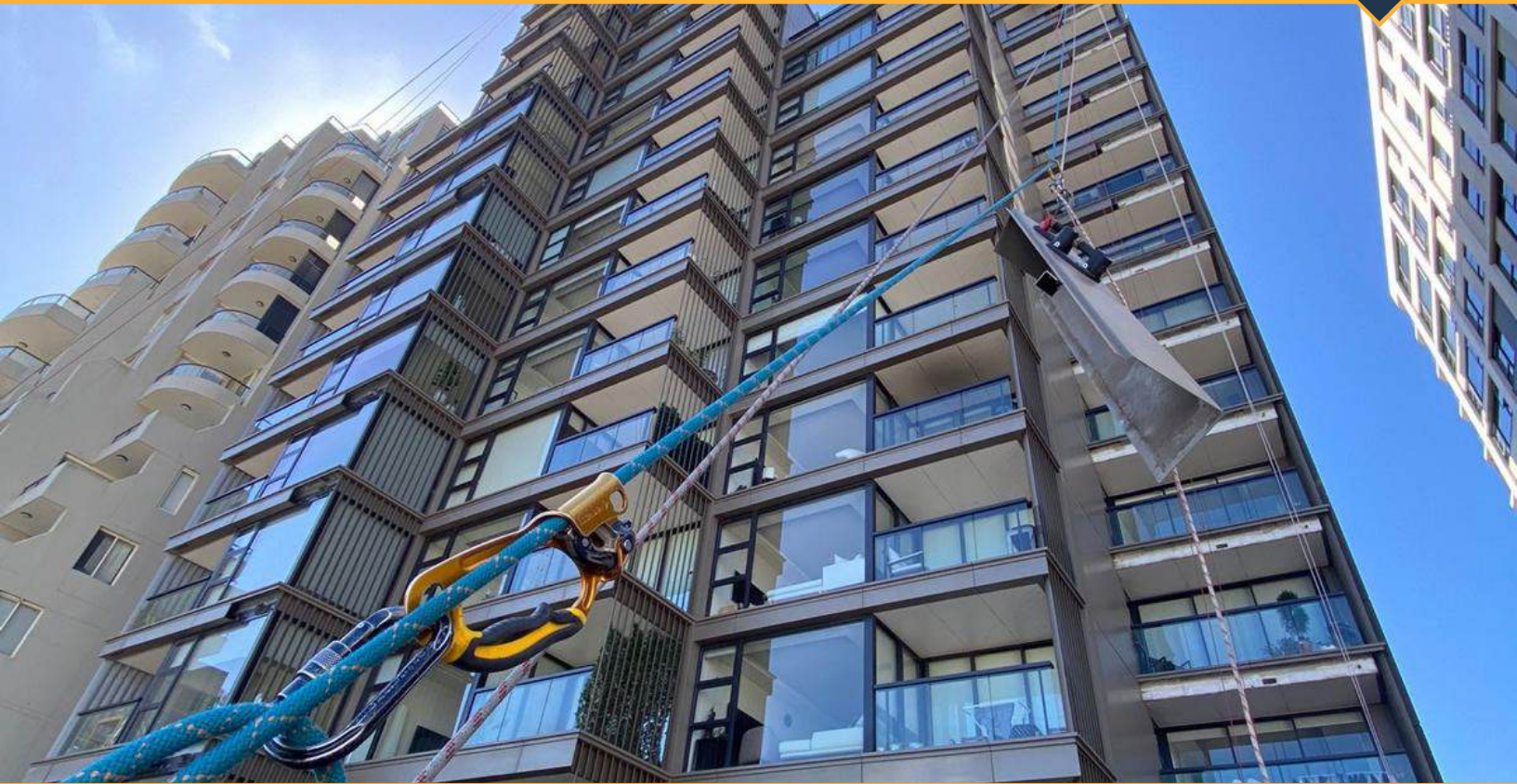


# Bridgehill Residences



**Project:** Trade Assist Services - Cladding Replacement

**Sector:** Facility Management



## Total Façade Management

Anchor Safe Rope Access was engaged to assist a local cladding contractor who had secured a high-rise project but lacked the necessary experience and licenses to work at heights. Recognising the importance of compliance and safety, we partnered with the contractor to deliver a seamless cladding installation.

Our technician team first conducted a façade inspection to investigate the scope of the façade damage. A variety of defects were identified, with the primary issues being cladding-related:

1. Gaps in the cladding panel tracks – Additional fixings were installed to ensure a secure fit, eliminating rattling sounds
2. Installation of ventilation grilles – Air was previously trapped within the cladding, allowing odours to circulate between apartments. We integrated the panels with each apartment's exhaust system to resolve this issue.

Our rope access specialists took charge of the physical installation of the panels & ventilation grills, while the client supervised from a safe location to ensure design and specification accuracy.

Additionally, the project included waterproofing works, water leak investigations, and façade repairs.

## Scope of Work & Services

Understanding the unique challenges of high-rise cladding installations and façade remedial, our rope access team provided expertise in:

- Safe and efficient panel installation via industrial rope access
- Rigorous adherence to safety protocols and compliance requirements
- Remediation of existing cladding defects to improve structural integrity
- Installation of ventilation grilles to integrate the cladding with the building's air escape system
- Waterproofing repairs and leak investigations
- Close collaboration with the cladding contractor to ensure quality assurance
- Minimising disruption to residents & surrounding businesses

## Challenges & Solutions

- High-Rise Access Constraints – Industrial rope access allowed us to complete the installation and remediation work without the need for costly scaffolding or mechanical access equipment.
- Structural & Airflow Issues – The original cladding setup allowed odours to circulate between floors. Our ventilation grill installation resolved this problem by linking the cladding panels with the building's exhaust system.
- Project Funding & Compliance – Following Probuild's collapse, CBUS redirected funds to ensure the facade was completed safely and in compliance with regulations.

## The Results

By leveraging our expertise in working at heights, we enabled the cladding contractor to complete the project safely and efficiently. Our remedial works significantly improved the structural integrity and performance of the facade, addressing longstanding defects and enhancing the building's ventilation system.

This collaboration not only ensured full compliance but also allowed the contractor to expand their service offerings while maintaining the quality their clients expect. The project was completed on time and without incident, reinforcing Anchor Safe Rope Access's reputation as a trusted partner in high-risk construction projects.



Facade cladding technical rigging for safe transfer from ground



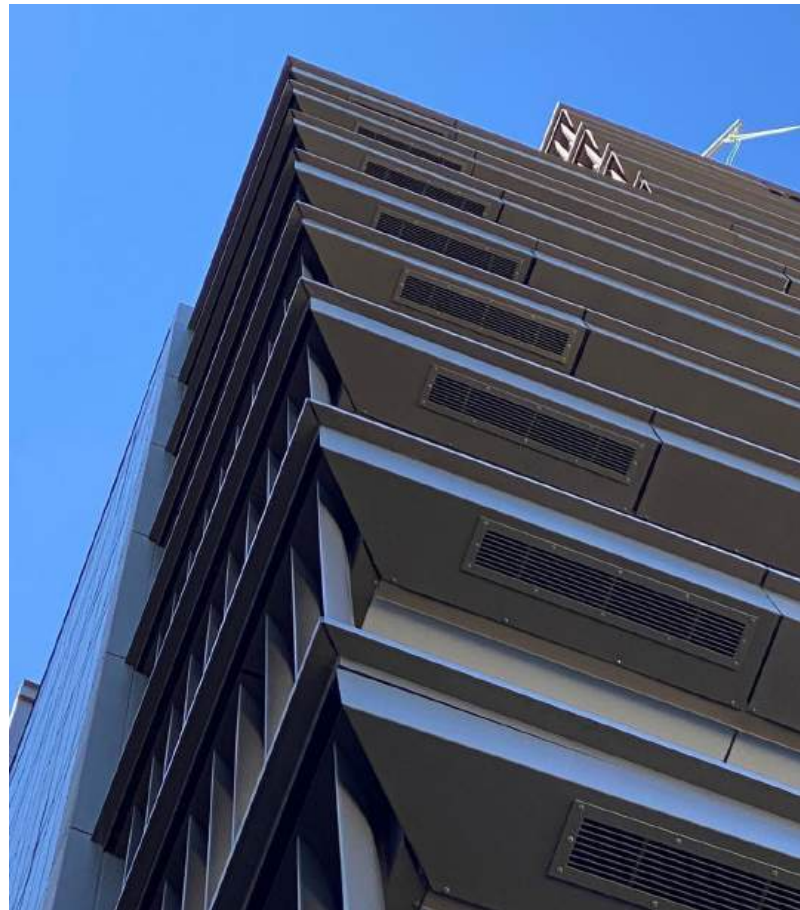
Facade cladding transfer from ground to technicians on the ropes.



Rope access technicians adjusting gaps in the cladding panel tracks



Rope access technicians installing ventilation grills



New ventilation grills installed on all levels



Integrated panels with each apartment's exhaust system.



Rope access technicians installing cladding.

