



Housing Maintenance Solutions (HMS) Fire Risk Assessment Works, 2017-18/19

OVERVIEW

FR Fire Protection were appointed by HMS to deliver £700,000 of fire protection upgrades to over 600 apartment blocks across Liverpool on behalf of Liverpool Mutual Homes (LMH). The social housing landlord continues to demonstrate its commitment to preventing and containing any possible spread of fire and has implemented a robust fire risk strategy across its housing stock working closely with contractor; HMS and specialists; FR Fire Protection.

The comprehensive strategy included a combination of measures ranging from new fire curtains, fire access doors, fire-rated ladders and additional fire stopping works in loft spaces.

All communal spaces at LMH properties have been refurbished and upgraded ensuring that all homes exceed the latest fire protection regulations where possible. FR Fire Protection carried out a series of fire risk assessments prior to commencement of work, presenting a series of findings and recommendations.

INSTALLATION WORKS INCLUDED

- New fire curtains installed across loft spaces compartmentalising each loft area and preventing rapid fire spreading into adjoining homes, offering 30 minutes of fire protection
- Fire access doors in the loft spaces, providing access into the full-length loft space above each top floor flat, offering 60 minutes of fire protection

- Fire stopping within the loft spaces, using fire bat and mastic, designed to contain fire spread for 120 minutes
- New fire-rated ladders to access each loft hatch, offering 60 minutes protection

CHALLENGES

The sheer number of properties and the unique architectural make up of each property meant that all buildings required a bespoke approach in terms of fire protection.

The oldest blocks naturally required the most extensive retrofitting works to bring these homes up to today's stringent fire safety standards.

The team has carried out works to over 380 blocks in less than nine months and has since received glowing feedback from the client who is currently planning a second phase including 250 homes for an additional £300,000.

