

Case Study

AOV maintenance and compliance verification

Windlass Apartments, London N17 Grainger Plc



CSS Systems Limited was appointed to undertake scheduled maintenance and compliance testing of the Automatic Opening Vent (AOV) systems at Windlass Apartments, a premium build-to-rent development by Grainger Plc in Tottenham Hale, London. The works were undertaken to ensure ongoing fire safety compliance in accordance with BS9999 and Part B of the Building Regulations.

Requirements

The client required a comprehensive maintenance programme to ensure all AOV systems were operating to full compliance standards. The works needed to minimise the risk of future faults, deliver full certification to BS 9999 and Building Regulations Part B, and provide assurance of continued occupant safety.

Challenges

Weathered components: Several actuators showed signs of corrosion and reduced performance.

Degraded control wiring: Existing wiring and enclosures required replacement to ensure durability.

Restricted rooftop access: Safe access procedures and careful scheduling were needed to complete works without disruption.

Solutions

CSS Systems carried out a full inspection of all AOV components, including actuators, vents, and control equipment. Faulty and corroded actuators were replaced with corrosion-resistant units, and control wiring was upgraded within protected enclosures.

Cleaning, adjustment, and electrical testing were performed to verify system functionality, response times, and control logic. Works were completed safely using approved access systems during off-peak hours.

Upon completion, CSS provided a comprehensive report with photographic evidence, test results, and full certification for compliance verification.



Benefits

Full compliance: All AOV systems were tested, certified, and verified in accordance with BS9999 and Building Regulations Part B.

Enhanced reliability: Preventative maintenance reduced future downtime and improved overall system performance.

Resident safety: Functional AOV operation ensures rapid smoke clearance in the event of fire.

Comprehensive documentation: Detailed reports and certification support ongoing fire safety management.

Conclusion

CSS Systems successfully completed the AOV maintenance and compliance works restoring all systems to optimal condition and ensuring full regulatory compliance. The project was delivered efficiently, with minimal disruption to residents and clear communication with onsite management.

Client feedback

"CSS Systems provided a professional and efficient service. Their engineers worked seamlessly with our onsite management team, ensuring full compliance and safety assurance for our residents."

Facilities Manager,
Windlass Apartments

To find out more

Give us a call on **01992 939700** for a free impartial consultation and find out how CSS can help you.



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