



Your Housing Group (YHG) Passive Fire Protection Works

OVERVIEW

Frank Rogers were appointed by YHG in June 2015 following a significant tower block fire in Sefton Park, Liverpool.

SCOPE OF WORKS

Working in collaboration with YHG and their appointed Consultants and Local Authority Building Control Officers we developed specifications, schedule of works including; upgrade of compartmentation to all 360 flats across 6 tower blocks, communal areas and dry riser cupboards.

Frank Rogers carried out a series of fire risk assessments prior to commencement of work, presenting a series of findings and recommendations.

Specific works included:

- Fire stopping within the vertical riser cupboards, using fire bat and mastic, designed to contain fire spread for 120 minutes
- Installation of fire rated collars to all service penetrations maintaining building integrity
- Installation of new 30 minute fire rated door/frame set to riser cupboard and stairwells where improvements uneconomical
- Replacement of ironmongery and intumescent door seals upgrading original doors to desired fire specification

CHALLENGES

We overcame a strict 6 month delivery programme deploying a full operations team including a dedicated Customer Liaison Officer (CLO). Our CLO coordinated a series of evening consultation meetings with YHG introducing our Operations Team to residents, communicating the importance and necessity of the fire improvement works resolving any resident concerns.

A particular challenge included the decant of all 15th floor penthouse residents permitting additional strengthening of ceiling grid systems installing new 60 minute fire protection. We coordinated furniture removal and completion of works within 2 week windows maintaining daily contact with residents.

OUTCOME

Frank Rogers completed all fire risk actions to the 100% satisfaction of the Local Authority Building Control Department and Merseyside Fire.

We achieved an overall customer satisfaction over 95% receiving no complaints from the 360 dwellings living in close proximity undertaking sensitive working.

Mike Travis, Contracts Manager at Frank Rogers commented:

"The Frank Rogers business is synonymous with contracting work within the social housing arena and fire risk works is major growth area for us where we are able to utilise the skills, knowledge and experience of our in-house team"

