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The Regulatory Reform (Fire Safety) Order 2005 came into force in 2006; it has changed fire safety requirements and affects ALL UK organisations replacing over 70 separate pieces of fire safety legislation.

Where previously the Fire Brigade would provide assistance to your companies' fire safety arrangements and issue a fire certificate, this is no longer valid. Owners, employers and managers are now deemed responsible for adequate safety within their premises.

The Brigades role has now become an 'enforcement authority' conducting regular inspections of premises which can result in prosecution if a failure of compliance to the new requirements is found.

Prosecutions are on the rise affecting a range of organisations who have failed to implement the requirements of the Regulatory Reform Order.

The RRO outlines considerations and requirements for fire safety measures; these include conducting a risk assessment, training, equipment and maintenance.

Enjoy the benefits of our long-term commitment

The smoke control system provides a fundamental element of the fire strategy. It is essential that measures are taken to ensure its continued reliability in the event of a fire.

Maintenance is vital; by entering into a maintenance agreement you are fulfilling your obligation under the RRO and will ensure that your system performs as intended.

Maintenance and regular checks are required under the RRO and should be recorded within your log book.

Drawing on 26 years experience and the latest technologies, SE Controls provide maintenance agreements that are unsurpassed in terms of quality and compliance.

As one of the UK's largest smoke ventilation companies, many clients recognise the benefits of instructing SE Controls to both install and maintain their sites, providing continuity of service.



196 deaths occurred after being overcome by gases and smoke in 2006 (40% of all deaths)

(UK Stats, Office for National Statistics 2006)



Preventative Maintenance

Smoke ventilation systems are life saving systems and it is therefore essential that regular preventative maintenance is carried out to the required standards by competent personnel, who are familiar with the specification and strategy for the particular application.

Under the **Regulatory Reform (Fire Safety) Order 2005** legislation this is the responsibility of the Management Company or Owner of the Premises.

Further stipulations of the RRO include:

Under the RRO, all Fire Safety equipment must be maintained in efficient working order. In the event of a fire maintenance records may be called upon for both legal and insurance purposes.

Regular preventative maintenance can prolong the life of these essential life-safety systems.

Regular planned preventative maintenance ensures that any defects are found before a critical situation arises.

Failure to comply with any duty imposed by the Order, or any notice issued by the enforcing Authority, is an offence and prosecutions are on the rise.

SE Controls provide preventative maintenance visits to conform with the **British Standards Institution Schedule BS 7346:1-1990, BS 5588:12-2004** and **The Buildings Regulations Approved Document B**, indicating that where natural or powered, smoke and heat exhaust ventilation systems are concerned it is essential that they are serviced regularly and maintained in good working condition.

SE Controls' maintenance department offers problem solving, advice and alternative solutions to existing systems that require modification.

SE Controls maintain a variety of sites across the United Kingdom, incorporating the Channel Isles, the Isle of Man and Ireland, visiting thousands of developments each year. Many of our clients enjoy the benefits of our long-term commitment to quality of service, enabling a mutual increase in our client bases.

SE Controls install, commission and maintain an array of sites, examples of existing contracts are:

- **Retirement Accommodation**
- **Residential Apartments**
- **Schools**
- **Universities**
- **Hospitals**
- **Government Offices**
- **Commercial Premises**
- **Leisure Centres**
- **Theatres**
- **Retail Units**



SE Controls' Maintenance Services

Smoke Ventilation Systems – Including natural and powered extract ventilation systems

- 1) Ability to carry out planned maintenance simultaneously with fire alarm and emergency lighting maintenance schedules.
- 2) All maintenance to be carried out in accordance to BS7346 and RRO 2005.

Fire Alarms

- 1) Regular planned preventative maintenance to comply with BS5839 Parts 1 and 6. Competent persons to complete all maintenance as required in clause 45.1 'The inspection and servicing should be undertaken by organisations with the appropriate competence'.
- 2) Routine testing is required by the user to ensure there is no major failure of the system, weekly testing to include manual call point tests to ensure satisfactory operation of control panel and alarm sounders in accordance with BS 5839.
- 3) Routine maintenance dependant on risk assessment but maximum period between visits should not exceed 6 months.
- 4) Ability to carry out planned maintenance simultaneously with smoke vent and emergency lighting maintenance.
- 5) Repair works as required to ensure efficient performance of the life saving system.



Emergency Lighting

- 1) Regular planned preventative maintenance to comply with BS EN 50172 and BS 5266-8.
- 2) Maintenance conducted to ensure system remains at full operational status as required in BS EN 50172 & BS 5266. Daily; indicator light & luminaries operation, Monthly; Operational test for a short period, Six Monthly; Test for at least 1 hour for 3 hour rates systems, Three yearly; Test for full duration, Subsequently; annual testing for full duration.
- 3) Repair works as required to ensure efficient performance of the system.
- 4) Ability to carry out planned maintenance simultaneously with smoke vent and fire alarm maintenance.

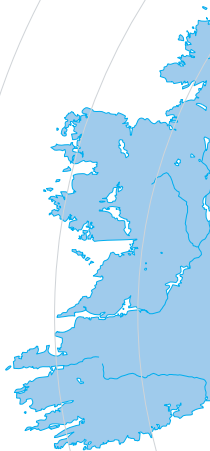
Refurbishment/Modifications

SE Controls maintenance department also offers problem solving, advice and alternative solutions to existing systems that require modification or refurbishment.



National Agreements

SE Controls are able to offer clients nationwide management programmes to ensure the reliability and peace of mind of systems in the event of a fire.





Reasons for Maintenance

Smoke ventilation systems are life-saving systems.

Current legislation states that maintenance is the responsibility of the Managing Agent or building owner.

Maintenance reduces the likelihood of component failure and prolongs the life of the system.

Any defects are found before a critical situation arises.

£2.77 billion costs have been incurred as a result of fire

(UK Stats, Office for National Statistics 2004)

Reasons for Maintenance with SE Controls

Peace of mind that maintenance is carried out by qualified and experienced smoke ventilation engineers.

SE Controls is one of the UK's largest smoke ventilation specialists. A vast number of sites are fitted with SE Control's equipment.

Nationwide management programmes to ensure the reliability and peace of mind across multiple sites

SE Controls can provide a two-year warranty if an SE Controls' maintenance contract is accepted within the first twelve months from commissioning. This is applicable to SE Controls' installations only.

All maintenance is carried out in accordance with BS7346, BS5588, and The Buildings Regulations Approved Document B. We offer a 24-hour emergency call out facility and telephone line direct to the Maintenance Department.

One point of contact for all Maintenance Enquiries.

As far as practically possible the same engineers to attend the same sites, providing consistency of service.

Charges are visit based only ensuring best pricing for our customers.

No unauthorised repairs are carried out; quotations for repairs are issued to the client automatically.

We are able to modify various types of smoke ventilation systems.

Flexible working hours to suit the customer's requirements.

Full coverage of the UK including Isle of Man, the Channel Isles and Ireland.

SE Controls continually invest profits into Research and Development. Our product range is ever expanding and all staff receive continual training to ensure quality service to our customers.





Products & Futureproofing

SE Controls' investment in cutting-edge technology allow our products to be optimised to maximise performance of our systems. These improvements can deliver increased efficiency, safety and functionality of our customers' ventilation systems. Our modifications comply with the Buildings Regulations and European and British Standards. We are pleased to provide our assistance from initial enquiry through to installation and finally preventative maintenance, delivering a quality system and service throughout the process.



Maintenance Agreements

All customers that hold a valid Maintenance Agreement with SE Controls are eligible for the following benefits:

- **Scheduled preventative maintenance**
- **24 hour emergency call facility**
- **Priority treatment for any enquiry**
- **A single point of contact for all maintenance enquiries**
- **As far as practically possible the same engineers to attend the same sites ensuring consistency of service**
- **Flexible working hours to suit customers' needs**
- **Engineer's reports are provided and issued to the client upon completion of each visit. These can also be issued to site personnel if requested.**



There are no initial contract 'set-up' charges, nor a premium for holding a contract. Customers pay per visit only, ensuring best pricing for our customers.

Repair works or replacement items will always be quoted in advance; we do not carry out unauthorised repairs which may incur additional charges. Reports and recommendations are automatically issued to the customer when necessary.

If you are responsible for fire safety within your premises ensure your maintenance is conducted to current standards by competent personnel.

SE Controls understands the importance of conforming to regulatory legislation and provide detailed service specifications, ensuring you have the confidence and security that your maintenance is in safe hands.



MAIN : **Salford Quays**
MANCHESTER

TOP RIGHT : **Evalina Children's Hospital**
LONDON

MIDDLE RIGHT : **The Mailbox**
BIRMINGHAM

BOTTOM RIGHT : **Chiswick Park**
LONDON



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