

CASE STUDY

PLACES FOR PEOPLE

SURVEY, DESIGN & INSTALLATION OF PASSIVE & ACTIVE FIRE PROTECTION



Form of Contract

JCT Intermediate Contract with Amendments and Contractors Design.

Scope

Following a review of Type 3 Fire Risk Assessments, Neo was employed by Places for People to design solutions required to close out a multiple non-conformance linked to breaches in fire compartmentation.

The properties surveyed in each of the 8 medium rise blocks making up the Stanhope Street Estate, comprised a mixture of 2-storey flats, ground floor flats and 1 and 3-bedroom maisonettes.

Constructed through use of a concrete frame and brick infill panels, services (communal ventilation, district heating, cold water supply and wastewater discharge) flow in and out of each property through a series of purpose-built riser shafts located between, above and below neighbouring properties.

The brief satisfied by Neo through a destructive survey of all archetypes was to assess the level of fire compartmentation being provided within the main service risers.

Following the survey, a design to establish a new line of fire compartmentation between flats, floors, and the riser cupboard was developed.

Later ratified through close consultation with the Tyne and Wear Fire Authority, the fully costed design incorporating the installation of hard-wired active fire protection measures to an LD1 specification was approved and a 12-week programme to complete the works agreed.

During the pre-commencement planning phase, significant emphasis was placed on co-ordinating access to each property in line with predetermined customer access protocols. Due to the number of properties affected, flexibility in working times, appointments and a need to accommodate essential requirements of vulnerable groups were factors built into the project plan.

Key Information:

Key Outputs:

Close programme control maintaining block level completion and certification milestones.

Effective customer consultation and compliance with appointment setting and customer access protocols.

All works delivered on this project were undertaken by directly employed specialist installation teams.

Location:

c. 365 medium rise properties, Stanhope Street, Newcastle.

Contract Value:

c. £1.2M

