

FACILITATE SPACES FIRE SERVICES

FACILITATE SPACES





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FACILITATE SPACES

There is nothing more devastating than losing your business through fire. It is even more devastating when the effects of that fire could be reduced through proper fire protection.

Faciliate Services have over 8 years' experience in fire protection across multiple sectors. Our products and services, from fire doors to fire stopping, are all compliant with the latest legislation, and installed to the correct standards.

With the recent passage of new legislation (The Fire Safety Act 2021), new regulations are now in place that will help protect your business and keep your employees safe.

Along with new legislation comes new responsibilities for business owners. In addition to our design and installation service, we also act as consultants - providing you with a plan to comply with current and possible future legislation.

THE FIRE SAFETY ACT 2021

WHAT IT MEANS FOR YOUR BUSINESS

The Fire Safety Bill brought in in 2021 amends the Fire Safety Order 2005.

This now means that building owners or managers in multi-occupied buildings must include an assessment of risk related to fire, take precautions to reduce the risk of fire spreading, and manage the structure and the external walls of the building, including cladding, balconies and windows.

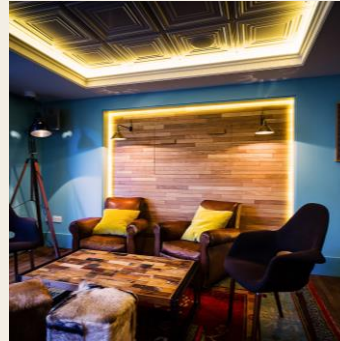
The responsible person will be liable for understanding the fire and structural risks in the building and to take appropriate action to manage those risks and to properly relay this information to staff and representatives.

They will also be responsible for accurately maintaining and planning for any emergency and providing fire safety instruction and training.

WHO WE ARE

- Facilitate Spaces is a commercial fitout, refurbishment and maintenance specialist providing design & build procurement and standalone main contractor services, across London & the South-East region primarily.
- We can provide full turnkey project delivery across a multitude of sectors, from higher education institutions to corporate offices, private & national healthcare to leading sporting arenas.
- We have vast experience dealing with Fire Safety and Fire Compliance works. We will (where required) cover Fire Risk Assessments, Fire Surveys, highlighting all defects and issues, then carrying out fully approved and certified works.
- We have extensive experience working within different educational and residential buildings, working to the needs of our clients to provide the best possible results.
- Whether surveying, installing new door sets, fire stopping, or maintenance of existing doors, we offer a reliable and trusted approach to the project at hand. We will be in contact throughout all stages of the works to ensure our clients are fully aware of the progress and delighted with the finished result.

CORPORATE



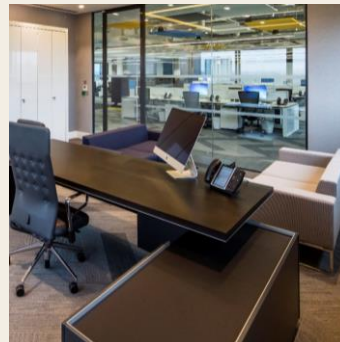
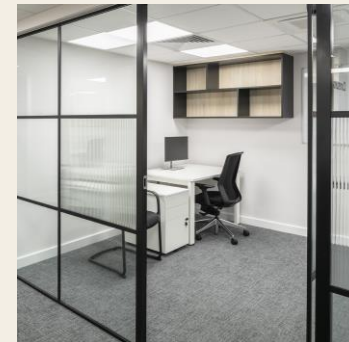
EDUCATION



HOSPITALITY



HEALTHCARE



RETAIL



THE FIRE DOOR INSPECTION SCHEME (FDIS) STATE THAT THREE QUARTERS OF FIRE DOORS FAIL INSPECTIONS

The organisation has warned of a “tragedy waiting to happen” after 75% of the fire doors inspected did not meet the required standard

Fire doors can be the difference between a fire being contained in a single area or ripping through a whole building.

Designed to act both as a barrier, and as a means of escape, choosing the right door for the job and then installing it correctly, can be the difference between life and death.

We provide a no obligation consultation for any business as part of our commitment to building safety.



FIRE DOORS & FIRE COMPARTMENTS

Fire doors play a crucial role in the fire safety of a building in England and across the UK. They are designed to prevent the spread of fire and smoke, providing a safe escape route for occupants and allowing more time for the fire services to respond.

Facilitate Spaces are certified to install, maintain and certify new & existing door sets. Our fire door surveyors, manufacturers and installers are all BM Trada certified.

Fire doors must be fitted by a competent individual. Our Health, Safety & Compliance team ensures that the person fitting your fire doors has had the relevant training to do so.

Fire doors are only as good as the wall they are inserted in, and vice versa. Fire compartments, brick, concrete or plasterboard, need to be rated accordingly, to the approved fire strategy (this is a technical document that sets the basis for fire safety control measures for the design of the building). All penetrations found or formed in the compartment must be fire stopped correctly to maintain the required fire safety rating for wall and door.

It is imperative fire compartments and fire doors are certified in accordance with the latest industry regulations.

This door is 30-minute fire rated. Its rating disc is displayed in the top corner and its blue disc advises 'Fire door keep shut'



DID YOU KNOW...

It is a legal requirement for fire to display blue disc signs

DID YOU KNOW...

Timber Fire doors can be designed to withstand incredibly intense temperatures for up to 120 minutes

FIRE STOPPING & DETECTION

FIRE STOPPING EXAMPLE EXISTING CONDITION...

This is an existing 30-minute compartment wall with large visible penetrations allowing the spread flame and smoke, which could easily take over the room.



Existing pipe insulation cut back during works to properly seal the penetrations from both sides.




New pipe insulation securely patched in and jointed to existing. Only outstanding is to tag the repair for future safety inspection.



Firestopping is one of the most critical parts of passive fire protection. Once the structure of the building has been protected and firesafe compartments have been installed, everything is set for a building that can save lives in the event of fire.

Fire will always find the weakest point, so it is essential all vertical and horizontal penetrations are fire stopped correctly and labelled by an improved installer to create and maintain fire compartments. This is inclusive of mechanical ducting, pipework (water and/or gas, suppression systems), cabling and containment runs.

Facilitate Spaces can also manage the supply and install of fire detection and suppression systems through a variety of trusted manufacturers.

Fire Stopping Installation		 		FACILITATE SPACES	
Type/Group:	Ref:	Cert No 1412	Date:		
Intended fire resistance period:		Approved Installer:			
Fire stopping component manufacturer:		Fire stopping component name:			
<input type="text"/>		<input type="text"/>			
<input type="text"/>		<input type="text"/>			
<input type="text"/>		<input type="text"/>			
IMPORTANT: DO NOT REMOVE THIS LABEL		THIS FIRE STOPPING SOLUTION MUST NOT BE ALTERED			

DID YOU KNOW...

Fire stopping, when installed correctly can contain a fire for up to four hours

FIRE SURVEYING & MANAGEMENT

Our expert surveyors undertake a series of site fire surveys and reviews to keep your building safe and fully compliant.

Fire Door Surveys are undertaken to provide a detailed inspection report per fire rated door. Reports identify any remedial actions required and provide comment on the condition of all door components and the overall risk that any observed defect may present.

Fire Stopping/Compartment Surveys are conducted to identify defects or missing compartment penetrations. We issue an easy-to-follow photographic report with pinpoint key plans to support client review.

We can provide **Fire Risk Assessments** across full buildings or tenant occupied floors, to support the 'Responsible Persons requirement under Regulatory Reform Order 2005 & Fire Safety Regulations 2022. The appointed assessor will review a prescribed number of items to determine the building is safe. *See Fig.01 for details.* We can offer professional advice and guidance on the latest regulations.

Under our **Management** provisions we can offer guidance and coordination with appointed regulatory bodies, Building Control, CDM representatives (Principal Designer - Main Contractor, Principal Designer - Building Control).

We can also offer assistance producing Fire Compartment Plans.



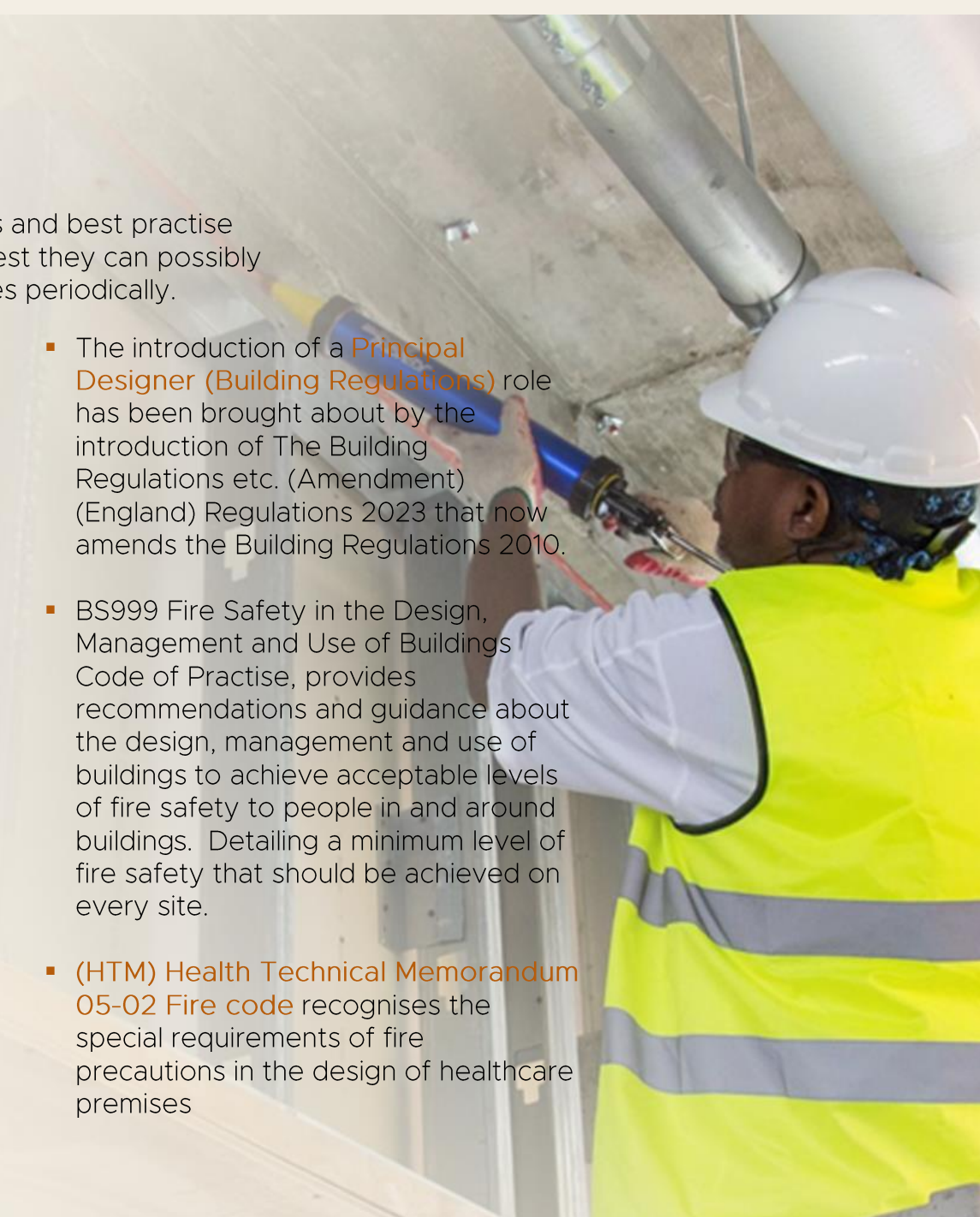
DID YOU KNOW...

Fire door inspections are required annually and as frequently as quarterly on residential high-rise buildings.

FIRE COMPLIANCE & DUTIES

We stay up to date with all the latest 'British Standards' building regulation requirements and best practise guidelines to make sure all our installations and compliance recommendations are the best they can possibly be. We update our registered Newsletter subscribers with any relevant industry changes periodically.

- **The Building Regulations Approved Document B** contains guidance on fire safety, including means of escape, fire spread, structural fire protection and fire service access.
- **The Regulatory Reform (Fire Safety) Order 2005 (FSO)**: This legislation places the responsibility on the "responsible person" to ensure fire safety measures, including adequate signage, are in place.
- **The Building Safety Act 2021 – updated in 2023**, The Act creates a new and more rigorous regime for the planning, design, construction and operation of prescribe classes of buildings, with new planning and building control gateways and accountable persons clearly identified.
- **The Fire Safety Regulations 2022**, Regulations made under article 24 can impose requirements on responsible persons or others, including building owners and building managers, in relation to mitigating the risk to residents for specific premises.
- **BS 7671:2018** these regulations govern the materials, installation, and performance of electrical systems with regards to fire stopping.
- **BS 5499 & BS EN ISO 7010**, outlines design, location and use of fire safety signs and symbols for use in fire safety
- **The Construction (Design Management) Regulations**. These are the central regulations for managing the health and safety of a construction project with client appointed responsibilities.
- The introduction of a **Principal Designer (Building Regulations)** role has been brought about by the introduction of The Building Regulations etc. (Amendment) (England) Regulations 2023 that now amends the Building Regulations 2010.
- BS999 Fire Safety in the Design, Management and Use of Buildings Code of Practise, provides recommendations and guidance about the design, management and use of buildings to achieve acceptable levels of fire safety to people in and around buildings. Detailing a minimum level of fire safety that should be achieved on every site.
- **(HTM) Health Technical Memorandum 05-02 Fire code** recognises the special requirements of fire precautions in the design of healthcare premises



DUTIES UNDER THE FIRE SAFETY ACT 2021

NEW FIRE SAFETY ACT CHANGES:

- The Fire Safety Bill
- Build Safety Bill
- Building Safety Regulator
- An Accountable Person
- Building Regulation Certificate
- The Building Safety Manager
- The Building Safety Regulator

THE PEOPLE RESPONSIBLE FOR FIRE SAFETY ARE:

- An employer
- Building owner
- The landlord
- An occupier
- Anyone else with control of the premises, for example a facilities manager, building manager, managing agent or risk assessor

AS THE RESPONSIBLE PERSON YOU MUST:

- Keep an up-to-date fire risk assessment of the premises
- Tell staff or representatives about the identified risks
- Put in place and maintain appropriate fire safety measures
- Plan for an emergency
- Provide staff with fire safety instructions and training



FACILITATES SPACES

Location London Education Campuses and Student Accommodation
Duration 8 Months

Site Wide Delivery Across 9 Campus and Residential Units

Our senior management team and installers have now worked with the university continuously for over 5 years (contract Phases 1 - 4) carrying out fire work upgrades across all estates – all works have been awarded via competitive tender under Framework Agreement.

We were awarded the Phase 4 Fire Contract in December 2022, works commenced from January 2023 and were completed in the summer 2023.

Door Repairs and Replacements – 507no. Fire Compartments/Stopping 80no.

Disciplines & Fire Services Included:

- Bespoke manufactured and installed BM Trada rated fire doors
- Fire stopping
- Fire lobbies
- Fire glazing
- Fire Curtains
- Ducting Survey
- In-house design of fire doors and lobby areas
- In-house Electrical works including connections for fire panels
- In-house Electrical enabling for incumbent services

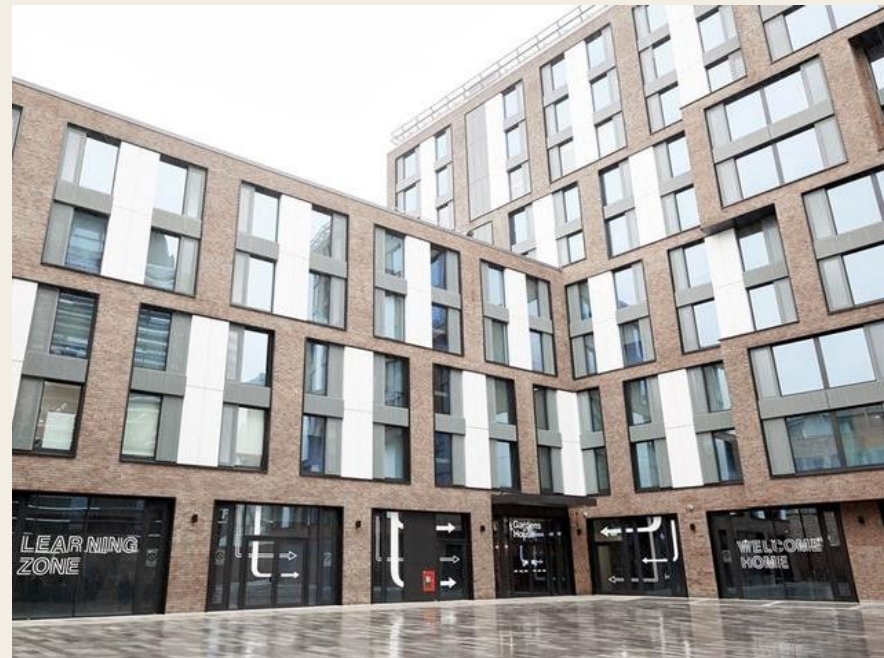
Works were carried out in-hours and out-of-hours according to location.

2023 was the first year we dealt with extensive works in student accommodation buildings. This was a challenging environment due to 24-hour occupation; we delivered without issue and to the highest possible standards.

All works were added to One Trace software for reporting and operational purposes. All works completed by BM Trada approved installers.

Additional Case Studies and Client Testimonials can be provided upon request.





FACILITATESPACES

Location North-West London - HJE
Scale 650sqm / 7,000sqft
Duration Full Project 26 Weeks

Hospice Wellbeing Centre & Staff Offices

Facilitate Spaces were awarded the design & build contract to strip out and refurbish the ground floor visitor facing - Wellbeing Centre and basement staff offices.

Scope included removal and replacement of all doors, 25no. of which were fire doors. New HVAC system across both floors with external and cross level connections. New lighting, power, data cable, fire detection infrastructure connections across levels.

Additional Added Value:

The contract sum made allowance for forming new compartments and new fire stopping for stripped out services and new penetrations only, but in the early stages of strip out major faults were found with existing fire compartmentation and services penetrations. Facilitate Spaces conducted a full intrusive survey to agree client funding for additional compliance works that sat outside the project budget.

Fire Services Included:

- Supply and installation of new encapsulated doors including FD30 and FD60 single, double and leaf & half sets
- Fire Compartmentation of 30minute, 60minute, 90minute compartments in line with required fire strategy
- Fire and smoke damper installations to new and existing ducting to align with required fire strategy
- Fire stopping to removed, existing and newly formed service penetrations
- Supply and installation of basement office fire shutter, linked to fire alarm system. Shutter required to office window overlooking external ramped escape - required to maintain means of escape route during evacuation



Additional Case Studies and Client Testimonials can be provided upon request.



**AFTER...
DUCT ROUTE FIRE STOPPING**



**AFTER...
PENETRATION FIRE STOPPING**



**AFTER...
PENETRATION FIRE STOPPING**



**AFTER...
COMPARTMENT FIRE STOPPING**

FACILITATESPACES

Location London & South-east
Scale Various
Duration Annually

Co-working Office Space - Fire Door and Fire Compartment Remedials & Replacement

Working for one of the largest global co-working workspace brands covering more workstyles and locations than any of their competitors, with multiple sites to manage and maintain, their fire safety operation is extensive. Facilitate Spaces have been an approved framework provider for over 5 years, providing design, build, Management, MEP and Fire Safety services across multiple projects.

Facilitate Spaces have been engaged across several sites to provide varied fire safety services. We have carried out regulated surveys, undertaken repairs and maintenance on existing doors and frames to ensure compliance with BM Trada regulations.

We have supplied and installed new doors & frames and assorted fire stopping and compartments and ducting modifications as part of refurbishment project works awarded to us through competitive tender. Plus, replacement of door, frames and ducting modifications where necessary to support FRA/s (Fire Risk Assessments) carried out by an independent third party to verify compliance.

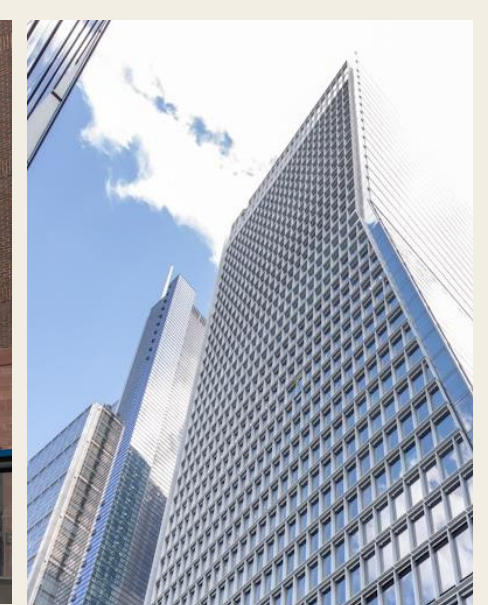
Additional Added Value:

Facilitate Spaces offer a helpdesk service where faults, repairs and callouts are logged for immediate response within 6-to-48-hour response items. Door repairs are a regular call-out item attended by our regulated BM Trada team.

Fire Services Included:

- Bespoke BM Trada fire rated doors
- Fire Glazing
- Fire Stopping
- Fire Survey
- Ducting and ventilation installations and modifications with fire dampers
- Electrical works inclusive of fire panels





DESIGN



FIRE



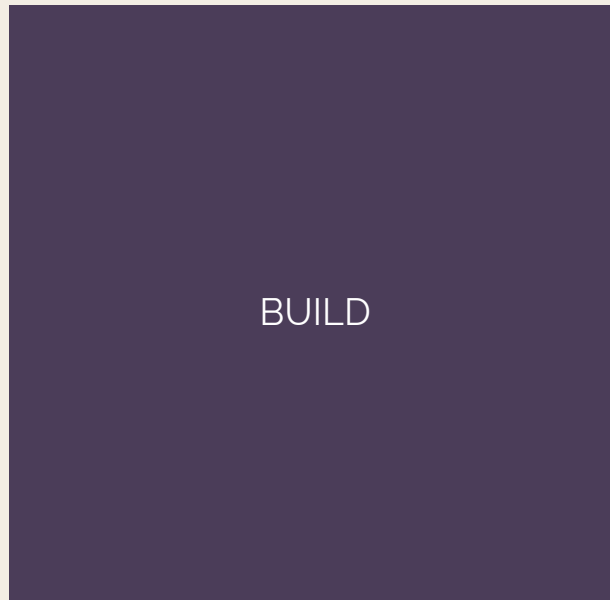
OUR SERVICES

- Our brand and delivery strategy is derived from five main service pillars creating a successful project structure across **Design**, **Build**, **Manage**, **MEP** & **Fire** disciplines.
- As well as full turnkey solutions, we provide traditional standalone services across each of our service pillars.
- From design consultation through to build delivery, spanning all category fitouts from shell & core to CAT B, temporary works & groundworks. Fire stopping and fire door installations through to responsive and planned day-to-day maintenance operations.
- All inclusive of health, safety and management support services; tailored to each projects' and or clients' individual needs.

MANAGE



BUILD

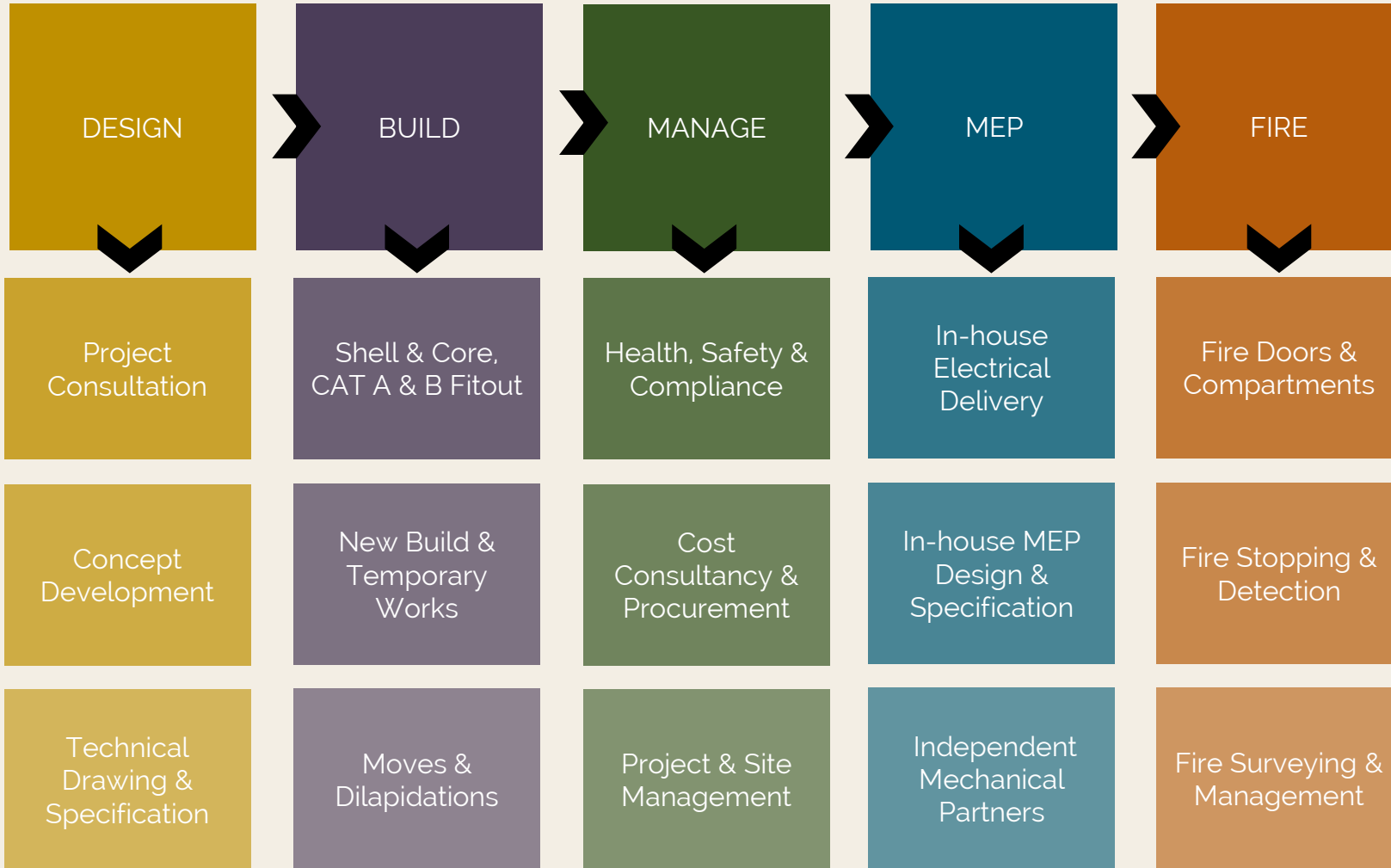


MEP

80%
repeat
client

50%
design
& build

45%
build &
manage



OUR SERVICES

- Certifications are industry benchmarks not differentiators, they provide an important reference in assuring safety, quality, compliance and sustainable duties across service providers.
- Facilitate Spaces are fully ISO compliant and accredited members of a number of industry bodies such as Safe Contractor, Construction Line (gold) and NICEIC Approved Contractor. See below for full list.



DESIGN SERVICES



- Property Review
- Feasibility Study
- Workplace Consultation
- Assist Audit & Analysis
- Storage Audit & Analysis
- Space Planning
- Concept Design
- Visualisations
- Sample Boards
- Technical Specification
- Finishes Specification
- Furniture Specification
- Move Management
- Compliance & Regulation Review
- Building Control Engagement
- Planning Applications
- Technical Drawing packages* **
- Discipline Coordination

*LTA (Licence to Alter), Tender, Construction

**AutoCAD and BIM platform

BUILD SERVICES



- Shell & Core Fitout
- Category A & B Fitout
- Refurbishment
- Partitioning – Drylining
- Partitioning – Glazing
- Windows
- Doors
- Flooring
- Ceilings
- Decorations
- Carpentry & Joinery
- Bespoke Joinery
- Demolition
- Dilapidations
- Groundworks
- Temporary Works
- Structures
- Roofing
- Masonry
- External Facades
- Responsive Maintenance
- Planned Maintenance

MANAGE SERVICES



- Project Management
- Site Management
- Health & Safety Planning
- Health & Safety Assessment
- Compliance Management (CDM)
- Building Control Coordination
- Planning Engagement
- Quality Control
- Environmental Management
- Waste Management
- Estimation & Budget Forecasting
- Cost Planning & Management
- Quantity Surveying
- Contract Management
- Logistics Planning
- Project Planning
- Programme Management
- Procurement Scheduling
- Aftercare & Maintenance

MEP SERVICES



- Surveying & Systems Validations
- Systems & Product Specification
- MEP Drawing Packages
- Discipline Coordination
- Testing & Inspection
- Lighting Design & Specification
- Lighting & Controls
- External Lighting
- Small Power
- Distribution Boards
- UPS/IPS Systems
- Mechanical Systems
- Ducting
- Plumbing
- Commissioning & Decommissioning
- CCTV & Intruder Alarm
- Nurse Call Systems
- Disabled Refuge Alarm Systems
- Fire Detection
- Home Automation Systems
- Voice & Data Infrastructure
- Responsive Maintenance
- Planned Maintenance

FIRE SERVICES



- Fire Doors
- Fire Compartments
- Fire Stopping
- Ducting – Passive and Mechanical
- Fire Glass
- Fire Curtains
- Fire Suppression
- Fire Detection
- Sprinklers
- Intumescent Painting
- Fire Signage
- Surveying
- Consultancy
- Compartment Drawings
- Fire Strategy Drawings
- Fire Risk Assessments

THANK YOU FOR YOUR TIME

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FACILITATE SPACES



Website link