subcontractors within the construction industry. He joined TSL in 2023 as Head of Pre-Construction and is experienced in cost management, contract negotiations and fire remediation. Adam achieved a business first with our first Gateway application approval.

Stacey Gearey
Head of People and Culture

Stacey spent 10 years in financial services, before joining the business in 2023. Stacey ensures we are a people-first workplace, overseeing our people function across our head office and site teams, and also ensures that our passion and focus on culture remains strong as we continue to grow.

Chris Walsh
Head of HSEQ

As the Head of HSEQ, Chris combines a transformational and transactional management style to drive innovation in Health, Safety, Environment and Quality. With a passion for detail, Chris has been ensuring operational excellence in construction for over 16 years.

Our clients are always put first and can expect loyalty, transparency and respect at all times, creating a service which goes above and beyond. We've worked with an ever-growing list of brands and businesses who value the adaptable, dependable and memorable service we provide.

We have worked with and are trusted by the following:

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