



OUR SERVICES

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COMPANY OVERVIEW

FR CONSULTANTS IS A CHARTERED BUILDING CONSULTANCY AND FIRE ENGINEERING PRACTICE, PART OF THE RSK GROUP, SPECIALIZING IN INTERNAL AND EXTERNAL FIRE SAFETY.

We work across the UK to make Britain's buildings safe, compliant, mortgageable, saleable and insurable; ensuring that building owners and managers across the nation can access services to assess and improve safety in their buildings.

We are proud to employ a breadth of highly-qualified fire engineering and surveying talent to ensure our clients experience reasonable lead-times for fire safety assessments and related works. FRC's team is comprised of over 50 in-house professionals including Chartered Building Surveyors, Quantity Surveyors, Clerk of Works, Designers and Fire Engineers; as well as a number of dedicated support staff.

Our end-to-end service is designed to cover all elements of fire safety, both internal and externally, allowing our clients to easily navigate compliance within their buildings without managing multiple contractors. They can do all this whilst ensuring they receive the very best consultancy and advice from experts in the sector.

We partner with some of the best names in the built environment and adjacent sectors, including The Association of Residential Managing Agents (ARMA) - now part of The Property Institute, AXA, Nationwide Building Society, Intelliclad and Blake Morgan.

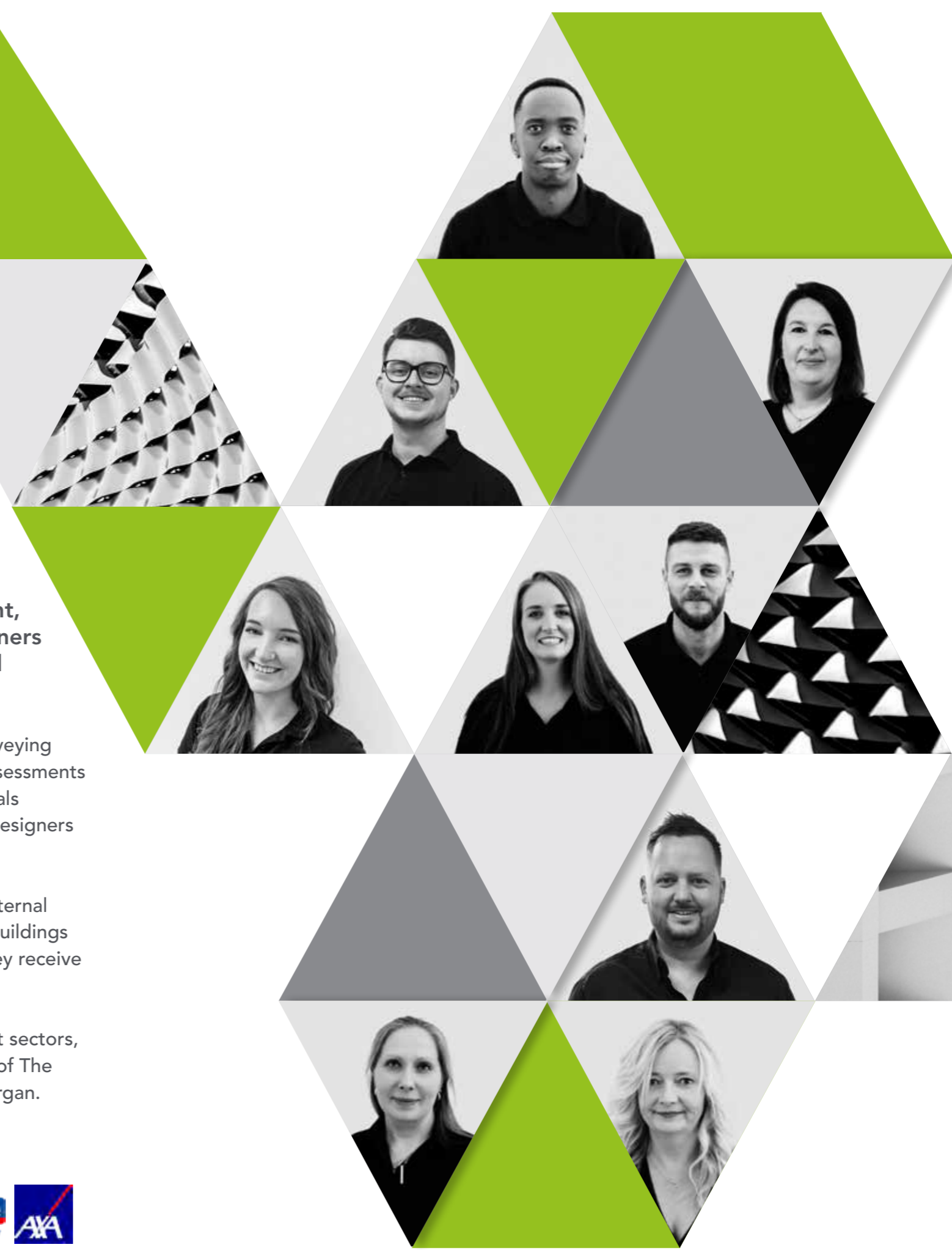


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Surveys & Reports

FRC provide a range of survey types to suit our client's needs. We have developed individual services tailored to different building requirements, such as height and materials.

Fire Risk Appraisal of External Walls (FRAEW) in accordance with PAS 9980:2022

FRAEW Option 1

If a façade report and Fire Engineers report have already been completed for your building by FRC, we will then complete an internal inspection before combining the findings in a PAS 9980 report. An EWS1 form can be provided following this service.

FRAEW Option 2

If your building has previously had a façade report undertaken by FRC, but has not undergone a Fire Engineers report, we will provide a proposal for our Fire Engineer to complete a follow-up inspection and combine the findings in a PAS 9980 report. An EWS1 form can be provided following this service.

FRAEW Option 3

If your building does not currently have a façade report or Fire Engineering report, we will provide a proposal for a full Fire Risk Assessment of External Walls (FRAEW). An EWS1 form can be issued following the assessment as part of this service.

EWS1 Forms

Once a full FRAEW has been completed for your building, we can complete an EWS1 form. We are suitably qualified and insured to complete all sections of the EWS1 form. Depending on which of the above FRAEWs you instruct, an EWS1 form may already be included.



Type 2 Fire Risk Assessment

A Fire Risk Assessment that includes destructive investigations; whereby areas that are not immediately visible (behind inner walls, beneath floorboards and above ceiling tiles) are 'opened up' for a more thorough assessment. Type 2 Fire Risk Assessments are carried out to the common areas of the building.

Type 4 Fire Risk Assessment

A Fire Risk Assessment that includes destructive investigations; whereby areas that are not immediately visible (behind inner walls, beneath floorboards and above ceiling tiles) are 'opened up' for a more thorough assessment. Type 4 Fire Risk Assessments are carried out to the common areas of a building, as well as within a sample of individual dwellings.



Type 2 Compartmentation Survey

A survey that investigates compartmentation within the communal areas of a building to assess how a fire would be contained and for how long. This will, in part, inform the fire and evacuation strategy of the building.

Type 4 Compartmentation Survey

A survey that investigates compartmentation within the communal areas and individual dwellings of a building to assess how a fire would be contained and for how long. This will, in part, inform the fire and evacuation strategy of the building.



Peer Review

Our in-house experts can carry out a peer review of relevant reports, EWS1 forms and more; providing increased clarity, assurance or recommendations where discrepancies and differences of opinion are discovered.

Height Verification Report

Now required as part of application to the Building Safety Fund and for the Developer Pledge. Our height Verification Reports can be obtained even on the most complex elevations.



Surveys & Reports



In-Build & New Build Surveys Including Internal Compartmentation

These surveys are designed to ensure works are undertaken in accordance with the approved design and specification. The reports are to clarify compliance with DLUHC guidance, whilst also satisfying lender requirements and building regulations.

We will perform regular visits to site to gather the evidence required first hand and to liaise directly with contractors on site. We will document all work throughout the construction phase with detailed written and photographic reports, including recommendations made and evidence of their fulfillment.



Building Condition Survey

This survey is designed to be undertaken to a building in operational use to identify instances of the buildings' dilapidation and defects that are requiring of remedial attention.

The brief includes, but is not necessarily limited to, a visual survey of the property in operational use, the identification of any building defects, dilapidations or areas of required redecoration, in accordance with PAS8673:2022.

Our report will also cover additional factors such as detailing areas of security concern and likely locations for crime or anti-social behaviour for management by the client with the local authorities. This report will cover the external condition of the building only and no internal areas will be surveyed or commented on.



Structural Building Condition Survey

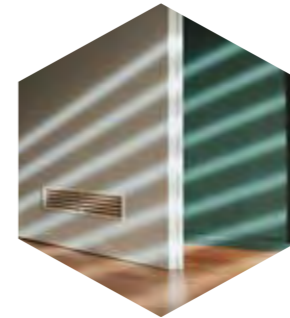
This survey is designed to be undertaken to a building in operational use to identify the condition of the buildings' primary structural elements to meet the requirements of The Building Safety Case under the Building Safety Act for buildings above 18m in height.

The brief includes, but is not necessarily limited to, a visual survey of the property's primary structure in its current state along with the identification of any structural defects, degradation or dilapidation of steel framing, in accordance with PAS8673:2022, that should be further investigated as part of a specialised Structural Engineer's report.



Roof Inspection

A visual inspection of a building's roof construction to identify roof covering materials and construction build-up, commenting on compliance with mandatory building regulation requirements.



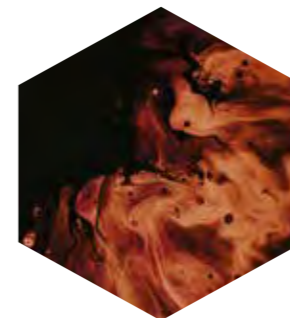
Fire Door Survey

An assessment of fire doors within a building, which checks compliance and suitability of specification and fire rating.



Fire Statement

This service satisfies the new planning requirement (Gateway One) for planning applications of relevant buildings, to demonstrate due fire safety considerations in their design.



Single Sample Testing

This survey includes a site visit to obtain a single sample of material. Once obtained, the sample will be sent to the Building Research Establishment (BRE) to produce a report on the combustibility of the material, which can be used for building records or for insurance purposes.



Balcony Survey

A Fire Engineer will conduct a thorough survey to inspect and assess the fire safety risk of the building's balconies and their materials following the guidance set out in PAS 9980:2022.

Fire Strategy

A Fire Strategy Report describes the fire safety issues of a building, and how they are addressed. It acts as a guide for a design team and occupiers, by identifying standards and setting performance criteria.



Building Regulation Compliance

A crucial element of any recourse claim, our expert team can conclude on the compliance of the external wall systems and attachments in relation to fire safety aspects of mandatory sections of the Building Regulations under the 1984 Building Act, within Approved Document B edition and volume from the building regulations at the time of construction.



Desktop Report

We can undertake an O&M Manual and Google Earth review, and enter on a risk matrix to determine construction materials and potential risk on elements including calculated height and presence of any cladding.



Remediation Consultancy & Support Services

Lead Consultant Service

As Employers Agent, we can project manage any remedial works to ensure proper oversight and compliance both pre and post contract.

RIBA 0-3

Pre-Contract Includes:

- Pre-Tender Estimates
- Concept Design
- Production of Tender Pack
- Principal Design
- Quantity Surveying
- Fire Engineering
- Structural Engineering
- Employer's Requirements
- Planning
- Tendering
- Contract Formation & Placement

RIBA 4-6

Post Contract Includes:

- Full Project Management
- Principal Design
- Review of Contractor's Detailed Design
- Quantity Surveying
- Clerk of Works
- Fire Engineering
- Facilitate Approved Inspector
- Facilitate Closeout & Handover of Golden Thread of Information with Contractor & Client



Laser Scanning

This service produces 2D & 3D CAD drawings in an as-built format, which are necessary for the concept design and contractor's technical design elements of the remediation projects. These can be focussed on the external elevations of the building or internal floor plans, depending on the extent and scope of the project. Additionally, the drawings will be a vital addition to any existing building information as part of the Golden Thread.

Building Safety Fund (Applicant's Representative)

As Applicant's Representative, we take all of the stress out of applying to the Building Safety Fund, by completing all aspects of administration and submission through all stages. We take full responsibility for managing portal uploads and liaison with the government's delivery partner for the projects, be that Homes England or the Greater London Authority (GLA).



Pre-Tender Estimates

To assist with the project management with regards to cash and project planning, we have introduced a service whereby we are able to prepare a Pre-Tender Estimate and high-level forecast cashflow and programme to assist with project benchmarking, pre-tender support acceptance decisions or any Section 20 requirements. We offer this service for both internal and external remediation projects.

Clerk of Works

Internal & External

FR Consultants Ltd can act as the specialist Clerk of Works during both internal and external remediation projects, undertaking stringent checks to ensure compliance with design (by others) and certifying the quality of workmanship is to a high level during the construction phase.

The service provides for weekly site visits by our experienced team, review of contractors photographic evidence, digital inspection reports, generation of a snagging list for the Project Lead to manage with the contractor and sign off via a final handover report following addressing of all items raised.

IN-HOUSE EXPERTISE

Nigel Dyer is FRC's Clerk of Works; he is a diligent and qualified professional with decades of construction experience.

Nigel has also been elected as Chairman of the Southern chapter of the Institute of Clerk of Works and Construction Inspectorate of GB (ICWCI) for the past two years.



Project Management of Internal & External Remediation

Our team of qualified building and quantity surveyors, fire engineers, Clerk of Works and architects can manage all stages of remedial projects, from conception to completion, in line with the RIBA (Royal Institute of British Architects) Plan of Works schedule, and compliant with Building Regulations and Fire Safety Guidance.



Expert Witness

Our team of specialised and certified professionals will provide detailed yet and impartial opinions, usually as part of warranty or legal proceedings.

PCSA Agreement Management

The service of creating all documentation relating to the Pre-Contract Service Agreement (PCSA) and management of the process throughout, including chairing fortnightly meetings throughout the PCSA programme.



Concept Design

We can undertake an intrusive inspection to investigate the external wall systems for the purposes of the concept design stage of the Building Safety Fund remediation project.

Reinstatement Cost Assessment

A non-intrusive report based upon an overview of the building and approximate evaluating methods, which allows a property to be insured on 'agreed value' basis rather than 'averaging' the cost of insuring.



Building Safety Fund Appeal Process

Using our knowledge of the Building Safety Fund, we are often asked to challenge instances where applications for remediation to whole buildings or specific external wall systems have been rejected.

Fire Safety (England) Regulations 2022

Published in May 2022, the Fire Safety (England) Regulations has now concluded its consultation period and will come into force on 23 January 2023.

These regulations come into effect following recommendations from the Hackitt Report and the Grenfell Tower Inquiry Phase 1.

FRC have developed a bespoke service to help those Responsible Persons eliminate the strain, recover their time and ensure compliance around these new regulations.

Secure Information Box

FRC will review and gather all existing information relating to the building's fire safety, identify any missing information required, and provide digital copies to the local Fire and Rescue Service. We will also supply and install the box in a suitable location.



Lifts & Fire Fighting Equipment

We will provide a register for recording all monthly checks on the operation of the building's fire-fighting lifts and equipment, including wet and dry risers, and communicate these findings to the local Fire and Rescue Service and residents.



External Wall Systems

Our qualified Fire Engineers and Consultants will provide a Fire Risk Appraisal of the External Walls (FRAEW) Survey, in accordance with PAS 9980:2022. Any necessary mitigation steps will be detailed separately.



Wayfinding Signage & Fire Doors

We will undertake a survey on the building's existing wayfinding signage, fire doors and fire strategy, followed by regular checks and maintenance. Information will be provided to the local Fire and Rescue Service and residents. Any necessary mitigation steps will be detailed separately.



Ongoing Management & Communication

We will complete all regular checks as required by the regulations on behalf of the Responsible Person. This information will then be shared with the local Fire and Rescue Service and residents to ensure peace of mind and compliance for all.



Services required may vary depending on building height, complexity and existing information.

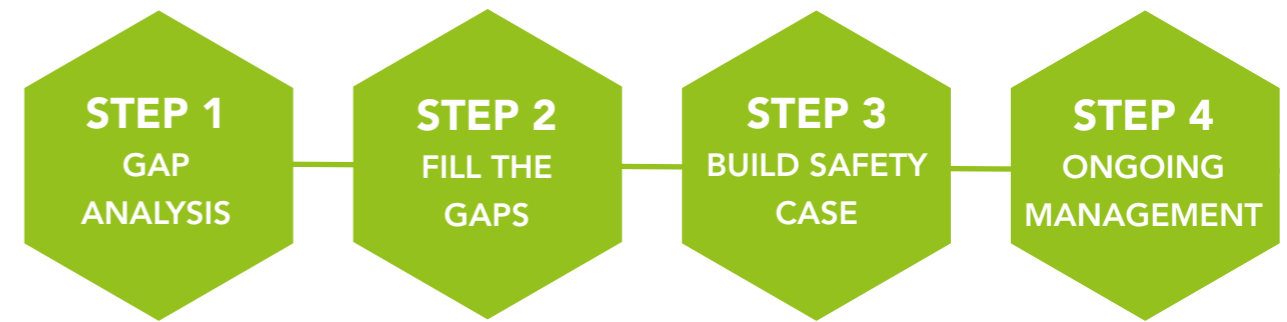


Building Safety Manager

Compliance with the Building Safety Act 2022

Our Building Safety Managers have a CIOB Level 6 Diploma in Building Safety Management, to ensure all elements of the role can be undertaken with the full knowledge and skills to manage the safety of the building in occupation. The role is pivotal to undertaking the tasks required to prepare the Building Safety Case Report for the Building Safety Regulator, in order to acquire the Building Assessment Certificate.

We have developed two services with our Building Safety Managers to ensure total competence through all stages of reviewing, evidencing and communicating the Golden Thread of Information.



Building Safety Manager (Assessment)

This service is designed to undertake the tasks required to prepare the Building Safety Case Report, including a full review of all information relating to the buildings fire safety and structural risks, identifying any missing information and providing recommendations for items required to compile the Safety Case. This information will then be prepared and evidenced to the Building Safety Regulator in order to acquire a Building Assessment Certificate for occupation.



Building Safety Manager (Engagement)

Following acquirement of the Building Assessment Certificate, this service is designed to support the Principal Accountable Person with the ongoing management, communication and maintenance of the building's fire safety and structural risks. This includes engaging with the building residents, monitoring of safety equipment and information, and preparing for and submitting any reassessments to the Building Safety Regulator.



An optional service of secure digital storage and retrieval of documentation and reports relating to the Golden Thread of Information can be provided, should one not already be in place.



Additional Services



BS 8414 Design & Testing

We can design, build and test a full-scale test rig to determine fire performance using BS 8414-1 or BS 8414-2 methodology to assess the performance of external wall systems in the event of a fire, determining the fire performance characteristics of the system when exposed to an external fire under controlled conditions.

Energy Performance Certificate (EPC)
Energy performance and rating can change following works to external walls. We can provide a revised Energy Performance Certificate (EPC) following remedial works to your building's façade.



Certified CPD Education

Our façade fire safety CPD session, presented by our Managing Director, Dorian Lawrence, will give you an in-depth understanding of evolving guidance and legislation surrounding the fire safety performance of the external walls of a building, as well as your obligations. These sessions can be presented in person at our office or yours, or via webinar on Teams or your preferred platform.



OUR EXPERTS ARE ALWAYS ON HAND TO PROVIDE SUPPORT AND ADVICE

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"What a great training session! Thank you for visiting RBFRS and for providing some really useful CPD on external wall systems. It was great to have someone presenting who is so passionate about improving the level of understanding on complex fire safety issues."

- Ivan Spoor, Group Manager at Royal Berkshire Fire & Rescue Service





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