

CASE STUDY

ROYAL ARMOURIES MUSEUM

FIRE DOOR REPAIRS & REPLACEMENTS



Form of Contract

Bespoke Contract comprising RA Terms and Conditions of Service.

Scope

The scope of works delivered through this project required Neo to repair and replace c. 360 fire doors spread across seven floors of the Royal Armouries Museum in Leeds.

Acknowledged as one of the world's finest museums of arms and armour, the Royal Armouries Museum holds in trust for the British nation one of the greatest and most comprehensive collections ever assembled in a treasure of international importance.

Following the outcome of Fire Risk Assessments undertaken in accordance with the Regulatory Reform (Fire Safety) Order 2005, multiple non-conformances were identified in the level of fire protection offered through existing fire doors.

Through an extensive report into the condition of fire doors across the whole museum site, Neo was appointed to undertake a 12-week programme of fire door maintenance and replacement to FIRAS Certification standards.

Throughout the project, the museum remained fully operational to staff and open to visitors from members of the public to local schools. Through close control of work sequencing, the programme developed by Neo utilised a risk-based approach to work prioritisation ensuring works in high risk areas were completed first and for business-critical operations, all works were completed outside normal working hours.

In addition, and when maintaining a dynamic fire strategy, communication with Estates Team members and departmental teams was essential, an approach which through ongoing collaboration with a security system contractor ensured a fully compliant permit to work system was maintained.

On completion, a fully index operations and maintenance manual for each door was prepared. The O&M report contained details of the works completed, materials used, supporting product test evidence and certification records to both FIRAS and notional fire door standards, a document required by the museum to evidence building safety and support ongoing inspection and maintenance regimes.

Key Information:

Key Outputs:

Zero accident/ incident arising from a 12-week programme of works performed in a fully operational museum site.

Fully documented O&M manual evidencing compliance with building safety regulations supporting ongoing inspection and maintenance.

All works delivered by directly employed specialist fire door maintenance and installation teams.

Location:

Leeds

Value:

c. £185,000



ROYAL ARMOURIES

firas
SH9650