

CASE STUDY

NORTH KESTEVEN DISTRICT COUNCIL

SURVEY, DESIGN & CONSTRUCT FIRE COMPARTMENTATION WORKS TO 19 BLOCKS OF MEDIUM RISE FLATS

Form of Contract

JCT Intermediate Contract with Amendments and Contractors Design.

Scope

Following a review of fire risk assessments in place for 19 blocks of flats, NKDC identified a risk that party walls dividing flats on the top floor were not sufficiently compartmentalised. The risk identified that in the event of a fire, smoke and flames may spread throughout the entire roof void spanning each block with potential to compromise the current stay put policy.

Under a JCT Intermediate Contract with Amendments and Contractors Design, Neo was employed to first conduct destructive surveys of the roof space to establish the method of roof construction and determine the presence of any existing fire compartmentation.

The flats were originally constructed in the 1960's with an asphalt covered, flat roof, with timber joists. In the late 1990's/early 2000's all roofs were over roofed with a metal Speedeck, mono pitched roof, on a timber frame structure. The new structure was constructed off the existing roof deck, a method that gave rise to the identified risk between party walls dividing flats on the top floor. Once complete, survey results identified a need for compartmentation works between party walls to be

carried out. Agreed work commenced developing a design that would enable residents to remain in their homes whilst works were performed during summer months to reinstate an effective line of fire compartmentation.

Throughout the design phase, Neo worked in conjunction with several professional advisors and technical representatives from Hilti GB where a solution was later identified and submitted for approval by local building control officers. Prior to sign off, proposals were subjected to further review by NKDC's Fire Safety Team, a process which placed a requirement for proposals to satisfy value for money criteria.

Once approved, construction phase drawings were finalised and works to complete the designed passive fire protection measures were targeted for completion within 12-weeks.

In advance of works commencing a series of consultation meetings were held with residents affected by the works, where through close planning and ongoing liaison with resident's, disruption was kept to a minimum.



Key Information:

Key Outputs:

Throughout the construction phase representatives from the councils building control attended the site on a regular basis where through strict compliance with design proposals, a defect-free installation of passive fire protection to FIRAS certification standards was achieved.

All works delivered on this project were undertaken by directly employed specialist installation teams covering the fully accredited disciplines of fire stopping and fire barrier installations.

Location:

19 Blocks of Medium Rise Flats in Sleaford, Lincolnshire.

Contract Value:

c. £700,000

