HOUSING ASSET MANAGEMENT MAINTENANCE AND REGENERATION

SOUTH WEST HAMMAR

nhmf

National Housing Maintenance Forum

HAMMAR South West

Fire Compliance Conference

21st October

Sandy Park- Exeter

Welcome & Introduction

Housekeeping: fire alarm, phones, toilets

Hosts for the day

- **Stephanie Lloyd Foxe** — Magna Housing (& NHMF Management Committee)
- **Steve Coles** — Abri Octavia
- **Phil Bristow** — AxisCLC
- **Julian Ransom** — iON-Consultants (& NHMF Management Committee)

Purpose of HAMMAR

"A forum for sharing information, improving knowledge and communicating with like-minded people in **H**ousing **A**ssociation **A**sset **M**anagement **M**aintenance and **R**egeneration."

NHMF is serviced by m³

Today's Program

National Housing Maintenance Forum

08:30-09:00	**Arrival & Refreshments**
09:00-09:05	**Welcome / Housekeeping** HAMMAR South West Committee, **Stephanie Lloyd-Foxe**
09:05-09:15	**Hello from our main sponsor – Luke Bedford, Harmony Fire**
09:15-10:15	Causes of Grenfell from a housing management perspective and the lessons for housing providers as a result **Peter Apps, Journalist & Author**
10:15-11:00	The three pillars of risk and mitigation **Tina Mistry, Associate Director – Fire Engineering at WSP**
11:00-11:20	**Comfort + Refreshments Break**

Today's Program

11:20-12:20	Legal Issues for Registered Providers: Beechmere Extra-Care Fire Trial and Awaab's Law **James Muller and Matthew Lake, Weightmans LLP**
12:20-12:50	Latest guidance and best practice – use of Automatic Opening Vents (AOV's) **Anthony Munn, Teal Products**
12:50-13:00	Hello from food and lanyard sponsor – **Manj Mahal, Infinity Fire**
13:00-13:45	***Lunch , Networking and Exhibition***

Today's Program

National Housing Maintenance Forum

13:45-14:15	NFCC TEC update, Secure Information Boxes, Residential PEEP's, Evacuation Alert Systems, Fire Alarms and Telecare standards **Steve Norman, Senior Technical Policy Officer, Protection, Service Delivery & Improvement – National Fire Chiefs Council**
14:15-14:45	Fire Door Misuse in Social Housing **Pete Davies, FireCo**
14:45-15:00	***Coffee / Tea + comfort break***

Today's Program

National Housing Maintenance Forum

15:00- 15:30	Resident responses to fire alarms “if the alarm went off at 2am – what would your residents do?” **Dave Johnson, Head of Property, Saxon Weald**
15:30-16:15	Fire Stopping and Protection – The importance of specifying products with robust testing and certification **Paul Ramage, Fire Protection Technical Lead, ROCKWOOL Ltd**

16:15-16:20 Closing Remarks

NEXT SESSION

09:05-09:15

Hello from our main sponsor

Presented by

Luke Bedford, Harmony Fire

Trusted by housing providers and local authorities across the UK

Fire Engineering · Design · Construction · Service and Maintenance

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The challenges housing providers are facing

Fragmented information, inconsistent decisions and rising costs.

01 **Data quality** – Information is unclear, outdated and incomplete.

02 **Disconnected systems** – Housing management systems cannot pull all the information together.

03 **Visibility of gaps** – Difficult to identify what information is missing.

04 **Manual checks** – Labour-intensive, time-consuming and costly to complete.

05 **Property access** – Difficult to gain access, leading to delays and repeat visits.

06 **Risk prioritisation** – Different risk appetites across the organisation, with no single view.

07 **Costing** – Budgets based on last year's spend plus inflation, rather than evidence.

08 **Investment planning** – Difficult to accurately forecast, with no clear link between spend and risk reduction.

09 **Work completed** – Difficult to capture and retain all information about completed works.

10 **Maintenance** – Costs continue to rise without clear evidence of improved outcomes.

THE OVERALL CHALLENGE

Very difficult to clearly demonstrate investment needed, and that it is being utilised on the right buildings, in the right order, to reduce risks quickest and evidence it.

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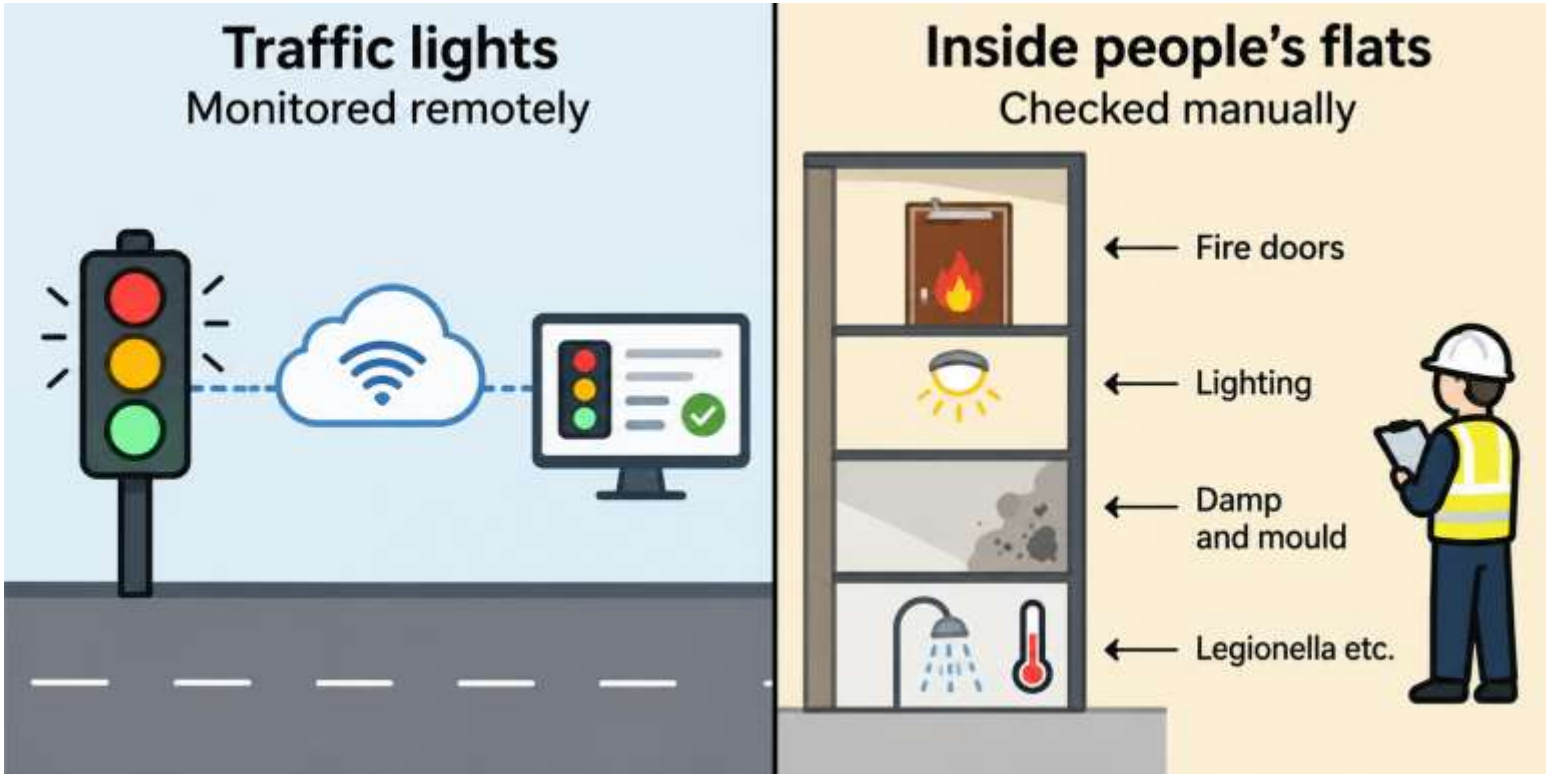
Smarter – not harder.



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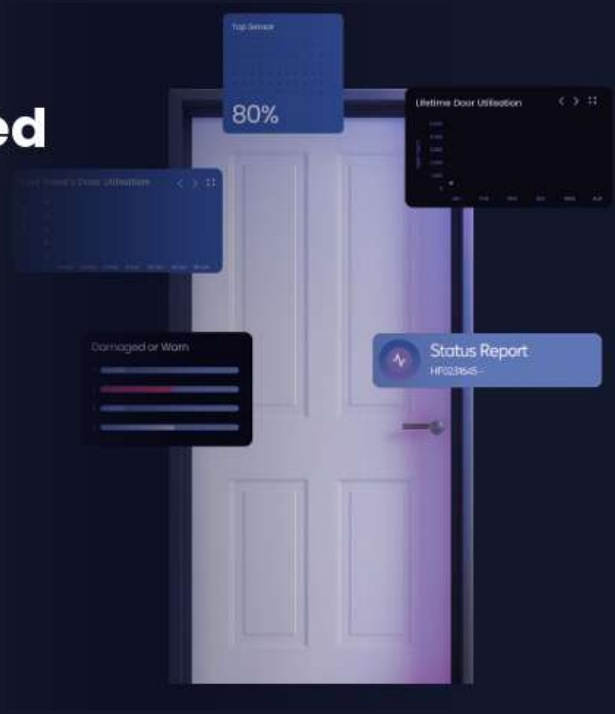
AURO DOOR · THE NEW STANDARD IN FIRE SAFETY

The world's first fully integrated and certified IoT fire door.

With 24/7 compliance monitoring.

A door that monitors its own seals, hinges and closer continuously, and logs every event in a remotely accessible cloud record.

Always **on** Always **ready** Always **compliant**



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The LifeGuard Framework

Lifeguard takes the information clients already hold and turns it into a risk-prioritised, costed investment plan.

"I have been very pleased to provide support and input to Harmony as they have developed the Life Guard Framework. Helping housing leaders understand and manage their building safety priorities, and ensure money is spent on the right risk reduction measures, is a key element in genuinely improving safety outcomes for residents."
Dame Judith Hackitt

1. **DATA**
   Teams drop all their information into the Lifeguard Framework
2. **SORTED INTO BLOCKS**
   The framework organises and groups the information
3. **HIGHLIGHTS GAPS**
   Shows what's missing and where there are gaps
4. **RISK PRIORITISED**
   Uses the information to prioritise the biggest risks
5. **COSTED**
   Shows the investment needed
6. **PLANNED IN**
   Creates a costed investment plan
7. **WORK DONE**
   Investment delivers improved homes
8. **MAINTAINED**
   Keeps homes safe and in good condition

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National Housing Maintenance Forum

NEXT SESSION

9:15-10:15

Causes of Grenfell from a housing management perspective and the lessons for housing providers as a result

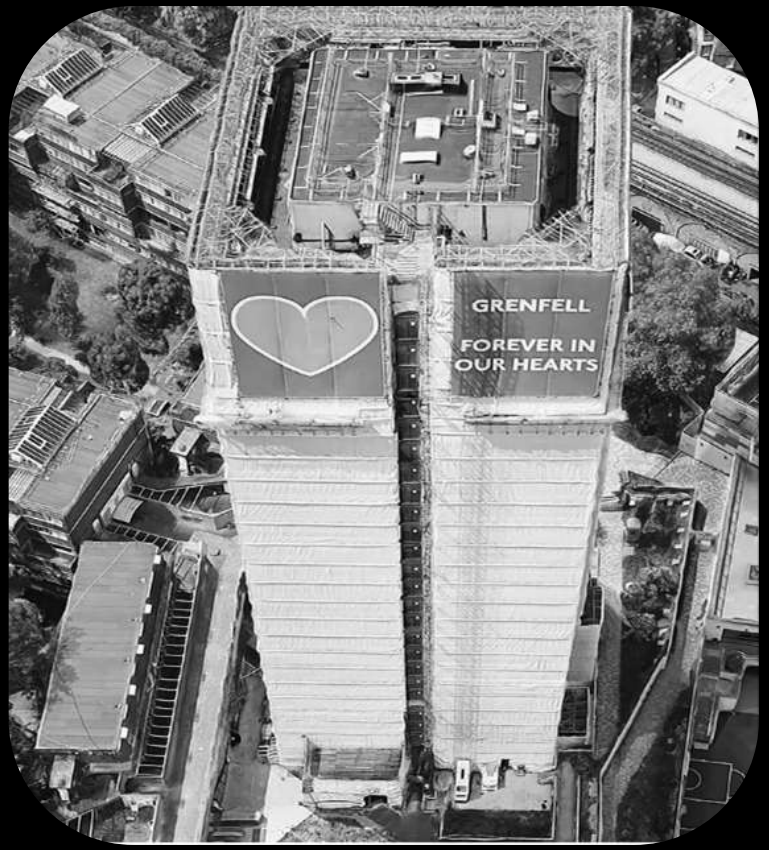
Presented by

Peter Apps, Journalist & Author

Grenfell and the housing sector

The case for change

A TOTALLY AVOIDABLE TRAGEDY



- Routine kitchen fire, escaped via window
- Ignited cladding system and spread laterally
- Mass fire door failure and inappropriate reliance on stay put

Rydon
Main contractor

‘It is never appropriate for a principal contractor to rely on building control to ensure that its designs comply with the Building Regulations.’

Studio E
Architects

‘Its failures relating to the design of the external wall and the selection of materials to be used in its construction had catastrophic consequences.

Harley Facades
Cladding subcontractor

Harley’s work on the refurbishment was characterised by a failure to take its responsibilities seriously, ignorance, complacency and a failure properly to manage its staff,

Exova
Fire engineers

Poorly resourced, casual and both incomplete and inaccurate in a number of important respects.’

Arconic
Cladding

Arconic deliberately concealed from the market the true extent of the danger of using Reynobond 55 PE in cassette form, particularly on high-rise buildings

Celotex
Insulation

The dishonest and cynical way in which RS5000 was tested and marketed reflected a culture within Celotex stretching back to at least 2009

Kingspan
Insulation

Deeply entrenched and persistent dishonesty… in pursuit of commercial gain coupled with a complete disregard for fire safety

Ministers

A focus on deregulation and house building volumes meant serious warnings of a fire disaster were missed

Civil service

Exhausted and overworked, civil servants allowed 30 years of warnings about dangerous cladding to slip by, and actively covered them up

BRE/NHBC
Advisory roles

Seen as expert advisors to government, they chose to represent their own commercial interests instead and failed to stand up to government

Year

1. FIRE DOOR FAILURE

A critical causative failure that was avoidable if residents were listened to

What happened:

- Problems ignored
- Warnings from residents missed
- Very serious consequences

2. LIFTS AND STIGMA

Grenfell had lower quality lifts than a private building, partly due to stigma about residents

What happened

- No firefighting lifts
- Drop key system
- Tragic consequences

3. REBEL RESIDENTS

The chance to scrutinise what was going wrong with the refurbishment was missed

"Ignoring residents' views was entirely consistent with the TMO's approach to engagement with its residents."

4. A CULTURE OF CONCEALMENT

At key moments the executive chose to mislead the board and other bodies about failures to protect their reputation

"A culture of concealment that had started at the top and filtered down to lower layers of management."

THE PICTURE TODAY

Building remediation

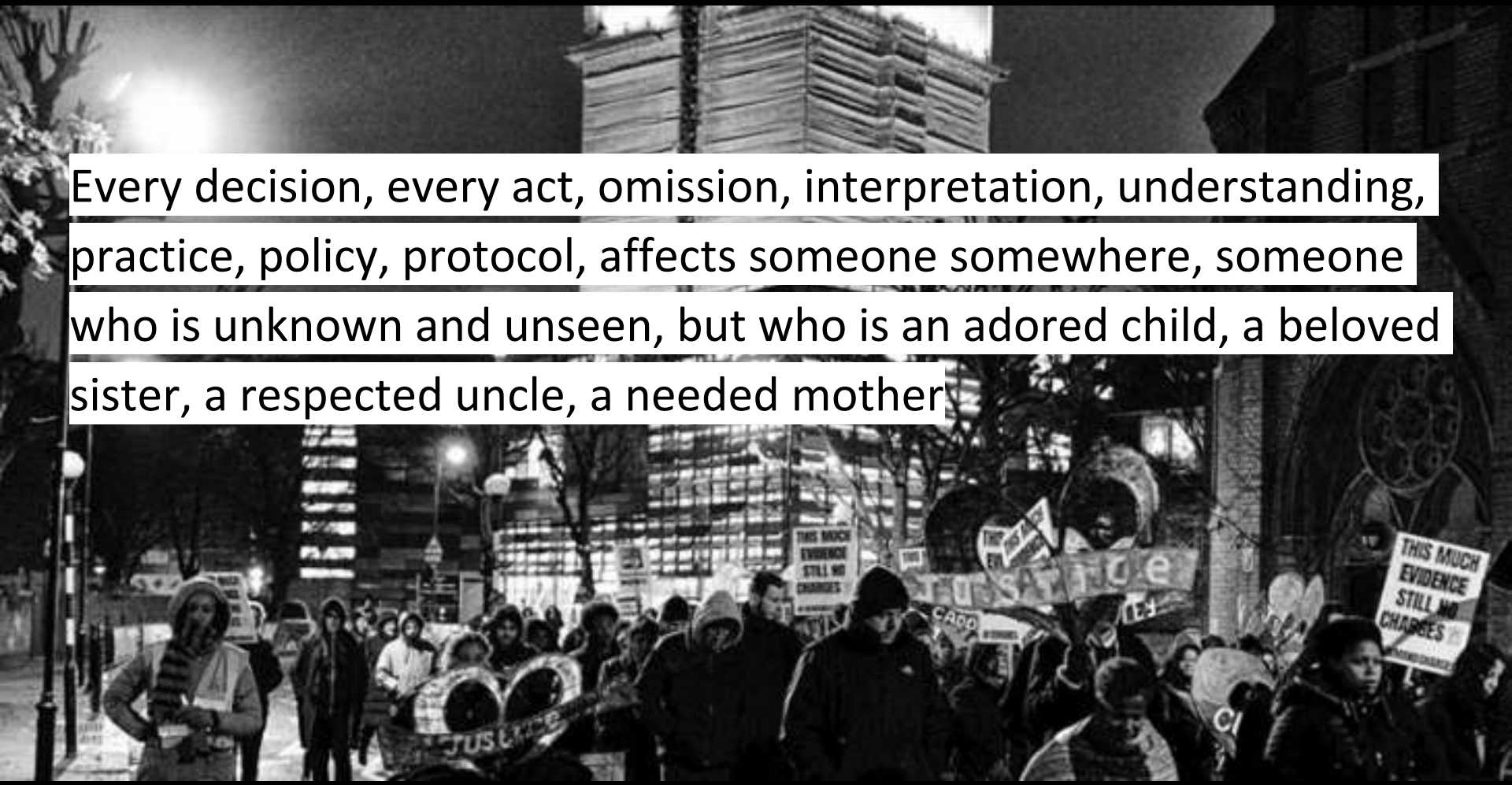
Will continue until at least 2040, with hundreds of thousands of lives disrupted

Building Safety Regulator

Struggled initially and caused some significant problems, but hard to deny we need it

Further changes

Competence requirements, regulation in social housing, new construction products regime



Every decision, every act, omission, interpretation, understanding, practice, policy, protocol, affects someone somewhere, someone who is unknown and unseen, but who is an adored child, a beloved sister, a respected uncle, a needed mother

National Housing Maintenance Forum

NEXT SESSION

10:15- 11:00

The three pillars of risk and mitigation

Presented by

Tina Mistry, Associate Director – Fire Engineering at WSP

THREE COLUMNS OF RISK AND MITIGATION

HAMMAR SW Fire Compliance Conference

Tina Mistry, Associate Director, Fire Engineering | 21 October 2026

Today

01
Perspectives and context

02
Three columns and the research

03
Structure

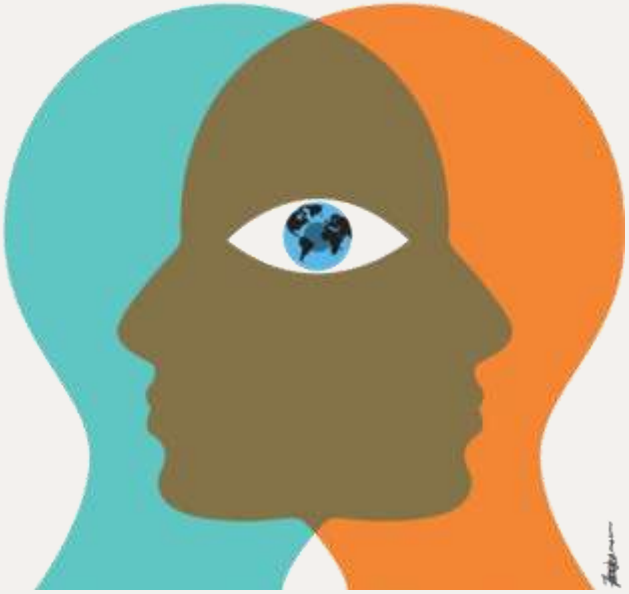
04
Fire, in depth

05
People / residents

06
Applying it, takeaways and Q&A

Different perspectives

Client



Consultancy

Human impact: lived experience and survivors

What has changed since 2017?

What changed

- **BSR independent** — January 2026
- **Inquiry Phase 2** — September 2024
- **Higher-risk regime** — October 2023
- **Fire Safety Regs** — January 2023
- **Building Safety Act** — April 2022
- **Fire Safety Act** — April 2021

On site, look for

- **Accountability** — Named and enforced
- **Report is evidence** — Write it to be read
- **Know your limits** — Refer, don't diagnose
- **Passive & Active Fire** — Door, fire stopping, alarms
- **Ask for records** — Gaps are findings
- **Walls, structure** — Any height

Hackitt review
May 2018

Inquiry Phase 1
October 2019

Grenfell Tower
14 June 2017
72 lives lost

Hands up if most of your homes are in buildings under 18 metres.

Height is not the hazard.

Construction, condition and occupancy are. Samuel Garside House was six storeys. Beechmere was timber-framed extra care.

Most Southwest homes sit outside the higher-risk regime.

Not outside the risk.

02

Three columns and the research

Building ecosystem

Golden thread information

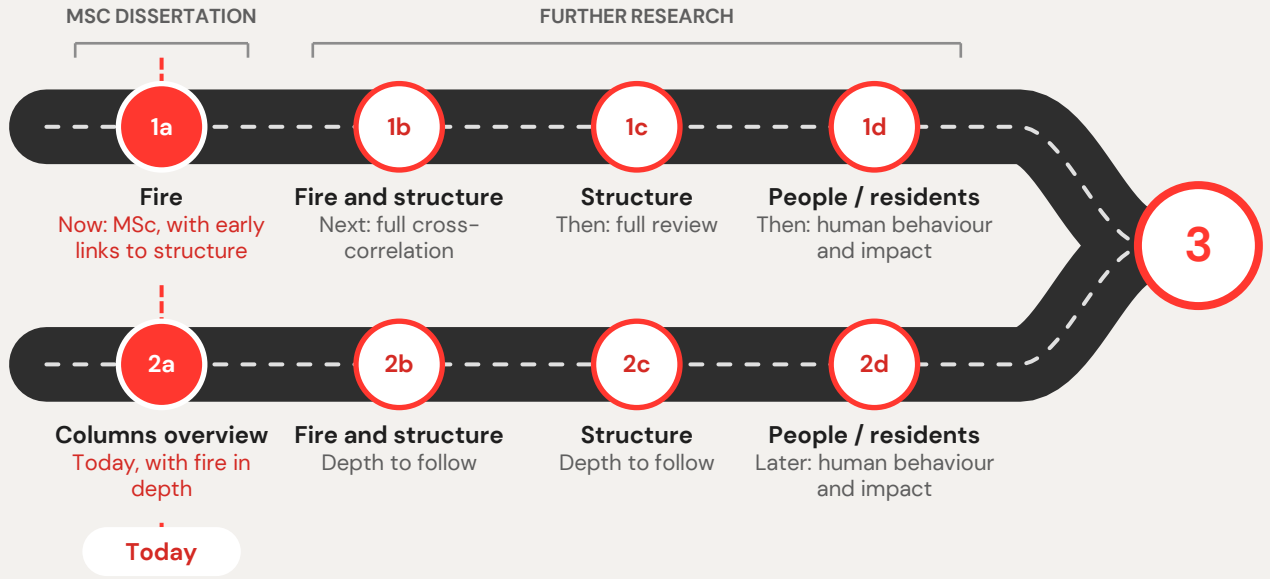
Structure

Fire

People / residents

From my academic paper (early iteration): independent MSc research in Fire Safety Engineering.

The research roadmap



PHASE 1 | IN PROGRESS
Review of standards, regulations and policy
Residential, one column at a time

PHASE 2 | IN PROGRESS
Practical application
Develops alongside Phase 1

PHASE 3 | NEXT
Bringing them together
In development. Your input is welcome.

Independent MSc research by Tina Mistry. Phase 1a forms my MSc dissertation in Fire Safety Engineering; later stages may continue through doctoral or further research. Views are my own and do not represent WSP.

Phase 2 works in three steps

1

In-depth understanding and overview

Each column, on its own

2

Analysis and cross-correlation = identified risk

Human impact · Organisational risk

3

Short-, medium- and long-term mitigation

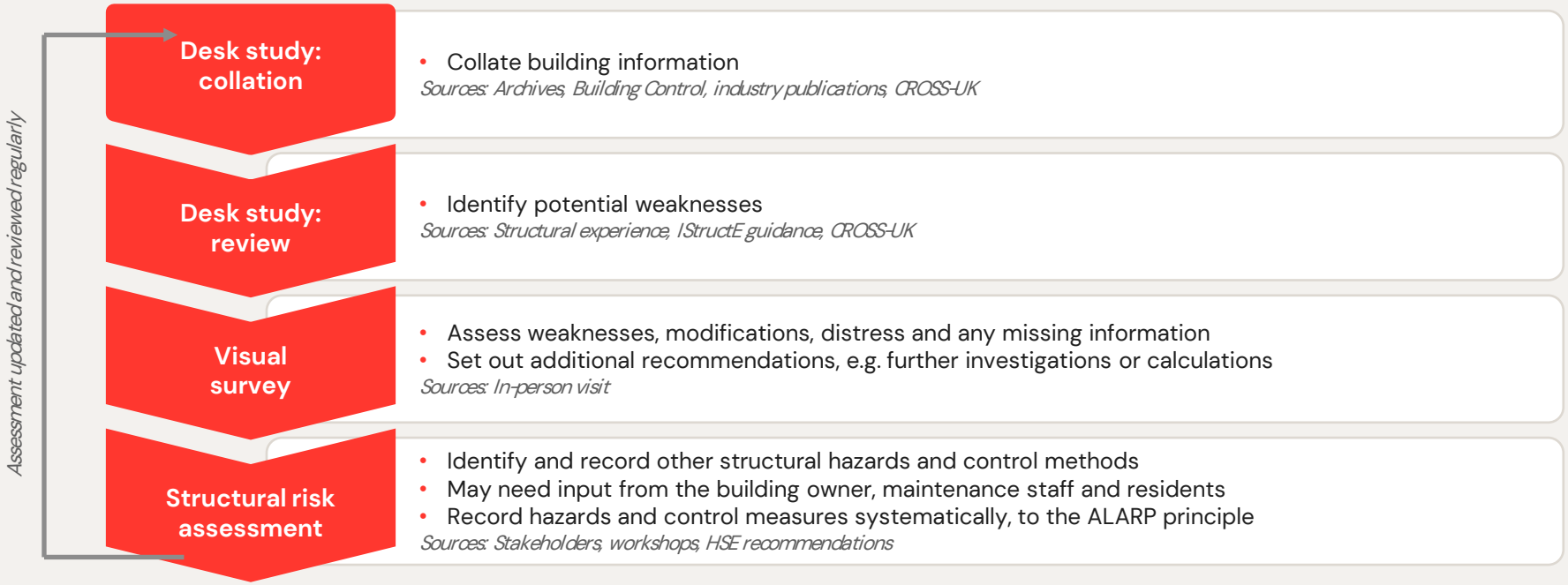
Human impact · The building: fire and structure

Three columns framework: Tina Mistry, independent MSc research in Fire Safety Engineering.

03

Structure

How IStructE assesses an existing building



Source: IStructE, Table 1.1 Assessing higher risk buildings under the Building Safety Act: a compendium of structural typologies.

Introduced today. Depth in later research phases.

COLUMN 1 | STRUCTURE

Know how your building was built

Desk study

- Year and design intent
- Structural system
- Alterations since

Surveys

- Non-intrusive first
- Intrusive where needed
- Connections and load paths

Risk assessment

- Chartered structural engineer
- Proportionate actions
- Kept under review

In Southwest stock, look for

- **Large panel and system-built**
- **Timber frame and MMC**
- **Converted houses and HMOs**
- **Sheltered and extra care**

Adapted from IStructE, Assessing higher risk buildings under the Building Safety Act: a compendium of structural typologies. Applies at any height, scaled to the risk.

04

Fire, in depth

Research focus: Phases 1a and 2a

One route out

1 Home
Flat entrance door: FD30S, self-closing

2 Communal lobby
Smoke control, AOVs

3 Communal area and stair
The protected route

4 Service areas
Risers, cupboards, fire-stopping

What would you record in this cupboard?

Research focus: Phases 1a and 2a

Passive holds it. Active fights it.

Passive holds it

- Compartmentation
- Fire-stopping
- Fire doors
- Cavity barriers
- Structural fire protection
- Fire-resisting glazing

Active fights it

- Sprinklers
- Smoke control and AOVs
- Fire and smoke dampers
- Detection and alarms
- Dry and wet risers
- Firefighting lifts

The question isn't whether it was installed. **It's whether it still works.**

Research focus: Phases 1a and 2a

On file is not on site

Flat entrance door

On file: FD30S, closer fitted

On site: Vision panel damaged

Above the door

On file: Compartment wall

On site: Unsealed penetrations

Service penetrations

On file: Installer label, 2019

On site: Incomplete seal

05

People / residents

Introduced today. Depth in later research phases.

COLUMN 3 | PEOPLE / RESIDENTS

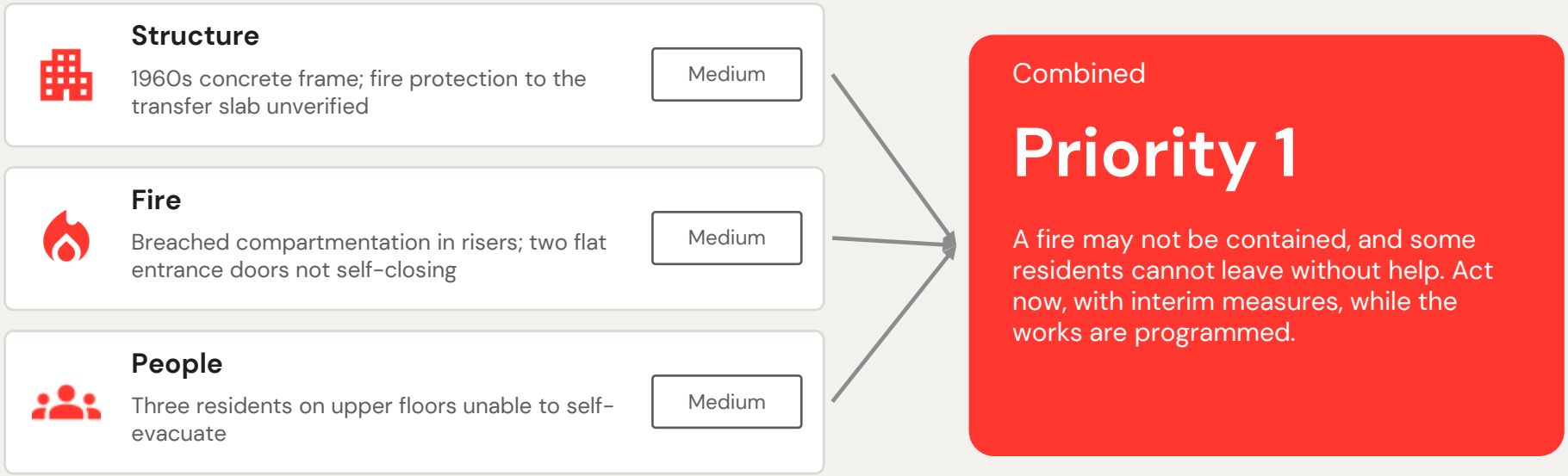
Do you know who lives behind each door?

A resident profile for one occupied block: age, language, vulnerability. Shared with permission; building not named.

Behind the door

- Person-centred fire risk assessments (BS 9792:2025 annex)
- Personal emergency evacuation plans
- Vulnerability, including hidden impairments
- Language, and how you communicate in an emergency
- Reflected in your resident engagement?
- **South West: the oldest population in England, 22.3% aged 65+ (Census 2021)**

Three mediums can add up to a Priority 1



Illustrative example: a system-built block of the kind found across South West stock.

06

Applying it

It's a juggling act.

FRA actions

Remediation

The regulator

Budget

Contractors

Residents

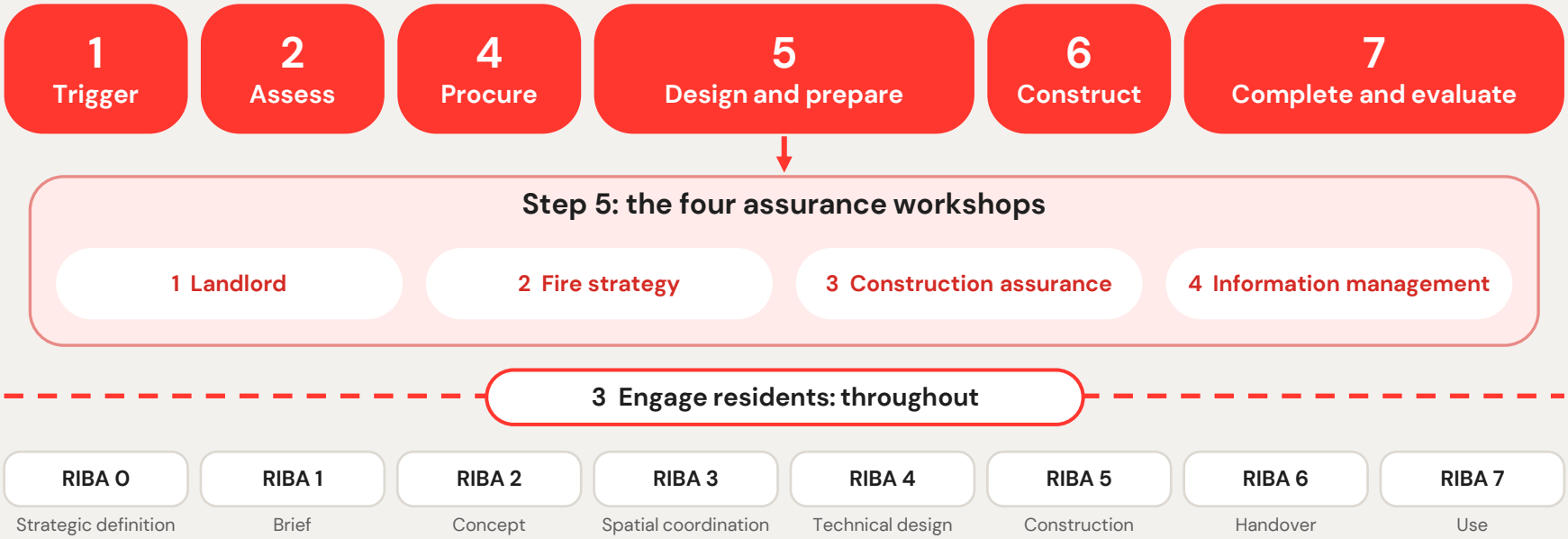
Reputation

Political engagement

So what do you do first?

Prioritise the risk. Sequence the work. Record the rationale.

Seven steps, from trigger to handover

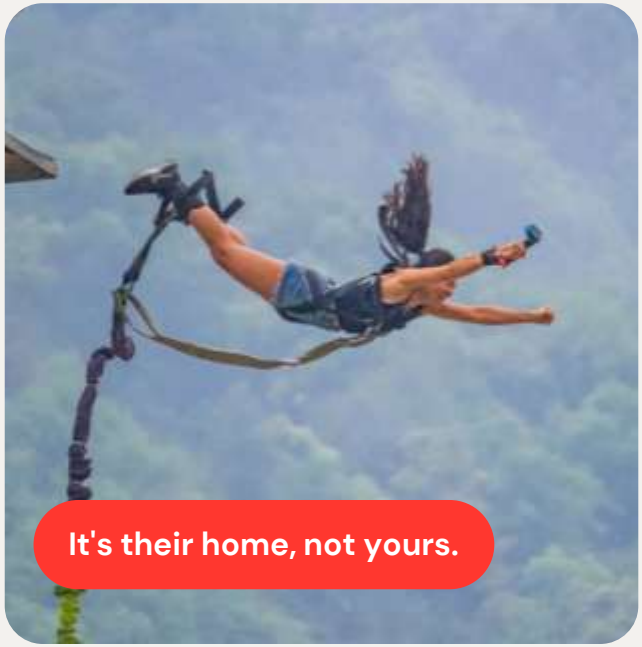


RIBA stages shown for reference (indicative).

Three columns framework: Tina Mistry, independent MSc research in Fire Safety Engineering.

STEPS 1 TO 4

Before anyone picks up a tool



1. **Identify the trigger**
   Controlled or uncontrolled?

2. **Assess risk and apply mitigation**
   No assumption, only evidence

3. **Engage residents**
   How you talk to them, who they are, what the work does to their home

4. **Package and procure**
   Appoint for competence

STEP 2 | ASSESS RISK AND APPLY MITIGATION

How long will residents live with the risk?

Assess

- Structure
- Fire
- Residents and vulnerability

Consider

Procurement + construction time

= how long residents live with the risk

Mitigate over time

Short term	Medium term	Long term
Days to weeks	Months	Years
• Door closers and seals • PCFRAs and PEEPs • More frequent checks	• Fire-stopping in risers • Flat entrance doors • Intrusive surveys	• Remediation in the asset programme • Evacuation strategy review • Golden thread

Interim measures and temporary arrangements until the permanent fix

Verify Update the FRA · survey and inspect · review the fire strategy · record the rationale

STEP 5 | FOUR ASSURANCE WORKSHOPS

Test the design before anyone is on site

LANDLORD REQUIREMENTS

1

Landlord and operational review

What does the landlord need?

Outputs: Risk register, responsibility matrix

DESIGN ASSURANCE

2

Fire strategy review

Does the design support those needs?

Outputs: Assumptions register, technical queries

DELIVERY ASSURANCE

3

Construction assurance review

Will it be delivered correctly?

Outputs: Assurance review, delivery risk register

INFORMATION ASSURANCE

4

Information management review

Can the information be trusted and maintained?

Outputs: Gap analysis, information risk register

Every workshop follows:

Understand → Validate → Assess → Accountability

STEPS 6 AND 7

Build it safely. Then prove it.

6 Construct and deliver

There's always risk. It's how it's managed.

- Access and programme through occupied areas
- Construction and human-impact risk assessments, side by side
- Reinstate fire-stopping and doors at the end of every day

7

Complete, hand over, evaluate

Verify. Update the FRA and the fire strategy. Feed it back into how the building is run.

On file is not on site.

A missing record is a finding

1 Ask for the records

FRA, fire strategy, fire-stopping and door records, completion certificates

2 Test them

Specific? Current? Competent? Consistent with what is on site?

3 Record the gaps

A missing record is a finding, not a formality

4 Act

Refer to the right specialist and programme the work

Ask for the evidence. Notice when it isn't there.

Missing paperwork is not proof the work is unlawful, and a certificate does not end the enquiry into condition.

If you remember three things

1. Know the building through all three columns, at any height
2. Be pragmatic: prioritise the risk, manage delivery, record the rationale
3. Focus on outcomes: safer homes, safer buildings, better resident experience

It's not your home. It's their home.

Which column is your biggest gap: structure, fire or people?

Practical guide: take a copy

Any questions?

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National Housing Maintenance Forum

Tea, coffee & a chance to network

11:00-11:20

National Housing Maintenance Forum

NEXT SESSION

11:20-12:20

Legal Issues for Registered Providers: Beechmere Extra-Care Fire Trial and Awaab's Law

Presented by

James Muller and Matthew Lake, Weightmans LLP

Weightmans

See the Possibility

Legal Issues for Registered Providers: Beechmere Extra-Care Fire Trial and Awaab's Law

Fire Safety in Housing 2026

James Muller
Principal Associate, Weightmans

Matthew Lake
Partner, Weightmans

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Weightmans

See the Possibility

Weightmans

- Specialist Health & Safety and Fire/Building Safety lawyer.
- Previous experience prosecuting for Fire Authorities. Currently represents Fire & Rescue Services in relation to issues arising from operational firefighting.
- Advises and represents Registered Providers in relation to: Fire Safety, Inquests, Housing Act enforcement, Building Safety, Health & Safety.
- The Legal 500 recognises him as a “Next Generation Partner” for Health & Safety, and Thompson Reuters named him a 2026 “Stand-Out” Lawyer.

James Muller
Principal Associate

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Beechmere Extra Care: failed fire safety prosecution

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Beechmere Extra Care – The Background

- Built 2007–2009
- 132 homes (housing ~150 residents)
- Extra Care (independent living with permanent on-site care staff)
- One of a number of "mere" extra care / assisted living premises built under same PFI project
- Building owner: SPV (PFI)
- Leaseholder and employer of care staff (at time of fire): Registered Provider (= Responsible Person)
- FM Contractor
- Numerous companies involved in construction and risk assessment of Beechmere

© Weightmans LLP

Beechmere Extra Care – The background

- Timber-framed construction
- Fire Strategy and fire engineered solutions
- Building Control approval of designs
- Final building regulations sign-off upon completion in August 2009
- Independent Fire Risk Assessment in September 2009
- Simultaneous Evacuation Strategy and PEEPs

© Weightmans LLP

Beechmere Extra Care – The background

- Numerous CFRS visits and audits in occupation:
  - both Fire Safety and "Familiarisation"
  - including specific advice on storage of mobility scooters
  - CFRS never raised concerns re building itself, or re risk assessments

- RP commissioned independent fire stopping investigations / compartment surveys in 2016 and 2017 – both raised concerns

- Further FRAs (by different independent contractor) in 2017 and 2018 (no evidence of FRAs between 2009 and 2017)

© Weightmans LLP

Beechmere Extra Care – The fire

- In 2019 FM contractor brought in specialist roofing contractor to undertake roofing works.
- A fire started in the roof space at around 1630 on 8th August 2019 during “hot works”
- The fire very rapidly spread to the rest of the building through the uncompartmented roof-space
- 16 Fire Appliance attended
- Thankfully, all residents were safety evacuated
- One wing survived, the rest collapsed.
- Whole 132-home complex rendered uninhabitable

© Weightmans LLP

Beechmere Extra Care – The aftermath

- CFRS (and BRE) undertook a post-incident invasive survey of the remaining wing.
- Identified large number of alleged significant defects in:
  - Fire stopping
  - Roof compartmentation
  - Protection of escape routes
  - Smoke vents/control
  - Fire doors on utility risers
  - Protection of building's timber frame
- Considered that these to be as-built defects.

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See the Possibility

Beechmere Extra Care: The Prosecution

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Beechmere Extra Care – The Prosecution

- In Sept 2023, CFA brought 58 charges under Regulatory Reform (Fire Safety) Order 2005 against 6 defendants.

    1) Owner: SPV (PFI) (Responsible Person in 2009)

    2) Registered Provider / Extra Care Provider (Responsible Person under RRO)

    3) FM contractor

    4) Company contracted to do the first post-completion FRA in 2009

    5) Company contracted to undertake FRAs in 2017/18

    6) Roofing Contractor

- The original construction contractor had been dissolved. Even CFA accepted that they were "*primarily responsible*" for most of the defects.

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A Recent Fire Safety Case: The Registered Provider

- Originally faced 16 Charges:

1. Art 8 RRO – General fire precautions**
2. Art 9 RRO – FRA – re 2009 FRA **
3. Art 9 RRO – FRA – re 2017 FRA *
4. Art 9 RRO – FRA – re 2018 FRA *
5. Art 14 RRO – Protecting means of escape**
6. Art 15 RRO – Evac procedures
7. Art 20 RRO – provision of info to outside undertakings *
8. Art 21 RRO – employee training
9. Art 22 RRO – cooperation and coordination with other dutyholder (2017/18 FRAr)
10. Art 38 RRO – maintenance of measures to protect firefighters *

(+ 6 relating to separate "Hazelmere" premises)

* *All things it had contracted out.* ** *Largely matters due to original construction of building*

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A Recent Fire Safety Case: The Registered Provider

- Responsible Person is primary dutyholder under RRO. Duties are non-delegable.
- RP (and SPV for similar charge) charged in relation to failings that contracted out to specialist contractors (FRAs / FM)
- Contractors *potentially* also liable under Art 5(3) RRO (persons "with control")
- RP (and SPV) would have to rely on Art 33 Defence: "*… it is a defence for the person charged to prove that he took all reasonable precautions and exercised all due diligence to avoid the commission of such an offence*." (NB not available for default of employees)
- 2007 DCLG RRO Enforcement Guide: "*If a responsible person relies on a risk assessment carried out on their behalf by a person who is competent to carry out such a risk assessment, it may be a strong mitigating factor if the responsible person is prosecuted … although it will not relieve the responsible person from criminal liability. For the avoidance of doubt, enforcement action is taken against the responsible person, not the contractor. A contractor may well be liable to the responsible person in contract or tort for a negligently carried out risk assessment…*"

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Beechmere Extra Care – Failed Prosecution

- 58 charges across 6 defendants = 0 convictions
- Multitude of prosecution failings/deficiencies
- Shows the benefit in brave and properly-resourced challenge

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Beechmere Extra Care – Legal Arguments

- All Defendants sought to have cases stayed/dismissed, raising various legal arguments
- Roofing contractor had all charges dismissed = should have been HSWA 1974
  - FM contractor had associated charges dismissed
- Some charges against the RP and the FM contractor were dismissed = (Prior to the amendments made by the Fire Safety Act 2021), common parts did not include either the external structure of the individual flats, or the external structure of the building as a whole.
- 2009 FRAr sought to argue that it was not an Art 5(3) dutyholder as had no control = unsuccessful, but…
  - all charges dropped shortly after provision of its expert's report – which included significant evidence on: 1) reliance on building control sign-off; and 2) CFRS involvement 2009-2012.
  - Interestingly – SPV and RP still prosecuted re matters it had contracted out to 2009 FRAr

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Beechmere Extra Care – Legal Arguments

- All remaining charges dropped on day 2 of trial (listed for 10+ weeks)
- Prosecution sought to rely on 2 pieces of expert evidence:
  - post-fire invasive survey from BRE, which itself expressly said it was "*not for use in legal proceedings*" – (abandoned in run-up to trial); and
  - Opinions of CFRS's investigating Fire Safety Officers on what constituted breaches of RRO.
- Arguments on days 1-2 re expert evidence of investigating officers – lack of independence.
- Pros dropped mid argument, but Judge said would have ruled in defence's favour. Without any expert evidence CFA could not pursue the case.
- CFRS statement afterwards: "*To our knowledge, the defence teams' argument about our expert witnesses has not been raised previously in other fire safety cases. This case has potential implications and learning which we will be considering and sharing with the rest of the fire and rescue sector."*

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Beechmere Extra Care: Take-aways and Top Tips

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Key Takeaways (1) – Fire Safety

- Its not just about HRBs
- Proper management of Fire Safety is crucial both:

  1) during construction; and

  2) during occupation.

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Key Takeaways (2) – Fire Authority Enforcement

If facing potential enforcement from Fire Authority:

- This case demonstrates the benefit in brave and properly-resourced challenge to fire authority:
  - Does your insurance cover that? What about if no fire?
- Consider challenging: investigating officers' expert status:
  - What are their qualifications? Are they a fire engineer?
  - Are they just relying on their own opinion? Or have they sought independent opinion?
- Consider challenging: when regulators might be straying into another regulator's territory.
  - Is this "general fire precautions" or "process-specific?
- Consider challenging: when fire service's previous involvement could undermine their case.
  - Have they changed their approach?
  - Are they trying to apply hindsight bias?

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Key Takeaways (3) – Registered Providers

As a **Responsible Person**, you are still the one primarily liable for default of your specialist contractors.

- What are your systems for overseeing Fire Risk Assessors?
  - How do you assess their competence? When/how do you review that?
  - What are you actually contracting them to do? (Review? Intrusive? Compartment Survey?)
  - What information do you provide to them (and how do you ensure it's accurate)?

- What are your systems for overseeing FM/Estates contractors?
  - How do you assess their competence? When/how do you review that?
  - How do you monitor their performance (incl. reacting to concerns)?

- How do you oversee the work of construction contractors/work?
  - How do you assess their competence?
  - Does this introduce special sources of ignition?
  - Does the FRA still adequately deal with the general fire risks during these works?

REMEMBER: CONTRACTING IT OUT DOES NOT DELEGATE CRIMINAL RESPONSIBILITY

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Awaab's Law – Fire Safety & Preparing for Phase 2

Fire Safety in Housing 2026

Matthew Lake/ Partner
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- Housing Management Lawyer with specialism in Housing Conditions Claims
- 20 years experience bringing and defending all types of claims (Civil and Criminal) in relation to property conditions
- Advises and represents Registered Providers in relation to policies and procedures concerning regulatory compliance with all housing conditions related legislation.
- "*Matthew Lake has incredible knowledge of the sector but is able to explain it in a straightforward manner. He offers services above and beyond the usual.*" – Legal 500 (2026/2027)

Matthew Lake
Partner

0121 200 8124
Matthew.lake@weightmans.com

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Awaab Ishak – “Oh–waab Ish–aak”.

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Awaab's Story

- Parents were tenants of social housing
- Condensation and mould growth caused by inadequate/non-functioning ventilation
- "Lifestyle" wrongly diagnosed
- No remedial works undertaken
- 2 years old when he passed away from respiratory complications caused by exposure to mould

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Awaab's Law

- Social Housing (Regulation) Act 2023 inserted a new s10A Landlord and Tenant Act 1985 on 20 July 2023
- Implied term into all qualifying leases that the landlord must comply with *all prescribed requirements that are applicable to that lease* (s10A(2))
- Qualifying leases defined as "relevant social housing lease" (s10A(1)(a)–(c) and s10A(6))
- Secretary of State is responsible for making the regulations which require landlords to take action (s10A3))
- Breach gives rise to a claim for damages (s10A(4))

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Hazards in Social Housing (Prescribed Requirements) (England) Regulations 2025

- Applies to all tenancies to which ss9A and 11 Landlord and Tenant Act 1985 also apply.
- Phase 1 in force since 27 October 2025 (s1(2)) – damp and mould and "all types of emergency hazards" presenting "Significant risk of harm to tenants".
- In relation to a significant hazard, the risk of harm is associated with exposure to damp, mould or fungal growth.
- In relation to an emergency hazard, the risk of harm is not associated with a lack of adequate space for living and sleeping (or either of those things) i.e. overcrowding.
- Hazard must arise from a deficiency in the social home, or in any building, part of a building or land in the vicinity of the social home, for which the landlord is responsible, and is not wholly or mainly attributable to the tenant's breach of a tenancy terms.
- Other defences are also available (covered later on the slides).

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Hazards in Social Housing (Prescribed Requirements) (England) Regulations 2025

- Phase 2 – 30 November 2026 – will extend regulations to include the following hazards where they present a significant risk of harm:

  excess cold and excess heat

  falls associated with baths etc, on level surfaces, on stairs and between levels

  structural collapse, and explosions

  fire, and electrical hazards, and

  domestic and personal hygiene and food safety

- Phase 3 – 2027 – will extend regulations to include all remaining HHSRS hazards (apart from overcrowding) where they present a significant risk of harm.

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Hazards in Social Housing (Prescribed Requirements) (England) Regulations 2025

- Consultation underway about extending the scope of Awaab's Law to the Private Rented Sector. Clampdown on dangerous homes to protect more tenants and families - GOV.UK
- Consultation remains open until 18 December 2026
- Opportunity to have your say
- Resources/regulatory infrastructure/availability of qualified people to support/cost
- Insurance?

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Hazards in Social Housing (Prescribed Requirements) (England) Regulations 2025

- "Significant hazard" means a relevant hazard that poses a significant risk of harm to the health or safety of an occupier of the social home
- "Significant risk of harm" means a risk of harm to the occupier's health or safety that a reasonable lessor with the relevant knowledge would take steps to make safe as a matter of urgency (but not within 24 hours);
- "Emergency hazard" means a relevant hazard that poses **an imminent** and significant risk of harm to the health or safety of an occupier of the social home
- "Imminent and significant risk of harm" means a risk of harm to the occupier's health or safety that a reasonable lessor with the relevant knowledge would take steps to make safe within 24 hours.

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Headline Requirements

- Investigate any potential Emergency Hazards within 24 hours of becoming aware of a potential Emergency Hazard
- Undertake 'Relevant Safety Work' to address identified Emergency Hazards within a further 24 hours.
- Investigate any potential Significant Hazards within 10 working days of becoming aware of a potential Significant Hazard.
- Undertake 'Relevant Safety Work' to address any identified Significant Hazards within 5 working days following investigations.
- Day of notification is discounted ("Day zero").

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Relevant Safety Work

- "Relevant Safety Work" means any required work necessary to make a social home safe that is not cladding work
- "Cladding work" means—

  the installation of a cladding system that forms the outer wall of an external wall system,

  or

  the removal or replacement of any part of such a cladding system;
- "Make Safe" means to remove the hazard in question.

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Additional Work

- Not enough to “Make Safe” if the problem will return.
- Supplementary preventative works may be required to prevent reoccurrence.
- Where practicable, Supplementary Preventative Works must commence within 5 working days of the investigation that identified their need (and this could be following a further investigation).
- In cases where it is not practicable to commence Supplementary Preventative Works within 5 days, they **must** begin as soon as is reasonably practicable **and within 12 weeks in any event**.
- Completion of Supplementary Preventative Works must be completed “within a reasonable period of time”.

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Scope of Works

- "Required work" means any work that is necessary in order to make the home safe, and ensure, so far as is possible, that the hazard in question does not recur, that the landlord can lawfully undertake, or can lawfully undertake if it obtains any necessary consents and in respect of which the lessor has not exhausted all reasonable endeavours to obtain such consents, and that is not work—

  for which the lessee is liable by virtue of the duty of the lessee to use the premises in a tenant-like manner, or

  to rebuild or reinstate the dwelling in the case of destruction or damage

  by fire, storm, flood or other inevitable accident, or

  to keep in repair or maintain anything which the lessee is entitled to remove from the dwelling;

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What if unable to comply with time limits?

- Temporary rehousing must be offered if the timeframes for making safe cannot be met
- No cost to the tenant
- Offer must extend those who usually reside with the tenant as a member of the tenant's family
- One offer of suitable alternative accommodation only
- Tenant can reject the offer
- Tenant can return before the property is safe to return to, against your advice
- Advice as to how to mitigate the danger posed must be given to the tenant

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Reporting

- Communication is a critical element of Awaab's Law
- Must report in writing within 3 working days of **every** investigation (unless made safe before the end of the 3rd working day)
- Must report:

  Whether a Significant or Emergency Hazard was identified

  Action to be taken (if any)

  Timeframe for action

  If no action to be taken, why with justifications by reference to the Regulations

  Information on how to contact the Landlord, including to make a complaint/raise a challenge against decision

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Investigations

- Desktop or In person
- Tenant can insist on an in person inspection
- If initially desktop and move to in person, timeframes are re-set
- 4 types:

Emergency

Standard

Further

Renewed

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Investigations

- Suitably qualified person
- Need not be the same person as the “Competent Investigator” but needs to be able to provide sufficient information to the “Competent Investigator” in order that an informed decision can be made.
- “Competent Investigator” – “A person that, in the reasonable opinion of the Landlord, has the skills and experience to determine whether a social home is affected by a Significant Hazard or Emergency Hazard”.

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Defences – Section 10A Landlord and Tenant Act 1985

- S10A(5) Landlord and Tenant Act 1985 –

"In any proceedings for a breach of [Awaab's Law] it is a defence for the lessor to prove that the lessor used all reasonable endeavours to avoid that breach"

Lack of consents

Lack of planning approval

Access issues

Lack of contractors or materials

Lack of availability of suitable alternative accommodation

- Records keeping and evidence will be essential!

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Phase 2 – Fire and Explosions

- Definition – Threats to health from exposure to uncontrolled fire, smoke and fumes, relating to the risk of harm from heat gases and explosions. This may overlap with other hazards e.g. electrical, and structural collapse. Relates to the **dwelling.**

- Emergency Hazard – Serious and immediate risk due to fire safety failures.

- Significant Hazard – Unlikely to arise. Most will be emergency. Rare circumstances they would only be significant.

- Out of scope – Where fire risk assessments conclude the conditions do not present a hazard (in addition to other defences already covered).

- **Note there may be some cross over with electrical safety hazards.**

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Things to consider

- Review all applicable policies and procedures e.g. repairs, maintenance, temporary housing etc
- Review internal systems, including IT systems, to ensure GDPR compliance
- Undertake stock condition review
- Update complaints policy and procedure
- Review contractor agreements
- Identify “Competent Investigators”
- Train all staff on their role in the process from call centre staff (first point of notification) onwards
- Adapt as necessary

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Q&A

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National Housing Maintenance Forum

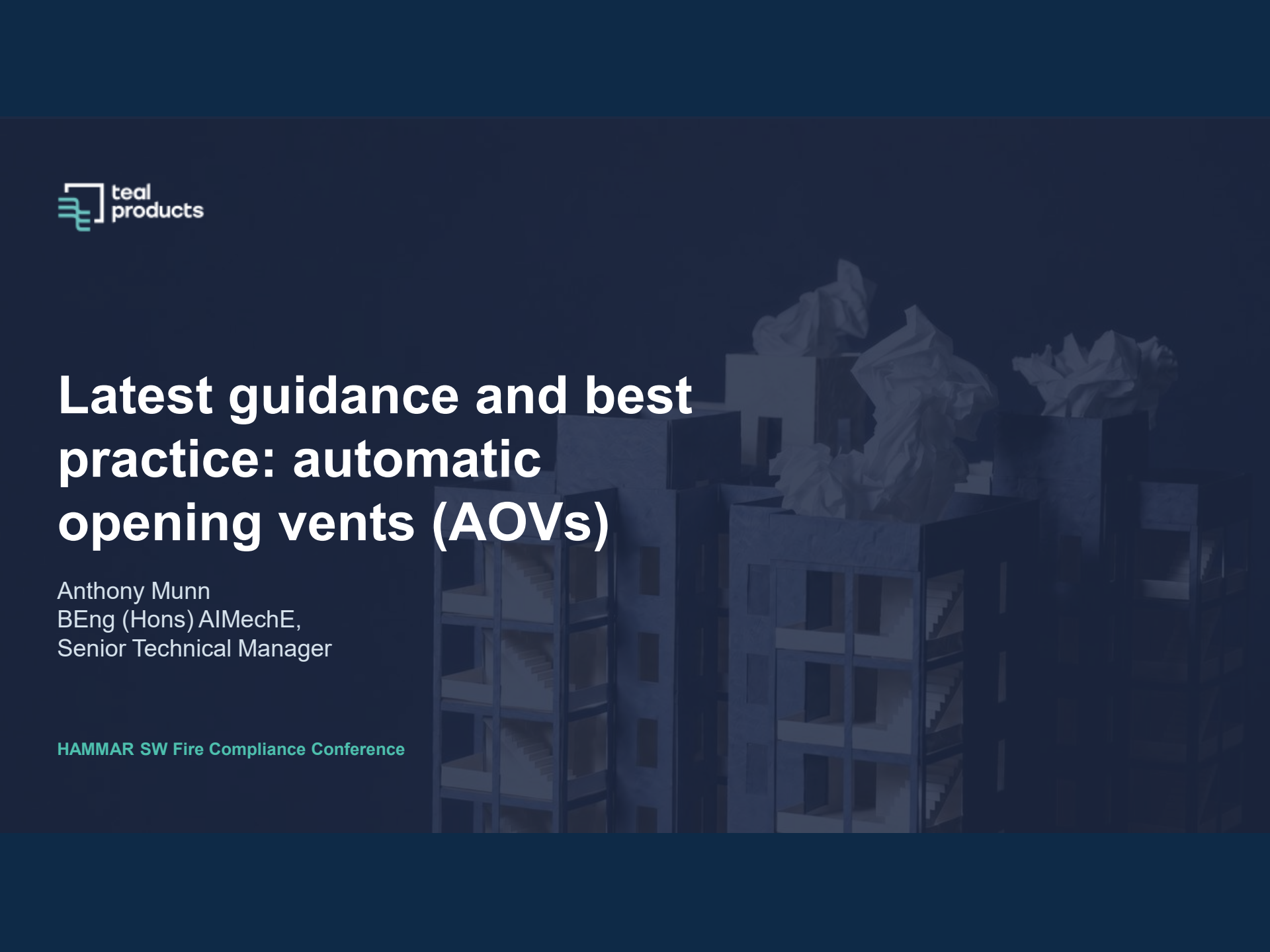
NEXT SESSION

12:20- 12:50

Latest guidance and best practice – use of Automatic Opening Vents (AOV's)

Presented by

Anthony Munn, Teal Products



Latest guidance and best practice: automatic opening vents (AOVs)

Anthony Munn
BEng (Hons) AIMechE,
Senior Technical Manager

HAMMAR SW Fire Compliance Conference

Agenda

01 The importance of smoke ventilation

02 Typical smoke ventilation systems

03 Technical updates

04 Maintenance

05 Teal’s latest innovation

06 Questions

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About us

Everything for smoke and comfort ventilation

Family run since 2000 – we make, supply and support smoke and comfort ventilation.

Manufacturer and distributor
Teal range + 10 European brand partners

£1.3m of stock
110,000 items ready to ship

Next-day delivery
Across the UK mainland

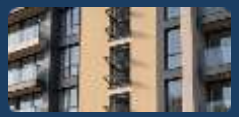
Teal Academy
Training, CPD and Certified Partners

Smoke ventilation

Smoke control panels

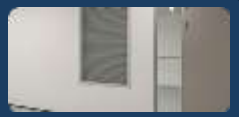
Call points and switches

Sensors and interfaces

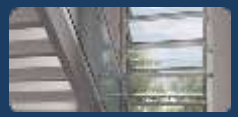


Façade vents and AOV windows

Roof vents



Smoke dampers



Louvres

Mechanical smoke and fans

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Section 01

The importance of smoke ventilation

Why getting smoke out of a building saves lives, and how a system does it.

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Why smoke ventilation matters

01

Tenable escape routes

Removing smoke and heat keeps escape routes relatively clear and conditions survivable.

02

Safer evacuation

Occupants can find their way out of the building.

03

Firefighter access

The fire and rescue service can enter and reach the fire.

04

Less structural risk

Lower risk of flashover and building collapse.

Smoke, not flame, is the bigger killer

“Smoke inhalation is the cause of more fatalities in a fire than the fire itself”

London Fire Brigade

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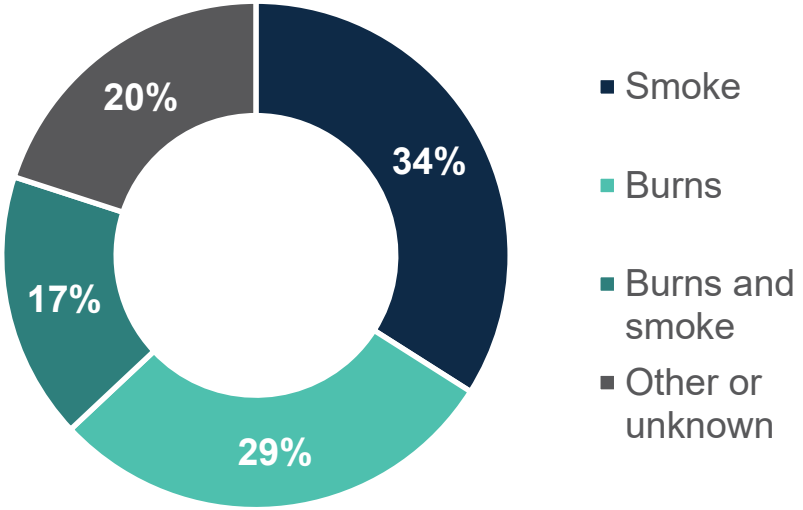
Fire deaths by cause, England 2024/25



51%

of fire deaths involved smoke: 34% from smoke alone and a further 17% from burns and smoke together.

Source: Ministry of Housing, Communities & Local Government, detailed analysis of fires attended by FRSs, April 2024 – March 2025 (Accredited Official Statistics)

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How a smoke ventilation system works

It relies on other fire safety features

- Compartmentation (walls and doors) contains the fire where it starts, such as an apartment.
- Detection outside the fire compartment triggers the system.

When fire breaches the apartment

- Smoke enters shared corridors and lobbies, activating smoke control.
- AOVs, smoke control dampers and fans manage the smoke to keep escape routes clear.

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Three points to remember

01

Communal areas only

The system activates on smoke in communal areas, not inside apartments.

02

One fire event

It is designed for one fire in one location, not several at once.

03

Overrides carry risk

Manual call points and firefighter overrides are often used for maintenance, not by fire crews. A compromised damper or AOV left open by an override can undermine compartmentation and let smoke spread.

Section 02

Typical smoke ventilation systems

Natural, mechanical and pressure differential systems, and where each is used.

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Typical smoke ventilation systems

Three approaches

Natural smoke ventilation

Natural airflow and thermal buoyancy exhaust smoke through high-level AOVs. Common in multi-occupancy, multi-storey buildings.

Mechanical smoke ventilation

Fans pull smoke out of the building, often alongside AOVs.

Pressure differential systems (PDS)

Fans pressurise escape routes to stop smoke getting in. Common in high-rise buildings.

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Natural smoke ventilation

End of corridor ventilation

Roof vent*

1.0m² geometric or 0.7m² aerodynamic free area. Certified to BS EN 12101-2.

Façade vent*

1.5m² geometric, or 0.9m²/1.0m² aerodynamic free area. Certified to BS EN 12101-2.

Natural smoke shaft

Head of shaft AOV

1.0m² geometric, 0.9m² aerodynamic free area*. BS EN 12101-2. At least 0.5m above structures within 2m and 2.5m above the highest ceiling served.

Smoke control damper

1.0m² geometric free area. BS EN 12101-8. As high as possible, top edge at least level with the stair door.

** Typical requirements – always check against the project fire strategy.*

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Mechanical smoke shaft system (MSVS)

Door opening into corridor

Head of stair AOV

1.0m² geometric or 0.7m² aerodynamic free area. Certified to BS EN 12101-2.

Smoke control damper

Typically 0.6m² geometric free area. Certified to BS EN 12101-8. As high as possible, to match the CFD.

Smoke fan set

Extracts smoke from the shaft at roof level.

Mechanical shafts can be smaller than natural ones – as small as 0.6m² in section, with damper free areas to suit. They need specialist design input.

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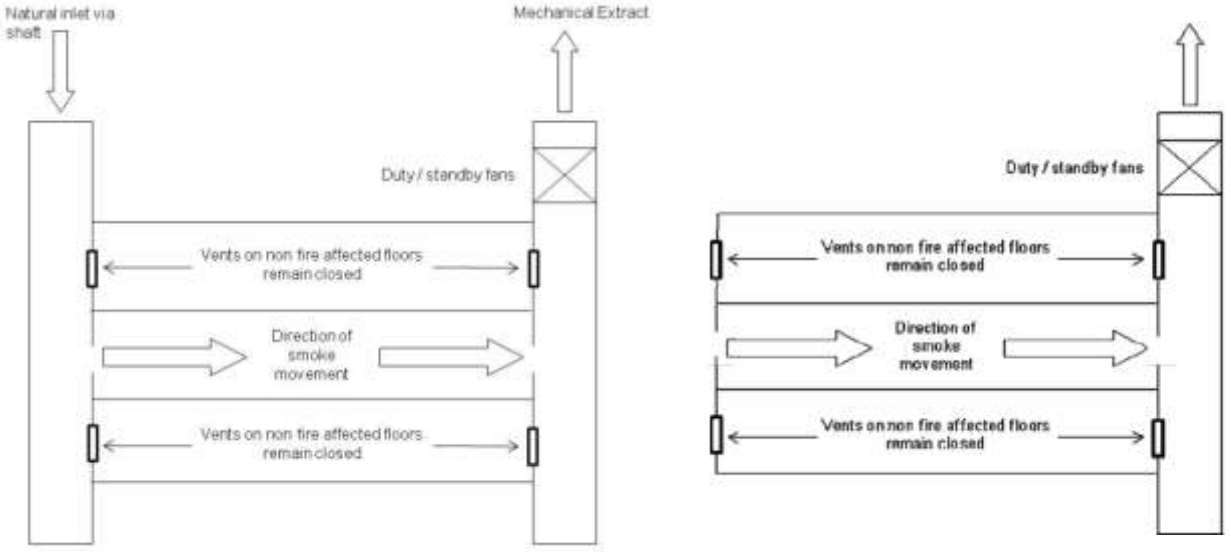
Typical smoke ventilation systems

MSVS: mechanical extract, natural inlet



Inlet air comes from a shaft or an AOV.

The aim is to pull smoke away from the stair core to protect it.

Diagrams: Smoke Control Association, Guidance on Smoke Control to Common Escape Routes in Apartment Buildings (Flats and Maisonettes), Rev 3.1, 13 July 2020

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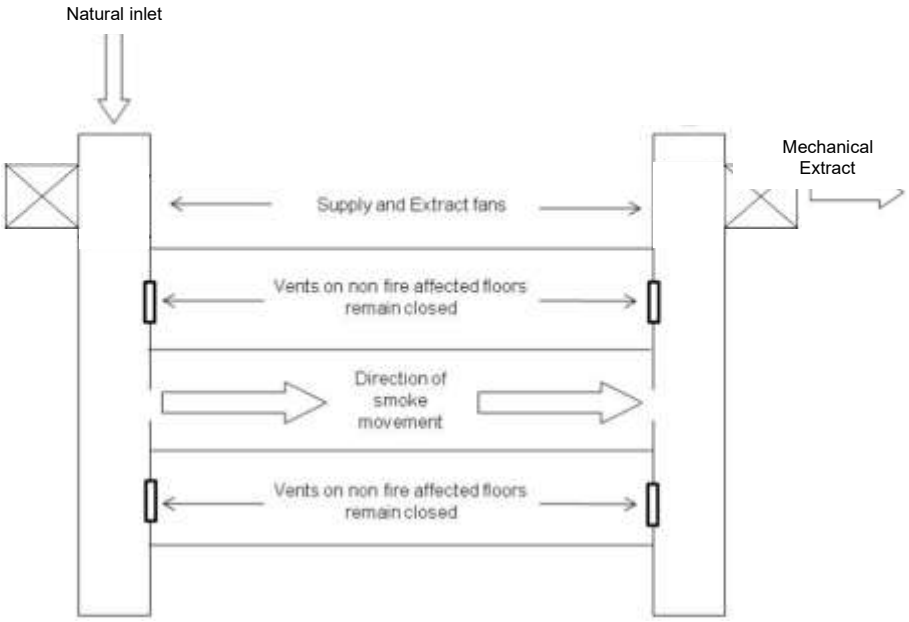
MSVS: mechanical extract, mechanical inlet



- Fans can run in one direction or be reversible to run either way.
- Extract from the shaft closest to the fire detection.

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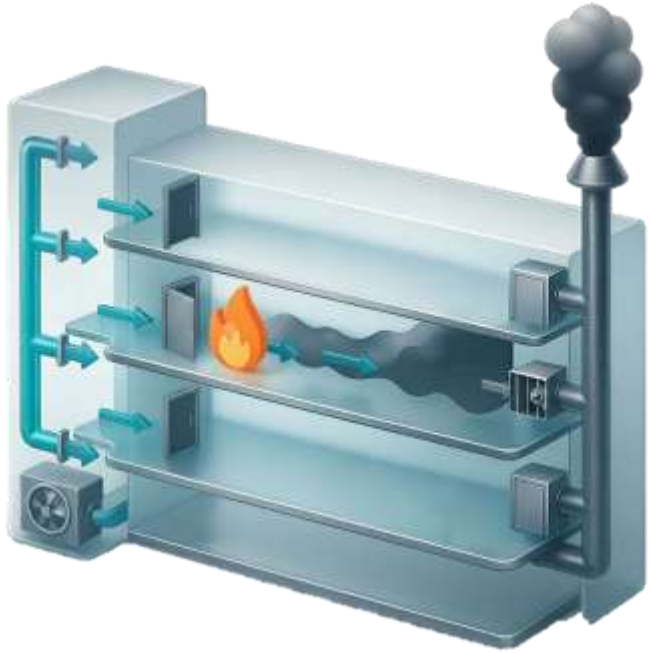
Pressure differential systems (PDS)

A PDS raises the air pressure in the protected zone – the stair core or lobby – above the fire zone, so smoke can't get in.



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Section 03

Technical updates

The Building Safety Act, the Fire Safety Regulations, BS 9991:2024 and new SCA guidance.

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Building Safety Act 2022: higher-risk buildings

A higher-risk building (HRB) is a building in England with

18m+ or 7+ storeys

and

2+ residential units

- Establishes the Building Safety Regulator (BSR).
- All HRBs, existing and new, must be registered with the BSR.
  - Detailed structure and fire safety information within 28 days.
  - A safety case report prepared as soon as possible.
- Sets the legal framework for the golden thread of information, including smoke ventilation design, commissioning and maintenance data.

The golden thread must be digital, secure, accurate, up to date and accessible to those who need it.

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Technical updates

Building Safety Act 2022: gateways and change control

Defines the Gateway 2 and 3 process for building work: agreeing the fire strategy and smoke ventilation, change control, completion certificates and emergency works (Regulation 10).

New builds

- Gateway 2: design approval before construction
- Gateway 3: no occupation until the system is installed as designed, with evidence
- Both are stop/go gateways

Existing buildings

- Emergency works: like for like [TBC]
- 2026 consultation
- Building work needs BSR approval

Between Gateways 2 and 3

- Major changes
- Notifiable changes
- Recordable changes

Technical updates

Fire Safety (England) Regulations 2022

- Amends the Regulatory Reform (Fire Safety) Order 2005 (FSO), including fire safety information for residents.
- Clarifies who the Responsible Person is for high-rise residential buildings.
- Creates a legal duty to lodge and maintain fire safety records.
- The Responsible Person oversees checks, defect reporting and remedial actions.
- Secure information boxes
    - Installed and maintained, with contact details, floor plans and key equipment information, including smoke ventilation. See NFCC and FIA guidance.

STATUTORY INSTRUMENTS

2022 No. 547

FIRE PRECAUTIONS, ENGLAND

The Fire Safety (England) Regulations 2022

Made - - - -	*17th May 2022*
Laid before Parliament	*18th May 2022*
Coming into force - -	*23rd January 2023*

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Fire Safety (England) Regulations 2022: HRB duties

01

Monthly checks

Key firefighting equipment, including smoke ventilation and its fire alarm panel connections.

02

24-hour fault reporting

Faults that can’t be fixed within 24 hours must be reported electronically to the local fire and rescue service.

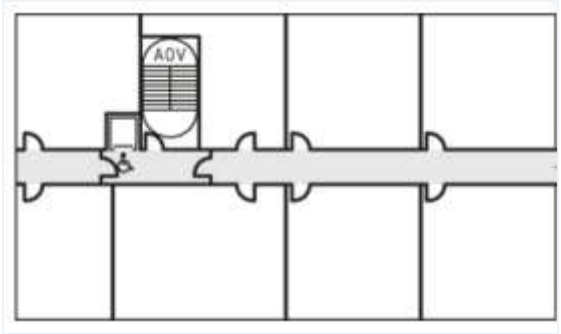
03

Update FRA

Responsible Persons must consider whether faults mean the fire risk assessment needs updating under the FSO.

The shift to people-centric design

- **Second stair core**
  - BS 9991:2024 – November 2024
  - Approved Document B – September 2026, with an 18-month transition for work sufficiently progressed
- **Inclusion of mobility-impaired occupants, with personal emergency evacuation plans (PEEPs)**
- **Use of evacuation lifts**
  - Longer occupancy of lobbies, so tenable conditions are needed beyond the stair
  - Proposed in Approved Document B for buildings over 18m [TBC]



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Evacuation lobbies: changing design priorities

- The system must stop smoke entering the evacuation lift lobby and the stair core.
- The evacuation lift lobby needs ventilation – but not by mechanical extract.
- Smoke ventilation effectively moves downstream into the corridor.
- The vent stays at the head of the stair core.

Technical updates

BS 9991:2024: the big-picture changes

Over 11m	Sprinklers are now mandatory.
Over 18m	More than one stair. Evacuation alert systems (BS 8629) let firefighters instruct occupants.
Over 50m	Dual-purpose evacuation and firefighting lifts.
All heights	Passenger lifts must be evacuation lifts – at least one per stair core.

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Technical updates

BS 9991:2024: smoke ventilation changes

Under 18m	Vents direct to outside are limited to buildings under 18m.
Over 18m	A separate smoke-vented firefighting & evca lift lobby. Can't extract smoke from lobbies as people waiting.
Up to 30m	Natural smoke shafts limited to 30m
Over 30m	Mechanical smoke ventilation (MSVS) or a pressure differential system (PDS).

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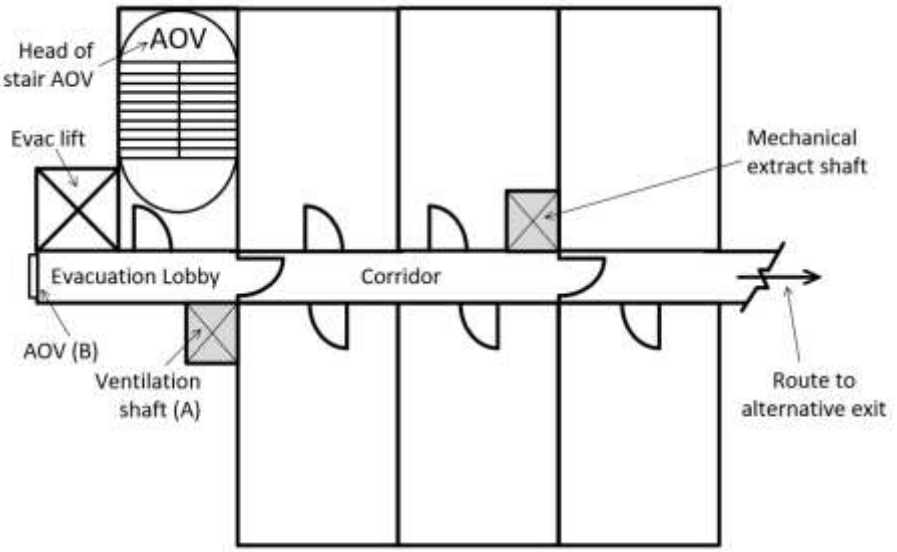
BS 9991:2024: ventilating the evacuation lift lobby

- **Table 3: “should not extract from the lift lobby itself”**
- **Provide “means of ventilating the evacuation lift lobby”**
- Compensate for extended travel distances by returning the extended corridor to tenable conditions for means of escape and firefighting.



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Smoke Control Association guidance documents

- **Amendments to the SCA guidance on apartment buildings**
  - ‘Natural natural’ ventilation to a corridor & lobby ✗
- **Electrical control equipment within smoke and heat control systems**
- **Maintenance of smoke control equipment**
- **Smoke extract fan maintenance**
  - Written with the Fan Manufacturers’ Association

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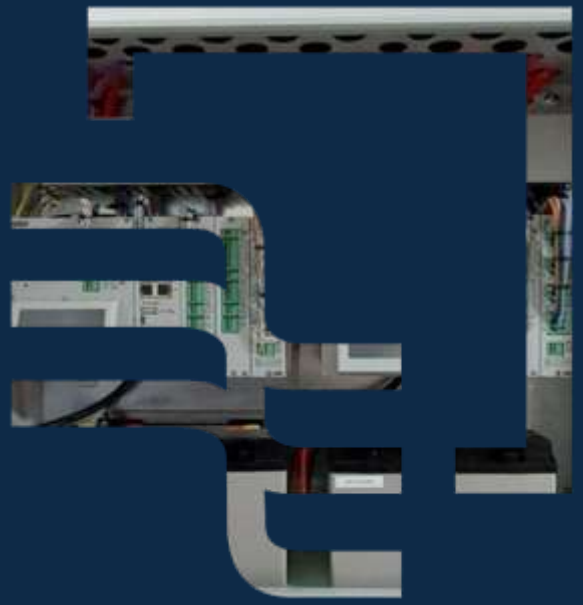
Section 04

Maintenance

What we find on site, what it costs when it goes wrong, and who checks what.



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Common challenges

- Ageing and inherited systems
- Missing or incomplete documentation
- Gaps in understanding and competence
- Underestimated life safety, legal and reputational risks
- Uncertainty about the way forward: finding competent partners and cost-effective solutions

60–80%

“of buildings have failed cause and effect testing”

CROSS-UK Report ID 1099, March 2022 – from 50 field tests

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No lockout function

Found

Fixed

Problem

No lockout function – every vent opens on fire activation.

Risk

Smoke and fire travel between compartments.

Regulation and guidance

Approved Document B · BS 9991 · BS 7346-8

Solution

A smoke ventilation system with lockout.

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No evidence of free area

Found

Fixed

Problem

No evidence of the smoke vent’s free area.

Risk

Inadequate smoke clearance.

Regulation and guidance

BS EN 12101-2 · BS 7346-8

Solution

Install tested and certified vents.

Fire doors used in a smoke shaft

Found

Fixed

Problem

Fire doors with actuators used in a smoke shaft.

Risk

Smoke and fire travel between compartments.

Regulation and guidance

CPR · BS EN 12101-8 · BS 7346-8 · BS 9991:2024

Solution

Install BS EN 12101-8 tested and certified smoke control dampers.

Actuator not tested with the window

Found

Fixed

Problem

The actuator hasn’t been tested with the window frame.

Risk

The vent fails to open under fire conditions.

Regulation and guidance

CPR · BS EN 12101-2 · BS 7346-8 · BS 9991:2024

Solution

Install a BS EN 12101-2 certified ventilator.

Legacy roof vents opening to 90°

Found

Fixed

Problem

Legacy roof vents only open to 90°.

Risk

Wind damage and smoke re-entry.

Regulation and guidance

BS 7346-8, Annex D · SCA guide

Solution

Install a BS EN 12101-2 certified ventilator that opens to 140°.

Magnets holding AOVs closed

Found

Fixed

Problem

Magnets used to hold AOVs closed.

Risk

Loss of compartmentation.

Regulation and guidance

BS 9991:2024 · BS 7346-8

Solution

Replace with compliant, tested AOVs that preserve compartmentation.

Maintenance

Case study: Latitude 52, Plymouth

A smoke control system serving the building's central atrium was removed to make space for a new flat. The vents, alarms and signage stayed in place, making the change harder to spot.

Sentenced 22 June 2026

Company director

- 18-month community order
- 240 hours of unpaid work
- £34,758 prosecution costs

Fire risk assessor

- 12-month community order
- 120 hours of unpaid work
- £34,000 prosecution costs

Management company

- £12,000 fine
- £18,000 prosecution costs

SCA maintenance guide: who checks what, and when

Interval	Example of checks*	Carried out by*
Daily	Check the panel for healthy status or faults	Nominated person
Weekly	Function tests, often with the weekly fire alarm test: trigger the system manually and check every component operates	Competent person
Monthly	Fuller system tests: simulate primary power failure, test backup power and batteries, inspect the roof	Competent person
3-monthly	Make sure every zone has been tested independently	Competent person
6-monthly**	Check the logbook, run full cause and effects, confirm flow rates, check environmental functions and ATS, UPS or generator records	Competent maintainer
Yearly	As 6-monthly, plus a design check, for example against the fire strategy	IFC certified SDI organisation**

** See SCA Guidance on Maintenance of Smoke Control Equipment for more detail. ** Additional recommendation by the SCA.*

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IFC certification for smoke control work

SMR 01

Service, maintenance and repair

SDI 19

Installer certification scheme

IFC Certification

Category 1	Service and maintenance
Category 2	Approved Document B code-compliant staircase AOV systems and corridor ventilation
Category 3	Natural smoke shafts
Category 4	Complex smoke control systems (MSVS)

Section 05

Teal’s latest innovation

New SCA control guidance on manual call points, and how our call points meet it.

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Teal’s latest innovation

SCA control guidance: mounting manual call points

1.2m

Occupant controls

For example, manual environmental controls. Fit to suit their function and BS 7671. 1.2m from finished floor level to the top of the device allows disabled use.

White

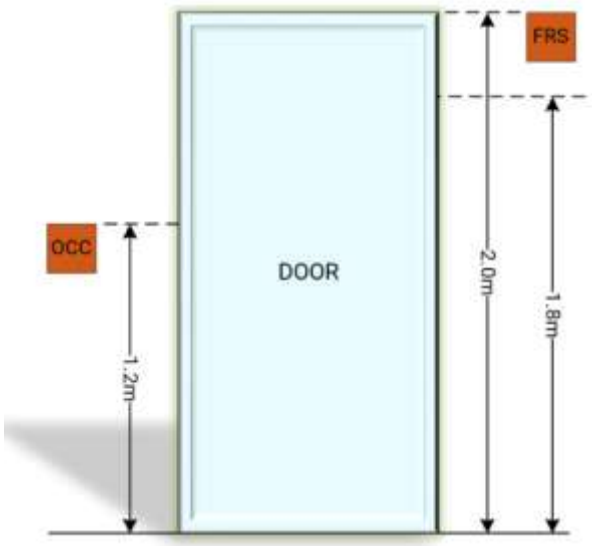
Maintenance controls

Fit at a height and location that suits their function and deters misuse. Coloured white.

1.8–2.0m

Firefighter controls

Fit between 1.8m and 2m from finished floor level, to deter use by occupants.



Other heights are acceptable if agreed by the authority having jurisdiction (AHJ).

Teal's latest innovation

SCA control guidance: secure manual control

Working with the NFCC, the SCA first considered removing manual call points. It concluded they should stay, with secure manual control to prevent misuse before, during and after a fire.

Table 8 – MSVS function	Non-fire	Initiation	Fire	Post-fire
System operation	Secure manual control*	Automatic via FD&A	Automatic	Secure manual control*
Override – head of stair vent	Secure manual control*	Locked out	Locked out	Secure manual control*
Override – compartment	Secure manual control*	Locked out	Locked out	Secure manual control*
Override – fan shutdown	Secure manual control*	Locked out	Secure manual control*	Secure manual control*
Fan speed (boost switch)	To be agreed with the authority having jurisdiction			
MCP indications	Type 1 or Type 2 with indications at the control panel; Type 1 without			

** Secure manual control is only available at access level 2 (Annex A): people with specific responsibility for safety, trained and authorised to operate the panel.*

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Teal’s latest innovation

Manual call points: BG3-PRO and BG2-PRO

BG3-PRO

Manual call point

Mount at high level, 1.8–2m.

BG2-PRO

Tamperproof manual call point

Tamperproof, so it can be mounted at an agreed height such as 1.2m.

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Section 06

Questions

teal products

Thank you

Anthony Munn BEng (Hons) AIMechE, Senior Technical Manager

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Teal Academy

Learn from the people who build it

Hands-on courses for installers – the route to Certified Partner status – and CPD for specifiers.

Training courses

SCP Single Zone

Install, wire and commission an SCP single-zone smoke control panel.

FlexiSmoke Multi Zone

Set up and commission FlexiSmoke multi-zone systems across a building.

Smoke Ventilation Overview

How smoke ventilation systems work and how the parts fit together.

CPD

An Introduction to Smoke Ventilation 1 hour

Why smoke ventilation matters and how systems work. Watch online or book an in-person session. [Accreditation body]

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National Housing Maintenance Forum

NEXT SESSION

12:50- 13:00

Hello from food and lanyard sponsor

Presented by

Manj Mahal, Infinity Fire

ENTRUSTED FIRE PROTECTION · NATIONWIDE

INFINITY

FIRE PREVENTION LTD

CAPABILITY & PARTNERSHIP PROPOSAL

July 2026

WHO WE ARE

A partner, not just a contractor

Infinity Fire Prevention is an end-to-end fire protection partner, not just a contractor. Trusted by social and corporate clients across the UK, we take a building's fire strategy from survey and design through manufacture, installation, inspection and sign-off.

Every discipline is delivered in-house by one accountable team, compartmentation, bespoke fire-door manufacture, active systems, consultancy and compliance, certified, documented and right first time. Under the Building Safety Act 2022 this is a legal, evidenced duty and we provide the third-party-certified golden thread, from first survey to final certificate, that owners, insurers and the Building Safety Regulator now expect.

COMPLIANCE & REGULATORY

Delivered in line with the **Building Safety Act 2022**, the **Regulatory Reform (Fire Safety) Order** and **Building Regulations Approved Document B,** inspected, documented and certified on every project.

14
Services in-house

10+
Accreditations

24/7
Emergency line

UK
Nationwide

CAPABILITIES

Complete fire protection, all in-house

Passive and active fire protection, inspection, consultancy and bespoke fire-door manufacture — delivered by one accountable team.

PASSIVE FIRE PROTECTION

Installed & maintained in-house

- Fire curtains
- Air sealing
- Intumescent coatings
- Penetration sealing
- Fire barriers
- Class 0 painting
- Dry lining

FIRE DOORSETS · IN-HOUSE

Timber door maintenance · Fire door inspections · Manufacture & installation of primary-tested doorsets in our Made in Britain facility

DETECTION & ESCAPE

Fire alarms · Emergency lighting · Emergency signage

CONSULTANCY & COMPLIANCE

Our dedicated compliance arm — fire strategies, BSR Gateway 2 & 3 compliance, fire risk assessments, audits and remedial planning.

TRACK RECORD

Built on a foundation of proof

Every claim we make is backed by third-party certification and documented delivery.

10+

Independent accreditations held

14

Fire protection disciplines in-house

2

ISO systems (9001 & 14001)

24/7

Emergency response helpline

UK

Nationwide, all building types

6500+

Projects delivered

ACCREDITATIONS & COMPLIANCE

Independently accredited, third-party certified

Assurance you can evidence to clients, insurers and regulators — not just claim.

British Assessment Bureau · UKAS MANAGEMENT SYSTEMS 9289 · ISO 9001 QUALITY MANAGEMENT

British Assessment Bureau · UKAS MANAGEMENT SYSTEMS 9289 · ISO 14001 ENVIRONMENTAL MANAGEMENT

firas

FPA Fire Protection Association

veriforce CHAS

Constructionline Gold Member

BSF BUILDING A SAFER FUTURE

Also accredited: SafeContractor · Achilles · UKAS-accredited certification.

OUR PEOPLE

Meet the team

The senior team accountable for your project (CVs Available On Request) — from survey and design to delivery, inspection and sign-off.

Manjinder Mahal

M anaging Director

Strategic growth for the business, accountable for delivery, compliance and long-term client partnerships.

Mal Dhinsey

Operations Director

Strategic leadership across all operations to drive delivery, growth, and performance, while ensuring projects are executed safely, efficiently, and to the highest standard.

Akua Henaku

Health And Safety

Responsible for driving the company's health and safety strategy, ensuring compliance across all sites, and leading inspections, training, and risk management to keep people and projects safe.

Noel Chambers

Compliance RegulatoryAdvisor

Ensuring the business meets all fire safety legislation, industry standards, and regulatory requirements and providing expert fire consultancy services to all our clients.

Maxim Motrenco

Contracts M anager

Managing client contracts, coordinating project delivery, and ensuring work is completed on time, on budget, and to compliance standards..

Radhika Garg

Commercial Lead

Responsible for driving the company's commercial strategy, overseeing budgets, costs, and contract valuations to ensure projects are delivered profitably and to the highest commercial standard.

CASE STUDIES

Selected projects

Recent passive fire protection projects — delivered for NHS, local-authority and residential clients across London.

ESTATES & MANAGEMENT

Bailey House, 552 King's Road

Chelsea, London · 2024

Fire stopping to risers, service-penetration sealing and compartmentation across the high-end residential block.

RESULT **Full FRA remedial package delivered**

HEALTHCARE · NHS

London Ambulance Service HQ

220 Waterloo Road, London · 2026

Fire door set replacements, fire stopping behind frames and service-penetration sealing to the Trust HQ.

RESULT **Fire doorsets renewed to certified standard**

LOCAL AUTHORITY

Hortensia Road

Chelsea, London · 2024

FRA remedial fire safety works — fire doors, fire stopping and compartmentation to communal areas.

RESULT **Full FRA remedial package delivered**

RECOGNISED FOR EXCELLENCE

Recognised on the national stage

Infinity Fire Prevention is a double finalist at the Lloyds British Business Excellence Awards 2026 — shortlisted in two categories from a record-breaking field of entries.

Finalist · Lloyds Outstanding Mid-Sized Business of the Year

Finalist · Vistage Growth Business of the Year

With a record number of entries this year, reaching the finals in two categories places Infinity among the very best businesses in the country — a reflection of the growth, standards and service the whole team delivers every day.

LET'S BUILD THE PARTNERSHIP

Let’s protect what matters most.

Partner with Infinity for fire protection that is certified, accountable and delivered right first time — every time.

0330 0 102 203

enquiries@infinityfireprevention.com

infinityfireprevention.com

Infinity House, 38 Riverside, Sir Thomas Longley Road, Rochester, Kent ME2 4DP

National Housing Maintenance Forum

Lunch : **13:00– 13.45**

National Housing Maintenance Forum

NEXT SESSION

13:45-14:15

NFCC TEC update, Secure Information Boxes, Residential PEEP's, Evacuation Alert Systems, Fire Alarms and Telecare standards

Presented by

Steve Norman, Senior Technical Policy Officer, Protection, Service Delivery & Improvement – National Fire Chiefs Council

National Housing Maintenance Forum

NEXT SESSION

14:15-14:45

Fire Door Misuse in Social Housing

Presented by

Pete Davies, FireCo

Fireco

Compliance Made Easy

Fire Door Misuse in Social Housing

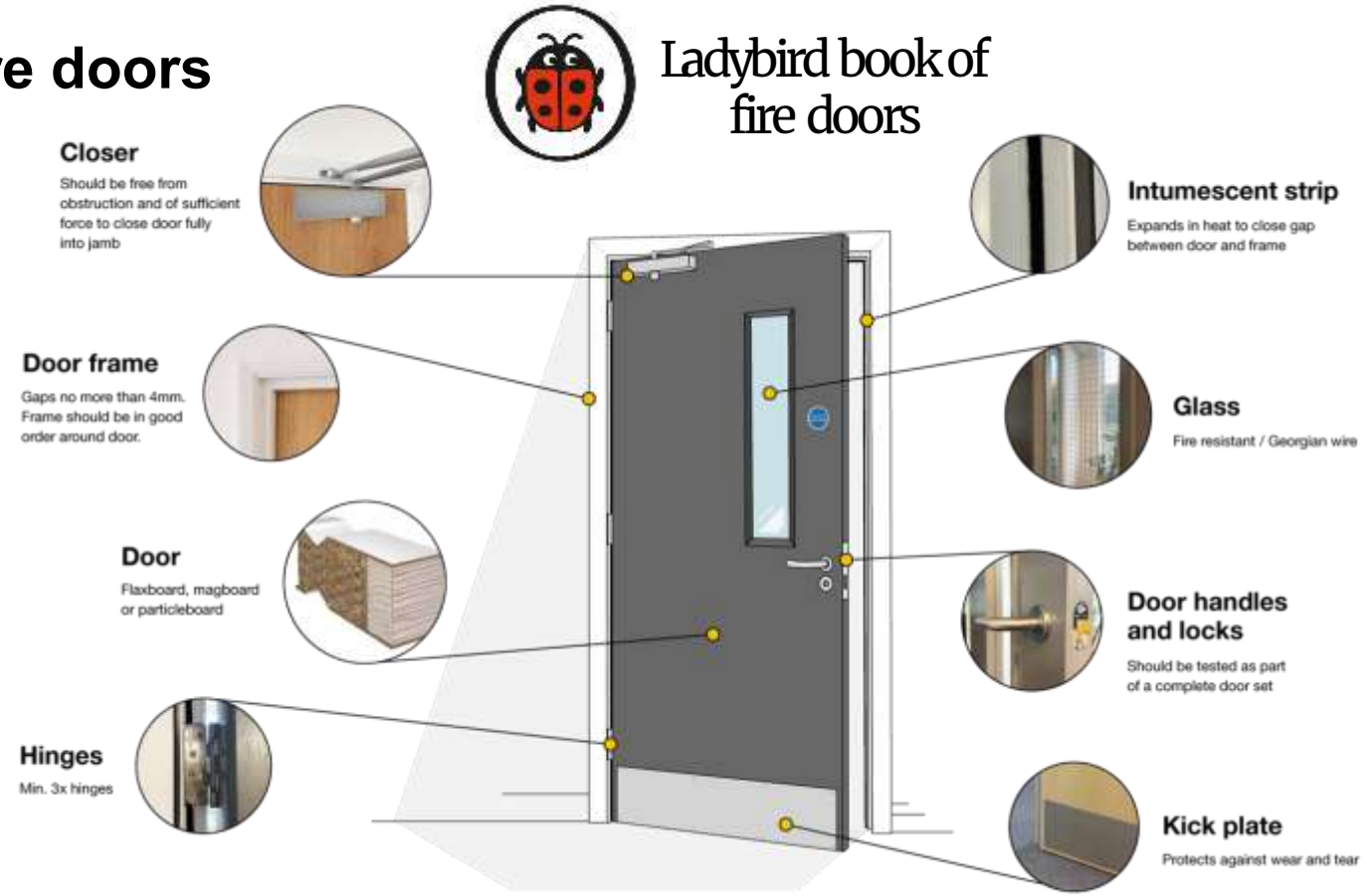
Behaviour, Risk, and Making Fire Strategy Work in Practice

Fire doors

The bullies of fire safety?

The role of fire doors

A **fire door** is a door with a fire-resistance rating used to reduce the spread of fire or smoke between compartments and to enable safe egress from a building.



The core issue

In social housing, the primary issue is behavioural:

- Doors wedged open
- Closers disconnected or removed
- Latches bypassed

Fire doors are often overridden in use

Evidence base

Inspection & Audit Findings

- LFB: Audits routinely cite wedged fire doors in residential buildings.
- NFCC: Identifies fire doors as a key non-compliance area.
- Local Government Association (LGA): Highlights wedging and faulty self-closers as persistent issues.

Enforcement & Compliance Data

- Home Office: Thousands of annual enforcement notices issued, often due to fire door deficiencies.
- London Fire Brigade: Reports hundreds of annual enforcement actions involving fire door issues.
- West Midlands Fire Service: Publicly reported enforcement cases citing defective fire doors.

Industry & Professional Insight

- FDIS: Consistently reports high fire door failure rates, including closer malfunctions.
- BWF: Campaigns repeatedly highlight misuse (wedging, tampering).
- RICS: Notes ongoing concerns regarding fire door maintenance and misuse.

Social Housing Reality

- Long tenancies: habits set over years
- Older, disabled and vulnerable residents
- Heavy doors are a barrier for some residents
- Residents replace or alter flat entrance doors
- Stay put relies on flat entrance doors
- Many blocks have no communal fire alarm
- Repairs and contractors damage doorsets
- Mixed tenure: tenants, leaseholders, sub-lets

Workarounds become habits and spread between neighbours

Door misuse soon becomes part of day-to-day living

Enforcement cases

1. Surrey Fire and Rescue Service – Mount Green Housing Association

- Fined **£120,000** (2026) after a fatal fire
- Failings included:
  - No self-closer on a flat entrance door
  - Safety actions outstanding since 2019
- Resident who used a wheelchair **overcome by smoke** in the corridor

2. London Fire Brigade – Camden Council, Daleham Gardens

- Fined **£500,000** (2023) after a resident died
- Issues identified:
  - Flat entrance doors were not fire doors
  - Large gaps, no self-closing devices
- **Risks flagged in FRAs** in 2013 and 2017

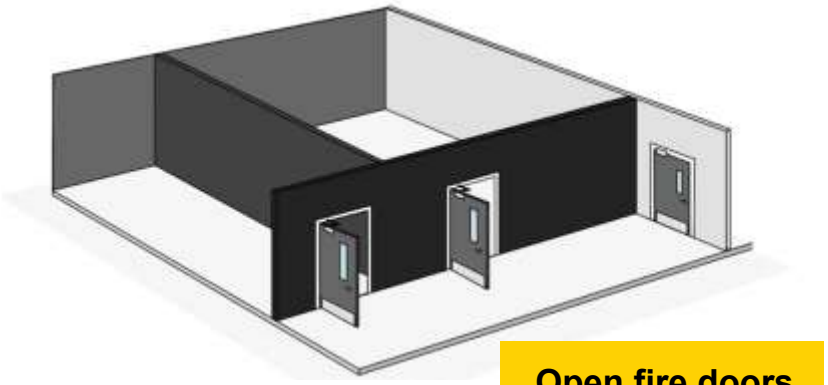
3. London Fire Brigade – Southwark Council, Lakanal House

- **£570,000** fine and costs (2017); six died in 2009
- Included:
  - No strips or seals on fire doors, including flat front doors
  - Breaches of compartmentation
- **No fire risk assessment**

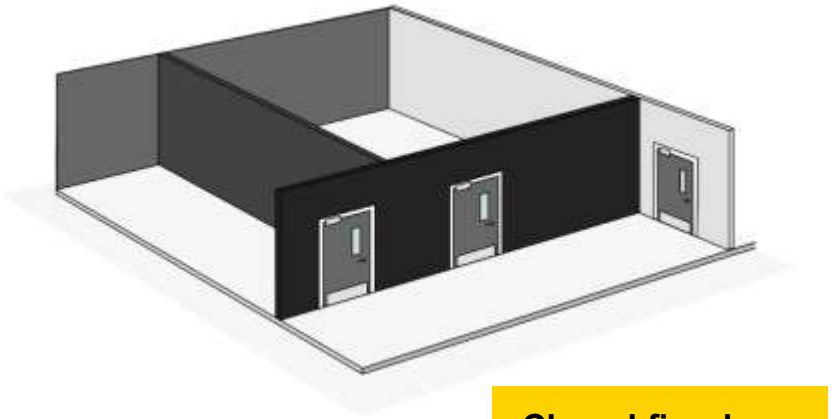
Fire door failures in social housing are **prosecuted**, and in each of these cases a fire had already cost lives.

Legal position

- Fire doors must be self-closing and kept in working order (FSO, art. 17)
- Must not be wedged open unless held by a controlled device
- Residents must be told to keep fire doors shut and not tamper with closers (FS(E)R 2022, reg. 10)
- Over 11m: communal fire doors checked every 3 months, flat entrance doors every 12
- Higher-risk buildings: residents must not interfere with safety items (BSA 2022, s.95)



Open fire doors



Closed fire doors

Residential evacuation plans

Who is in scope (in force 6 April 2026)

- Blocks of flats 18m or more, or seven or more storeys
- Blocks over 11m with a simultaneous evacuation strategy
- Fire Safety (Residential Evacuation Plans) (England) Regulations 2025

What the responsible person must do

- Use reasonable endeavours to identify residents who cannot evacuate unaided
- Offer a person-centred fire risk assessment (PCFRA) and record mitigating measures
- Review the assessment and evacuation statement at least every 12 months

Why fire doors are part of this

- A resident who cannot open their own front door cannot evacuate unaided
- A closer that is too heavy gets disconnected, and the door fails for everyone
- Making the door usable can be the mitigating measure the PCFRA records

Why it happens

- Convenience
- Accessibility: heavy doors, older and disabled residents
- Mobility scooters, prams and shopping
- Ventilation and overheating
- Noise from slamming doors
- Vertical villages
- Carers, visitors and pets coming and going
- Community and companionship in the care environment

Homes are adapted to suit residents

Fire door failure in social housing is primarily behavioural.

Procedural controls alone have limitations.

“Some [fire doors]… failed to close because they did not have effective self-closing devices”

— Grenfell Tower Inquiry, Phase 1 Report

Traditional controls

- Signage
- Fire door information at sign-up and every year (reg. 10)
- Resident engagement and home visits
- Routine inspections and FRAs

All rely on consistent human behaviour

Reframing the approach

How do we ensure fire doors work when behaviour isn’t perfect?

Understanding the behaviour

Different behaviours have different causes

Requires targeted solutions—not blanket controls

1. Doors being wedged open
2. Closers being interfered with

Different causes

Different fixes

Standards Framework

- BS 9991:2024 – Fire safety in residential buildings
- BS 7273-4 – Actuation of door release mechanisms

Standards Framework

BS 9991 focus' on:

- Maintaining compartmentation
- Ensuring systems work in practice

A wedged fire door is not functioning as designed

30.1.5.2 Hold open devices
If a hold open device is to be used on a fire door, it should;

- Release on relevant signals from fire alarm CIE
- Release on power loss and mechanical failure
- Manual Release

Defers technical control of door-release mechanisms to **BS 7273-4**

Standards Framework

What BS 7273-4 Covers

- Control of fire door release mechanisms
- Hold-open devices
- Free-swing devices
- Interface with fire alarm systems

Requirement:

Doors must **release and close automatically on fire alarm without “undue delay”**

- Signal from the fire alarm system (manual call point or AFD)
- Fault signals from the fire alarm CIE
- Electrical power failures

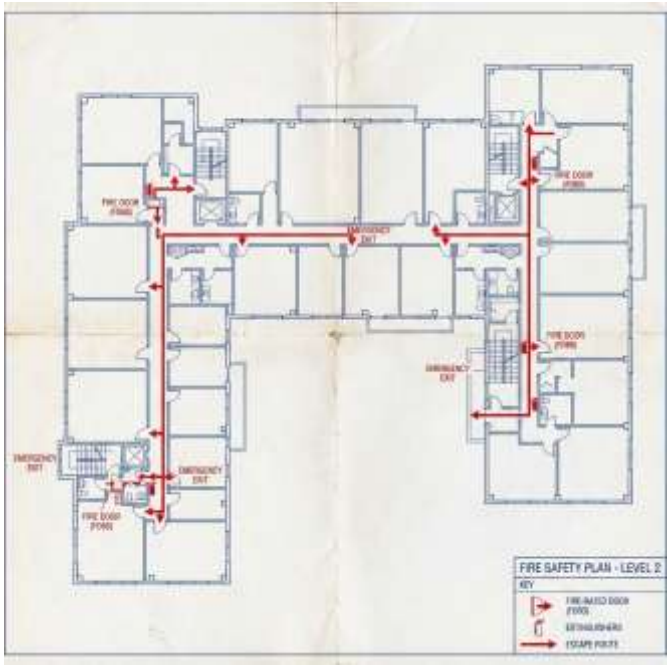
Minimum L1, L2 or L3 fire alarm system

Standards Framework

Together, these standards allow:

- Practical day-to-day usability
- While maintaining fire safety on alarm

BS 9991 tells us what good looks like. BS 7273-4 tells us how to make it work in the real world.



Practical Interpretation

In real buildings:

- A closed door = compliant
- A wedged door = non-compliant
- A controlled hold-open device = compliant solution

The difference is **control and automatic release**

Variations

When full compliance isn’t achievable

- BS 7273-4 accepts a category of actuation may not be “reasonably practicable in existing buildings” (Clause 4.1)
- General needs blocks often have no automatic fire detection to form a critical system
- The test is so far as is reasonably practicable: risk weighed against cost and effort

What BS 7273-4 Clause 6 asks of a variation

- Risk assessed, with agreement from all relevant parties
- Noted in the specification, or clearly recorded at installation
- Detailed on the commissioning certificate

Variations you are likely to see in social housing

- Acoustic release on a flat entrance door, actuated by Part 6 detection in the flat
- A delayed release, with the delay set from the resident’s PCFRA
- Reviewed whenever the resident’s needs or the building change

Why this works

Fire safety standards already recognise:

- Doors need to work for occupants
- Occupants will influence how doors are used

Compliant solutions:

- Work with behaviour
- Maintain compartmentation
- Ensure doors perform when required
- Targets root causes
- Reduces misuse
- Supports fire strategy in practice

Freedor and evacuation plans

What changes for the resident

- Free-swing: no closer resistance in day-to-day use
- The door can rest open at any angle and closes when the fire alarm sounds
- Wireless and battery powered: no hardwiring in the resident's home

Where it fits in the PCFRA

- A mitigating measure for residents who cannot open a door against a standard closer
- Delayed release: the door stays free-swing after the alarm sounds, for as long as the assessment sets, so the resident can get out first
- Keeps self-closing performance: fire tested to EN 1634 on FD30 doorsets

Points to settle in the fire risk assessment

- Which alarm the device will hear: communal system or detection in the flat
- Delay length: a risk-assessed variation, set from the PCFRA and recorded in the fire risk assessment
- Higher-risk locations: Freedor Pro, radio-linked to the fire alarm system

Practical implementation

Wireless / cable free solutions

- No hardwiring required
- Minimal disruption
- Faster installation
- Cost-effective
- Highest levels of compliance via RF systems
- Acoustic devices for lower-risk areas
- Self-contained units with smoke detection where there is no communal alarm

Suitable for occupied homes, with little disruption to residents

Summary - Making Fire Doors Work In The Real World

We already have:

- Robust standards
- Compliant fire strategies
- Clear legal duties for landlords

The challenge is:

- Behaviour is inconsistent
- Residents' needs change over time
- Doors are used differently than intended

Effective solutions:

- Work with real building use
- Maintain compliance with standards
- Reduce the need for intervention
- Ensure doors close when it matters

National Housing Maintenance Forum

NEXT SESSION

15:00-15:30

Resident responses to fire alarms “if the alarm went off at 2am – what would your residents do?

Presented by

Dave Johnson, Head of Property, Saxon Weald

Resident Fire Safety

Dave Johnson – Head of Property Safety

Saxon Weald

What would residents do if the alarm went off at 2am?

Fire Action
Raise the alarm
Leave the building by the nearest exit
Report to assembly point
Do not return to the building until authorised to do so
Do not take any risks
Fire Action
Raise the alarm
Leave the building
the nearest exit
Report to assembl
Do not return to th
until authorised to
Do not take any ri
Fire Action
Raise the alarm
Leave the buildi
the nearest exi
Report to asse
Do not return to
until authorise
Do not take an

“As an evacuation strategy, stay put is not always well understood by residents and even by many professionals. Whilst it was generally felt to be appropriate for most residential situations, it was recognised that its success and residents’ confidence in its effectiveness relies on a number of factors”

1. What is the evacuation strategy for your building?

2. What should you do if there is a fire in your own flat?

3. What should you do if you discover fire or smoke in a communal area?

4. How do you contact the Fire and Rescue Service?

5. What should you do if you cannot safely use the stairs?

Resident communication: beyond the noticeboard!

What	When
Explain the building's evacuation strategy and provide accessible instructions.	Before a tenancy starts / During sign-up or induction
Check understanding and explain how to report a fire.	During sign-up or induction
Reissue fire safety instructions and remind residents about fire doors.	At least annually where required
Issue revised instructions and replace outdated notices.	After building works or a change in strategy
Reinforce messages, identify barriers to understanding and capture concerns.	During routine resident contact
Explain any relevant lessons and correct misunderstandings.	After an incident or false alarm

Human Behaviour

- We don't know how people will react in a fire situation .
- Herd mentality
- Familiarity and Habit
- Delays

The physical building must support the plan

- Fire Doors
- Compartmentation
- Escape Routes
- External Walls
- Fire Safety Systems

The key question is not just whether an inspection was completed. It is whether the defect was resolved and the building remains safe.

10
11
12
1

Residents who need additional support

- Wheelchair users and people with limited mobility.
- Residents with hearing or visual impairments.
- People with cognitive impairments, learning disabilities or communication needs.
- Older residents or people whose circumstances have changed.
- Residents who may be temporarily injured or unable to use stairs.
- People who may not understand written English or standard fire safety signage.

Ability to Evacuate

- Residents who have long term limited mobility.
- Residents who develop mobility issues.
- Residents with short term limited mobility?

Where a service provider does not make provision for the safe evacuation of disabled people from its premises, this may be viewed as discrimination.

Ability to Evacuate

- Ensure the right accommodation is provided to the customer at sign up
- Difficulties matching specific mobility needs to available voids.
- Understand why this is important.

Roughly one in five disabled residents in social housing still live in accommodation that does not fully match their mobility requirements.

RPEEPS

Came into force 6th April 2026

- Identify Residents: Make reasonable efforts to find residents who need assistance.
- Offer Assessment: Provide a person-centred fire risk assessment upon consent.
- Emergency Statement: Work with the resident to record an emergency evacuation statement if they want one.
- Review: Re-evaluate and update statements at least every 12 months.
- Share Data: Share basic evacuation details with the Fire and Rescue Service only with the resident's explicit consent

The Regulatory Reform Fire Safety Order applies to buildings of any height.

- What the resident can do independently.
- What might prevent or delay their evacuation.
- What reasonable and proportionate measures could reduce the risk.
- What equipment, communication arrangements or other adjustments are appropriate.
- What the resident should do in an emergency.
- What information needs to be shared with the Fire and Rescue Service under the applicable requirements.
- How the arrangements will be reviewed.

Procedures

Ask your team:

- Who receives a report of a fire safety defect?
- Who can authorise urgent remedial action?
- How are serious defects escalated to senior management?
- Who can access accurate fire strategy information?
- What happens if the normal building contact is unavailable?

What would residents do if the alarm went off at 2am?

- Do we know which evacuation strategy applies to every building?
- Can residents access and understand the right instructions?
- Have we identified people who may need additional support?
- Are our fire safety measures reliable and maintained?
- Can our teams respond effectively?
- Can we demonstrate that the arrangements work in practice?

National Housing Maintenance Forum

NEXT SESSION

15:30-16:15

Fire Stopping and Protection – The importance of specifying products with robust testing and certification

Presented by

Paul Ramage, Fire Protection Technical Lead, ROCKWOOL Ltd

Fire-Stopping and Protection

The importance of specifying products with robust testing and certification

ROCKWOOL®

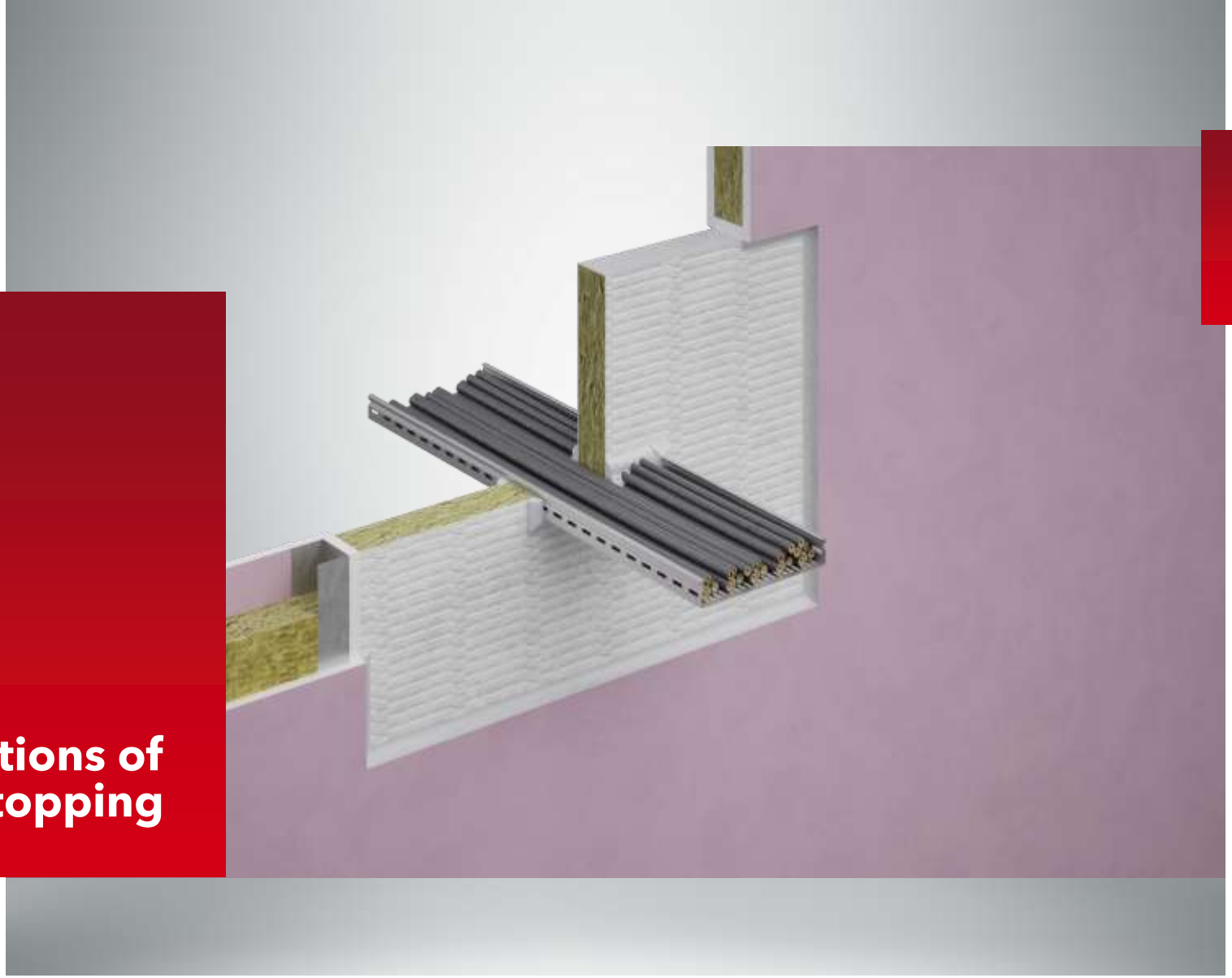
21st October 2026

ROCKWOOL Group

Five brands with one common purpose

To release the natural power of stone to enrich modern living.

Foundations of Fire-Stopping



ROCKWOOL®

What is Fire-Stopping

"Fire-stopping is used for sealing apertures and imperfections of fit, or design tolerance between fire resisting walls, floors and ceilings to restrict the passage of fire and smoke."

ASFP

ROCKWOOL

Why Fire-Stopping Matters

"Fire-stopping products should have at least the same fire resistance as the separating elements into which they are installed."

ROCKWOOL

ROCKWOOL

Fire Protection Solutions

Structural Protection

Provides structural elements fire protection from the effects of the high temperature that can be generated in a fire

Cavity Barriers

A comprehensive range of products to prevent the passage of fire and inhibit smoke through concealed cavities

Fire Stopping Solutions

Linear Gaps & Seals

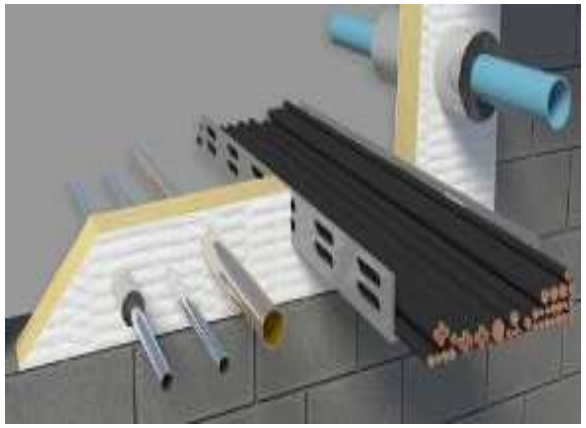
A range of products designed to close and seal linear gaps and movement joints in buildings

Pipework & Trunking

A range of firestopping products designed to close down pipes and cables in the event of a fire

Penetration Void Fillers

Solutions to reinstate the fire performance of compartment walls and floors after the installation of services



Legislation & Compliance

Legislation & Compliance – The Journey to Now

2009

Lakanal House fire London

6 fatalities – multiple injuries

2017

Grenfell fire London

72 fatalities

2020

Ban on combustible materials used within the external walls of relevant buildings.'

2022

Building Safety Act 2022

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Building Safety Act 2022

The Building Safety Act 2022 Key changes

Introduces several measures intended to make buildings and residents safer

Creation of a Gateway System

Gateway 1 – Introduced through amendments to planning legislation from August 2021 and requires fire safety matters to be incorporated into the planning stage for higher risk buildings. Information has to be submitted with the planning application to illustrate that fire safety requirements have been considered and incorporated into proposals for the scheme.

Gateway 2 – A hard stop, with construction work unable to commence until the BSR is satisfied that the design meets the requirements of the regulations, with appropriate and realistic expectations around building safety management. The client must submit an application with required information and documents, with the BSR having 12 weeks to determine the application. Separate arrangements (potentially introduced through supplementary regulation) are expected to deal with change control.

Gateway 3 – A hard stop, with assessment undertaken once building work has been completed. The BSR assesses compliance and if satisfied a Completion Certificate will be issued. The BSR will again have 12 weeks to consider. Issue of the Completion Certificate allows occupation of the building.

Section 38 of Building **Act 1984**

New **roles & responsibilities**

Construction product cause of action

A golden thread of building information

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Source: https://www.allianz.co.uk/content/dam/onemarketing/azuk/allianzcouk/business/docs/pdfs/buildings-safety-act-2022-information_acom9897.pdf

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The importance of compartmentation

Responsibilities / Liability

Compartmentation is a vital part of the fire safety design of a building and seeks to divide large spaces into smaller, more manageable ones should a fire occur

- Prevents spread of fire, smoke & toxic gases
- Subdivides buildings into manageable areas of risk
- Provides time to allow for adequate means of escape

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Compartmentation

Fire Protection and Firestopping

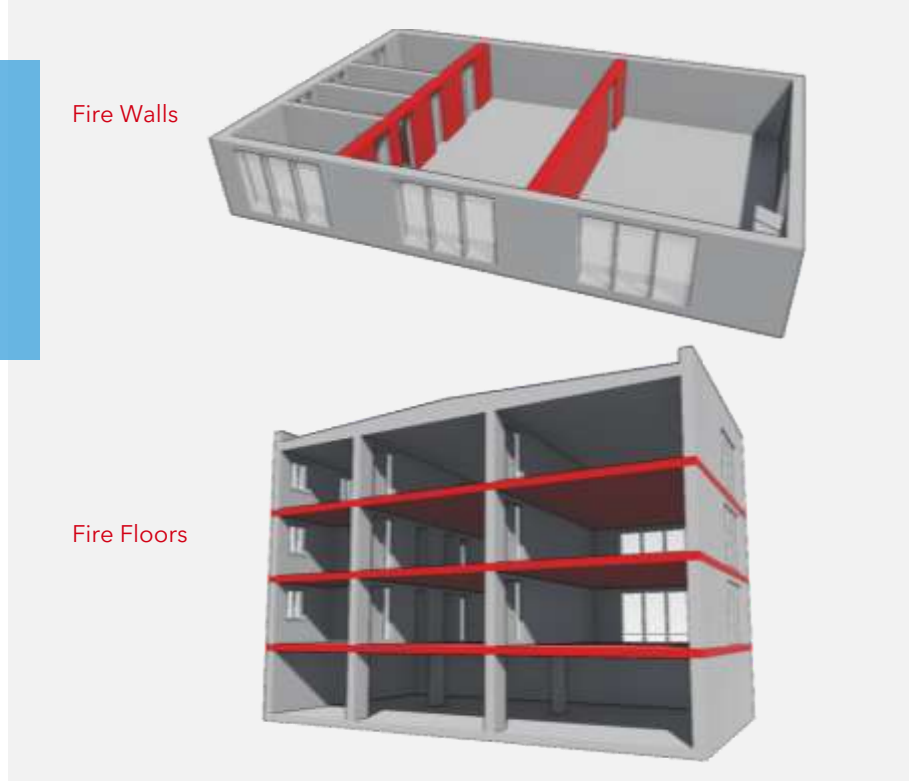
Divide the building into fire resistant compartments

- Fire rated walls & floors
- FR Elements have REI rating
- Fire resistance req. depends on
  Building Type – Application – Area / Use of Building
  Occupation Levels – Height of Building

Key Aim

Provide continuation of the fire separation

A hole in any dividing wall will compromise the effectiveness of a buildings compartmentation



Compartmentation

Fire Protection

or

Fire Stopping

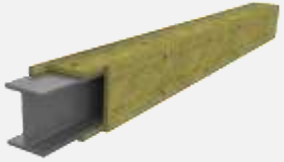
Compartmentation

Fire Protection

Protecting structural elements of the building by integrating fire resistant materials into the building fabric

Key Areas
Stability (R)
Integrity (E)
Insulation (I)

Structural Protection



Steel Protection

Concrete Protection

Timber Protection

Compartmentation

Fire Stopping

Reinstating fire rated compartmentation following installation of building services & linear gap sealing

Key Areas

Stability (R)
Integrity (E)
Insulation (I)

Linear Gaps & Seals

Void space protection
Can include Pipework & Trunking

Penetration void fillers

Compartmentation

Protection

of occupants to allow time to escape or fire service to access building to rescue people, find the fire & fight the fire

Protection to the structure of the building and protected areas of a building

Inhibit

the passage of smoke and toxic gases (the main cause of death in a fire)

Resistance

to the spread of fire from the room of origin

Protection

Key Aim

Provides fire protection for structural elements from high temperatures

Construction Types

- Steel
- Concrete
- Timber

Inhibit The Passage Of Fire And The By-products Of Combustion

- Flames & Heat
- Smoke inhalation most likely cause of death during a fire
- Most fire related deaths are caused by gas, smoke and toxic fumes

Key Areas

Inhibit the spread of harmful gases present in fire smoke

No classification standard for smoke toxicity at present

Asphyxiant Gases

Carbon Monoxide (CO)
Hydrogen Cyanide (HCN)
Carbon Dioxide (CO2)
Low Oxygen

Irritant Gases

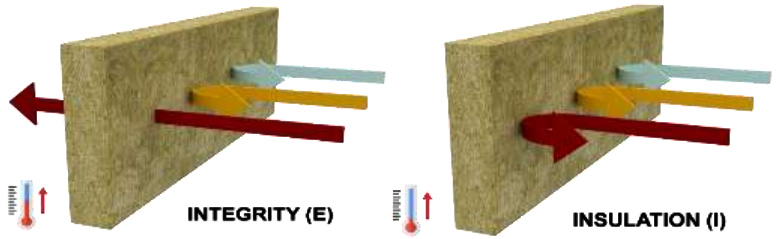
Hydrogen Chloride (HCl)
Hydrogen Bromide (HBr)
Hydrogen Fluoride (HF)
Nitrogen Oxide

Resistance

Resistant Requirements Of Compartment Elements

Provide Integrity, Insulation Resistance

- Varies by building type, use and occupancy level.



Fire performance measured for:

- Integrity (E)
- Insulation (I)
- Stability (S)

*For load bearing elements

Key Aim

Fire rated elements designed to resist fires for minimum time period

Fire testing and product standards

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Rockwool product journey

1

Tested to robust standards

2

Testing against extreme heats

3

Classification report

4

3rd party certified

5

3rd Party Audit Process

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Testing, certification & compliance

Testing

- 53 fire tests completed
- 261 additional attribute tests
- Full Initial Type Testing conforms to CE/UKCA marking requirements

Certification

- 15 EN third party certificates
- Classified in accordance with EN 13501-2
- All products tested to latest 1366-3 & 4 2021-2024

Compliance

- FirePro® range compliant to the forthcoming changes to Approved Document B (BS 476 phase out)
- Support from ROCKWOOL with dedicated teams fosters collaboration.

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Where To Find The Fire Resistance Performance

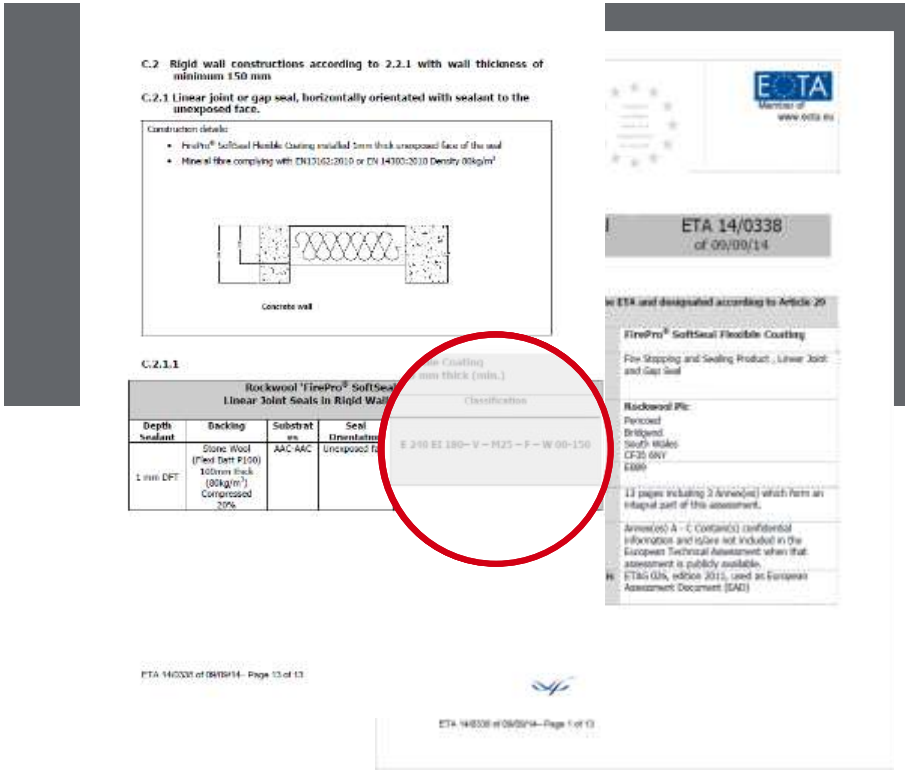
Test Reports
Actual test data for the product in application

Assessment
Consolidating test data and utilising agreed boundaries to determine scope of application

3rd Party Certification
Independent assessment of performance

E = Integrity

I = Insulation



Responsibilities / Liability

'Life Safety' is the chief concern of Fire Risk Management

Design Guidance

Approved Document B (ADB)

During Construction

The Construction (Design and Management) Regulations 2015 (CDM)

Occupied Building

The Regulatory Reform Fire Safety Order (RRFSO)

Many more standards to add here too

New Standard Details

- Switch navigation from product led to specification led
- Highly interactive
- High quality technical drawings
- Consistent format

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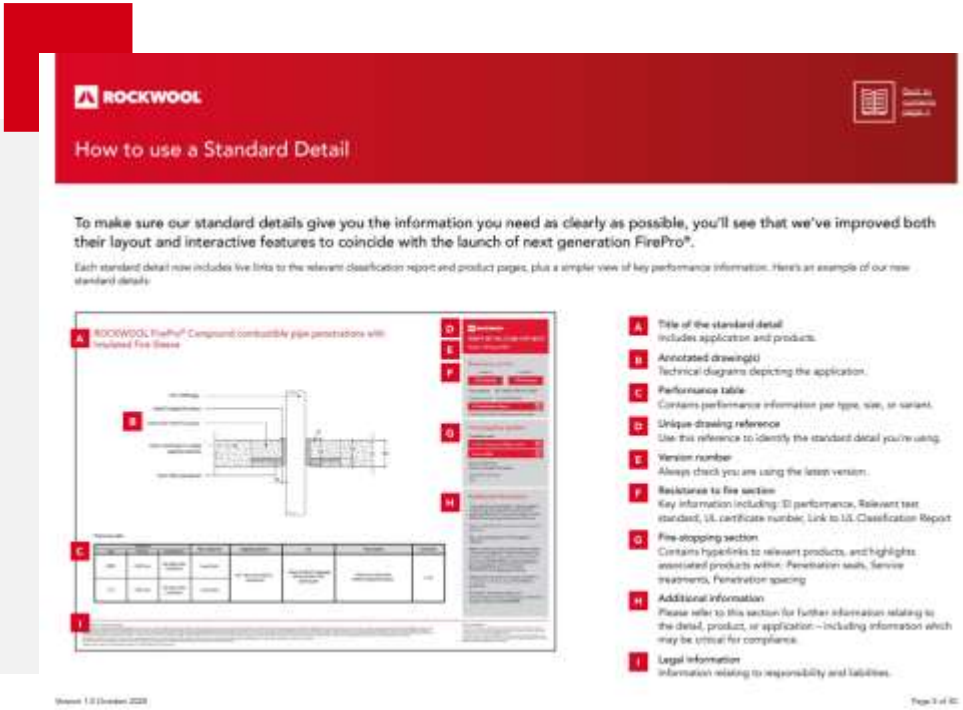
New standard detail layout



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How to use a Standard Detail

To make sure our standard details give you the information you need as clearly as possible, you'll see that we've improved both their layout and interactive features to coincide with the launch of next generation FirePro®.

Each standard detail now includes live links to the relevant classification report and product pages, plus a simpler view of key performance information. Here's an example of our new standard details:

A Title of the standard detail
Includes application and products.

B Annotated drawing(s)
Technical diagrams depicting the application.

C Performance table
Contains performance information per type, size, or variant.

D Unique drawing reference
Use this reference to identify the standard detail you're using.

E Version number
Always check you are using the latest version.

F Resistance to fire section
Key information including: EI performance, Relevant test standard, UL certificate number, Link to UL Classification Report

G Fire-stopping section
Contains hyperlinks to relevant products, and highlights associated products within: Penetration seals, Service treatments, Penetration spacing

H Additional information
Please refer to this section for further information relating to the detail, product, or application – including information which may be critical for compliance.

I Legal information
Information relating to responsibility and liabilities.

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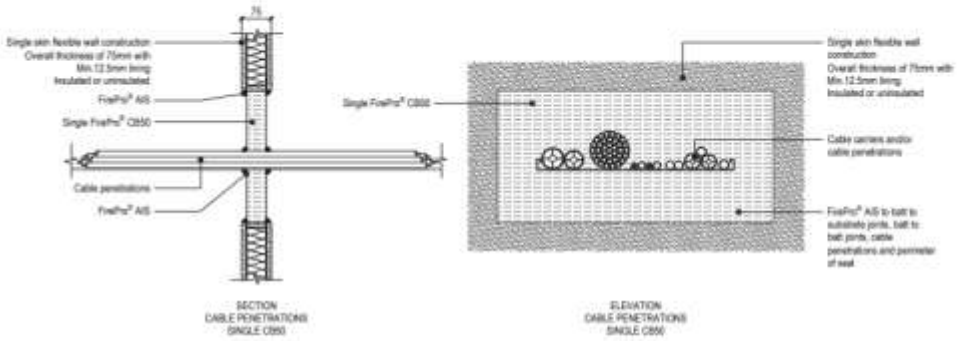
Individual Standard Detail

ROCKWOOL FirePro® CB50 cable penetrations – single skin



Performance table

Single FirePro® CB50 – single skin 75mm walls					
Penetration		Supporting substrate	Seal	Service treatment	Classification
Type	Size				
Cables	≤60mm	Single skin 75mm wall	Single layer of 50mm thick FirePro® CB50, friction fit into the aperture, with FirePro® AIS used on all batt edges to seal joints and around services	N/A	E 60 / EI 45
Cable bundle	≤ 100mm cable bundle (small cables ≤21mm)				E 60 / EI 30
Unsheathed cables	≤28mm				E 60 / EI 45
Perforated cable tray, ladder or basket	Unrestricted				E 60 / EI 45

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RWFP-SSFW-PA-SB-CAB-0106

Resistance to fire

Integrity: 60 minutes
Insulation: Up to 45 minutes

Test standard: EN 1366-3: 2021+A1:2025
Certified by UL: UL EOI 07.0003.EM

UL Classification Report

Fire-stopping systems

Penetration seal:
FirePro CB50
FirePro AIS

Service treatment:
N/A

Penetration spacing:
Separation: 0 – 75mm: 87.5 (50mm) Dead
Service: 0 – 75mm: 112.5 (87.5 minimum) Dead
Diameter: 75 & 150mm

Additional information

The supporting construction must be capable of achieving the required fire rating of the proposed fire stop.

Maximum aperture size: 1.2m x 1.2m.

Details applicable to: insulated and uninsulated flexible wall constructions.

Service supports to be no greater than ø50mm from the finished face of the wall on both sides.

Refer to relevant product datasheet for further installation guidelines.

These products should only be utilised for applications as outlined in the relevant ROCKWOOL product datasheet and in accordance with the relevant ROCKWOOL Fire Resistance Testing. Additionally, the product must be installed in accordance with the current ROCKWOOL guidelines.

For further information please visit www.rockwool.com/uk/ or contact our Technical Solutions Team on 01656 862820.

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Fire Stopping Products Systems

ROCKWOOL®

Fire-stopping products and systems

Penetration seals

Linear joint seals

Small cavity barriers

Large cavity barriers

Open state cavity barriers

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ROCKWOOL Firestopping Products

Ensures fire resistance of protected walls, floors and roofs are never compromised by services or voids.

- **1** | SP EN Firestop OSCB 25 & 44
- **2** | SP EN Firestop Slab
- **3** | Soffit Slab
- **4** | FirePro® CB50
- **5** | FirePro® AIS
- **6** | Insulated Fire Sleeves
- **7** | FirePro® PWRoll
- **8** | Intumescent Putty Pads
- **9** | Beamclad®
- **10** | Silicone X

Our **comprehensive range** of **Fire Products** ensure link through is secure to **stop** fire spread.

- **11** | High Strength Firestop Compound
- **13** | FirePro® Pipe Collar
- **14** | FirePro® Glue
- **15** | Fire Barrier System
- **16** | Rocklap H&V Sections
- **17** | FirePro® HES
- **18** | Intumescent Pillows
- **19** | SCB
- **20** | SpeedSeal

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ROCKWOOL Fire Stopping Solution with batts

- FirePro® CB50
- FirePro® AIS
- FirePro® CB Coating
- FirePro® PWRoll
- Insulated Fire Sleeve
- Fire Tube Metal Pipes
- Mastic Cables

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Our vision

FirePro®

- Strengthening **fire-stopping**, secures long-term product availability
- Advancing **product testing** to ensure long term compliance
- Driving **innovation**, **product development** and **manufacturing technologies**
- A dedicated Training Academy supporting **best practice** and industry excellence

Fire-Stopping Centre of Excellence

Distribution centre

Located centrally, for closer links to customers and market

Central hub for fire-stopping

Distribution of HVAC and ‘pick and pack’ of FirePro® range

Manufacturing facility

Includes new manufacturing of ROCKWOOL sealants and coatings

Advanced equipment, focused on creating long term capacity

3rd party accredited products with approved factory control procedures

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Training Academy

Supporting the construction industry
Adapt to changes driven by the Building Safety Act

- Hands-on demos and installation training for fire-stopping, HVAC, and fire protection
- Open to contractors, specifiers, and fire service personnel
- Show compliance from specification to installation, golden thread of information
- Complements ROCKWOOL's existing e-Learning platform

Courses

Fire-stopping

Fire Barrier EN

Flat roofing

More launching in 2027

uk.trainingacademy@rockwool.com

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Thank you

ROCKWOOL UK and Ireland

Tel.: 01656 862621
www.rockwool.com/uk

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Thank you & safe travels

- Complete online your feedback forms
- Ideas for next topics + new members welcome
- Hand in name badges & sign out

HOUSING ASSET MANAGEMENT MAINTENANCE AND REGENERATION
SOUTH WEST HAMMAR

nhmf
National Housing Maintenance Forum

Safe journey home