

WORKMAN FIRE ADVISORY



workman
building consultancy

FIRE SAFETY – BEYOND THE STATUTORY MINIMUM

Fire safety isn't just a legal obligation, it's a moral and financial imperative and although its latest enactment in the Building Safety Act has introduced specific provisions for [higher-risk residential buildings](#), the sentiment of the law – if not the letter – is being more widely embraced by investors across other sectors.

Beyond current statutory requirements, investors are keen to minimise risk, ensure the long-term liquidity of their investments, and protect their corporate reputation. By ensuring assets meet and – where prudent – exceed fire safety regulations, investors are not just protecting assets but also contributing to the overall wellbeing of their community and creating a legacy of responsible real estate ownership.

Our Fire Advisory team have developed a range of services to meet this need, cutting through the complexities to guide clients through the fire safety implications of investing, managing and disposing of assets.

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MAKING THE COMPLEX, SIMPLE



The Building Safety Act has provided some clarity to residential investors of qualifying assets. Yet, the range of engineers, consultants, assessors and inspectors required to assess risk, suitability for occupation and possible remediation, means that the advice can be complex, overly technical and not reflective of the investor's plans.

Rigorous selection of the right specialists and independent interrogation of their output is necessary to achieve a full understanding of the issues and their impact on safety in a commercial context.

We are independent building consultants with expertise in fire safety. Our specialists collate and interpret the broad and disparate range of technical advice required, applying the statutory framework to your asset business plan.

We allocate a Fire Lead (FL) to all instructions. The FL will work with you to define your brief and create a best-in-class technical team according to need. We then support and challenge those consultants to reach coordinated, commercial recommendations that reflect your future plans for the building.

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OUR FIRE ADVISORY SERVICES

Our Fire Advisory team provide services at all stages of the asset life cycle: acquisition, refurbishment or development, occupation and operation, and disposal.



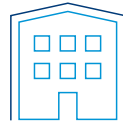
OUR FIRE ADVISORY SERVICES

1. FIRE SAFETY ASSET PLAN

Fire Safety Asset Plan provides a holistic review of all technical and financial considerations



2 EXTERNAL WALL SYSTEM REVIEW



3 FIRE COMPARTMENTATION AND FIRE DOOR AUDITS



4 BUILDING SAFETY CASE REPORT



5 TECHNICAL DUE DILIGENCE (ACQUISITION, REFINANCING, DISPOSAL)



6 FIRE SAFETY EXPERT



7 FIRE SAFETY PROJECT ADVISORY



OUR FIRE ADVISORY SERVICES



FIRE SAFETY ASSET PLAN

Typically the starting point for many clients in addressing fire safety within their business plans, our Fire Safety Asset Plan provides a holistic review of all technical and financial considerations to achieve fire safety.

By understanding the client's plans for the asset – buy, hold, refurbish, repurpose or sell – we identify what is required to properly address any fire safety issues in the commercial context of that building.

It can also be completed as a desktop portfolio review to identify higher-risk assets worthy of further investigations.

EXTERNAL WALL SYSTEM REVIEW

The construction of external wall systems can represent an obvious fire safety risk. Our Fire Advisory team conduct technical reviews of external wall and cladding systems, to ensure they are compliant with current standards and institutional requirements.

Our service involves a 2-stage process: first, an initial desktop review of as-built information, followed by an intrusive onsite inspection. We may utilise third-party consultants or experts as needed. Our team will identify any defects, offer recommendations, and estimate costs for remedial action, all within the framework of the asset's business plan.

Our reviews ensure compliance with current or as-built standards, evaluate the future liquidity of the asset for potential sale from an investor's perspective, address reputational concerns, and provide occupiers, funders, and other stakeholders with confidence in the current construction.

FIRE COMPARTMENTATION AND FIRE DOOR AUDITS

Fire door and compartmentation requirements are incorporated into a building's Fire Strategy, which incorporates design standards for compartmentation and fire door provisions.

Our Fire Advisory team delivers expert guidance, assessment, and reporting on fire doors and compartmentation within buildings. This evaluates the adequacy of existing provisions and provides clear guidance for compartmentation and fire-stopping of fire-resisting elements.

With clear recommendations and costs for various remedial scenarios, these assessments are becoming more common as part of the preparation for the sale process. They enable planning, budgeting, and mitigation for future negotiations with potential buyers.

OUR FIRE ADVISORY SERVICES



BUILDING SAFETY CASE REPORT & BUILDING HEIGHT SURVEYS

The Building Safety Act applies strict requirements to qualifying assets over 7 storeys / 18m high, but the true height of buildings is not necessarily as drawn.

Our Building Height Surveys will determine the actual height of the building to confirm whether your asset is in scope for the registration and reporting requirements of the Building Safety Act, and therefore whether a Building Safety Case Report is required.

Building Safety Case Reports should describe a building's safety information in full, detailing how the building safety risks should be managed. Compiling the report could involve contributions from a number of expert sources and specialists, including external wall survey, fire door and compartmentation surveys and fire strategy.

We help investors meet these statutory requirements by identifying what information is required and procure the necessary surveys and reports to complete the BSCR.

More information on our [Building Safety Case Report service can be found here.](#)

TECHNICAL DUE DILIGENCE

Whether buying, selling or financing an asset, the technical due diligence process will need to thoroughly address fire safety in the context of the future plans for that asset.

Our Fire Advisory team provide specialist technical input into the overall due diligence process, to ensure that all fire safety risks and potential costs are properly factored into price negotiations.

FIRE SAFETY EXPERT

Where a lot of fire safety advice can focus primarily on the technical or statutory requirements, our team can provide a commercial interpretation or second opinion that considers it in light of your plans for the asset.

Our expert review service provides an objective consideration of other's advice, for example to assist with feasibility or provide an expert witness role in disputes with original developers or contractors.

FIRE SAFETY PROJECT ADVISORY

Our Fire Advisory team provide specialist fire safety advice to project teams for refurbishment and redevelopment projects.

Particularly in the design and feasibility stages, input from our Fire Advisory team can scope the current and future fire safety requirements of an asset, within the financial confines of a project to help identify viable solutions.

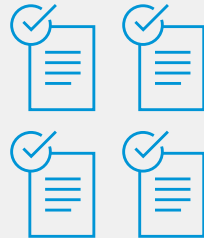
OUR FIRE ADVISORY SERVICES

By working with our Fire Advisory team, our clients benefit from;



ASSET LIQUIDITY

Whether buying, refinancing, selling or leasing, advice that reflects the market's expectations, not just the legal minimum.



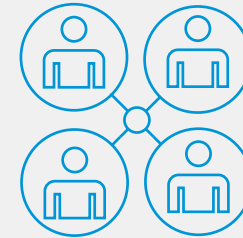
VIABLE SOLUTIONS

Costed recommendations that form a fire safety pathway that fits within your asset business plan.



STATUTORY COMPLIANCE

Interpretation of the current and potential legal complexities to ensure your obligations are met now and in the future.



STAKEHOLDER ASSURANCE

For occupiers, investors and lenders, a clear plan to demonstrate fire safety is business-critical.

OUR SCALE

With a nationwide network of 11 regional offices, we are already delivering our suite of Fire Advisory services on a large number of residential and commercial assets across the UK.



OUR SCALE

In the last year we have;



60
ASSETS

Created Fire Safety
Asset Plans



30
ASSETS

Delivered Building
Safety Case Reports



115
SURVEYS

External wall, fire
compartmentation and
fire doors completed

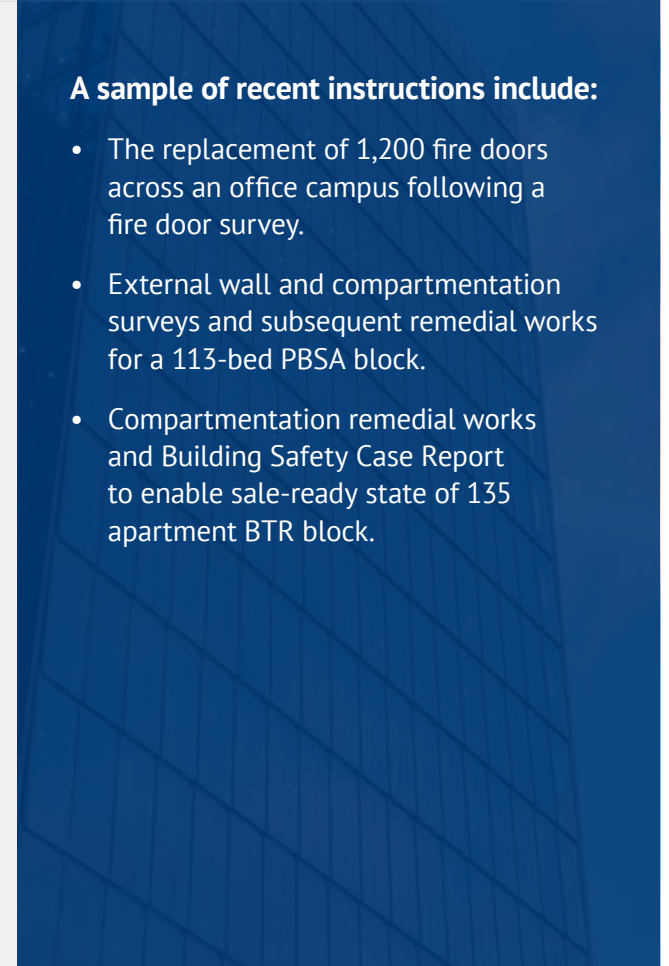


£20
MILLION

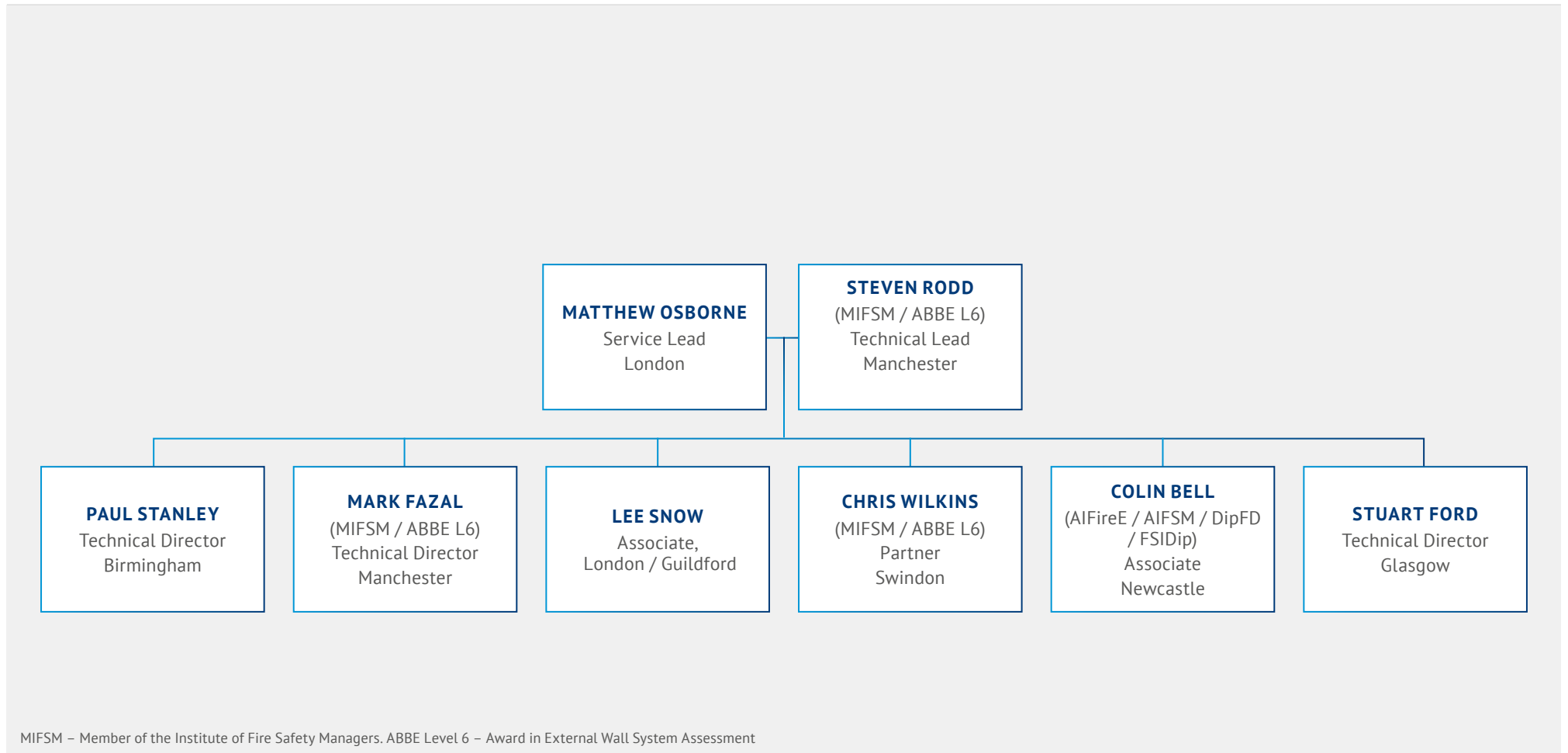
Fire safety
remedial works
being managed

A sample of recent instructions include:

- The replacement of 1,200 fire doors across an office campus following a fire door survey.
- External wall and compartmentation surveys and subsequent remedial works for a 113-bed PBSA block.
- Compartmentation remedial works and Building Safety Case Report to enable sale-ready state of 135 apartment BTR block.



OUR FIRE ADVISORY TEAM



WORKMAN FIRE ADVISORY – ALIGNING SAFETY WITH VALUE

For more information on any
of our Fire Advisory services
please contact:



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building consultancy



Visit workman.co.uk/building-consultancy-services



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