

Fire safety and prevention

Services for safe, compliant homes and buildings

Reimagining places
for people to thrive



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Welcome to WPS

WPS, part of the Wates Group, is a strategic partner for maintenance, compliance and energy transition solutions, creating thriving social homes.

Our high-quality planned and responsive services enhance tenant satisfaction and wellbeing, ensure regulatory compliance and support our customers to intelligently manage and futureproof their housing stock. Offering tailored solutions no matter where your properties are located, our local teams and strong supply chain connections provide a reliable service. We maintain in excess of half a million social homes annually – approximately one in seven social homes in the country. At the heart of this are our fire safety and prevention services.

Across the board, our clients, from private building owners to local authorities and housing associations, are continuing to face urgency in post-Grenfell fire safety compliance. The Building Safety Act, along with other associated legislation, such as The Fire Safety Act, set out what that looks like, but the landscape can sometimes be difficult to navigate.



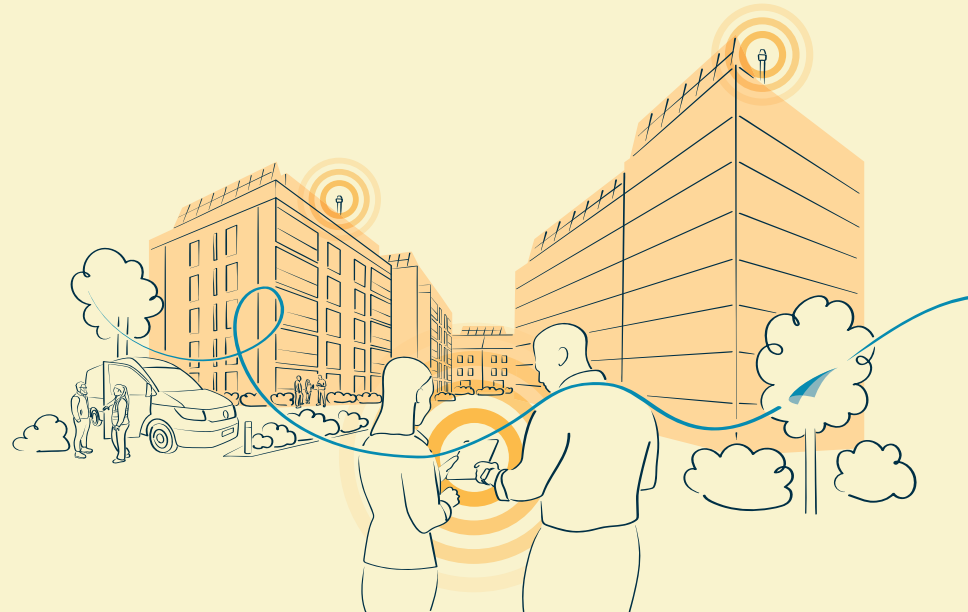
“ Our role is to support our clients develop and implement compliant solutions, using our extensive expertise from across the built environment. The breadth and scale we offer means we can introduce to individual clients the experience of many, while at the same time designing solutions to meet very specific, frequently unique, demands. Our focus is on keeping residents and occupiers safe, and our clients compliant.

Stewart Reid
Regional Managing Director - WPS

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Stewart Reid
Regional Managing Director



Maintaining safe and compliant buildings

Since the Building Safety Act 2022 (BSA) came into force on 1 April 2024 all companies and individuals operating within its orbit fell under a legal obligation to be fully compliant with its requirements.

Those affected by the BSA include:

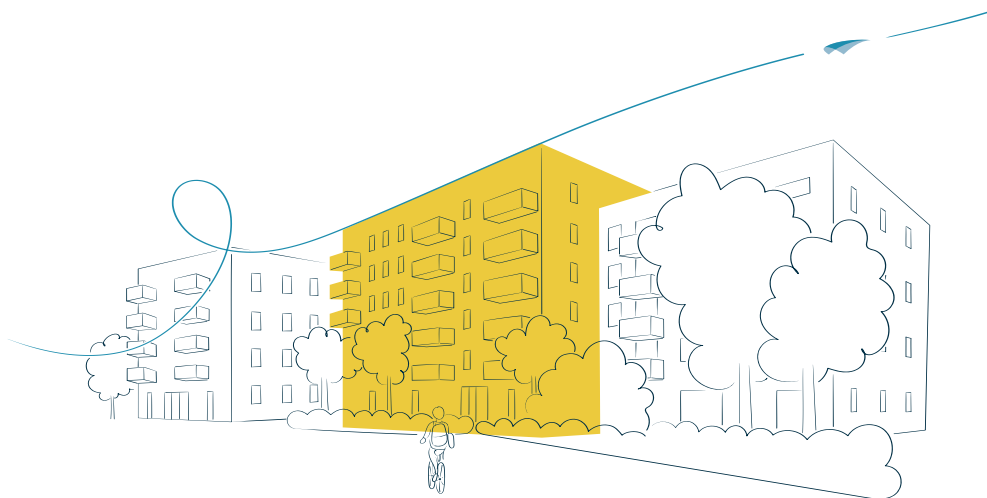
- Building owners
- Building managers
- Commissioners of building work
- Contractors
- Designers.

All have specific duties and accountabilities under the Act, the objective of which is to raise safety standards for high-risk buildings through improved design, construction and management.

This means buildings:

- 18 metres or higher
- or with a minimum of seven storeys
- and having at least two residential units
- or is a hospital or a care home.

By its very nature and scale of ambition, the Act is complex and far-reaching. Coupled with other legislation implemented in recent years to increase building safety, new challenges now confront duty holders as they navigate the delivery and management of a building project.



Maintaining safe and compliant buildings

How WPS can support you

We have a well-established track record in the built environment, not only as contractors and managers, but also as developers and building owners, providing us – and you – with a clear differentiator. Specifically, we can help provide the clarity and certainty you need to ensure that you are compliant and that your business, your partners and your employees are safe.

Competence

Developed over many decades of service across the built environment, we have a robust and extensive in-house skills base covering the construction, management and refurbishment of properties from high-rise, high-risk buildings to very large, diverse property portfolios for social landlords.

Our work covers fire risk assessments, removing and replacing cladding and in internal fire compliance measures, including fire door replacement, and passive and active fire protection. In 2024 alone, WPS delivered over £40 million of fire safety works.



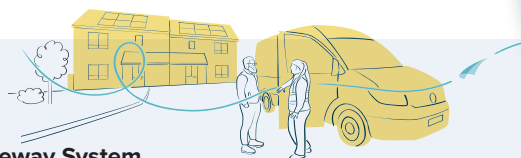
The 'Golden Thread of Information'

The Golden Thread is a digital resource providing transparency and accessibility of information from the very earliest stages of a building's development. It's crucial that as the building moves through its life cycle, safety information is updated and maintained. We can offer you experience and expertise in developing the Golden Thread for your building portfolio.



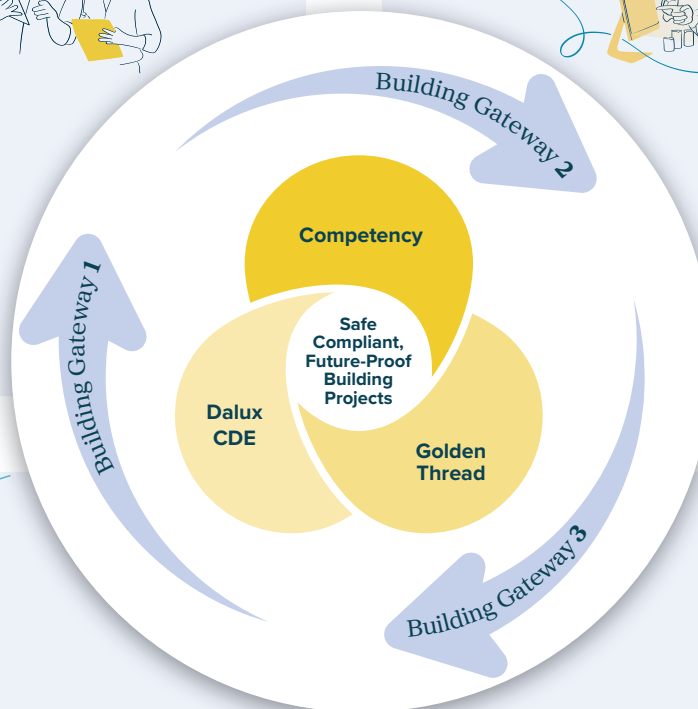
Building Gateway System

The Gateway System, for high-risk buildings, spans the life of the building from planning through to occupation. Introduced by the Building Safety Regulator (BSR). It allows the BSR to assess whether duty holders understand risks, roles and responsibilities at different stages of construction, handover and management. As a client, you would have access to our proprietary Gateway Deliverable Tracker, which allows you to prepare and evidence your Gateway submissions to the BSR, each of which must be successfully negotiated before the building can progress.



Data management through Dalux

Success with the Gateway System and the Golden Thread lies in the way the information is managed. To provide the right levels of structure, certainty and security, we use the Dalux common data environment. This provides auditable, verified digital records aligned to both the Golden Thread and the building Gateways. The system allows transparency and control throughout the design, construction and management phases, proving a digital home for every element of the building. As each gateway is processed, Dalux can be independently updated, installing evidence against plan, proving compliance and progressively developing the building's data bank. WPS will design and help you manage an environment dedicated solely to your specific requirements.



Fire safety and prevention services

We have proven and long-standing capability in delivering fire safety compliance solutions to social housing landlords across the country.

Our expertise spans a wide spectrum of the built environment, from multi-storey towers to individual homes.

Key to our success are the close working relationships we have developed with a focused group of specialist manufacturers and installers, which allow us to programme works more efficiently and effectively. Importantly, it also allows us to minimise lead times, which we know can be crucial, particularly for meeting the demands of urgent notice-of-deficiency projects.

Passive fire protection

- Fire doors
- Cladding systems
- Dry and wet risers
- Coatings
- Compartmentation treatments
- Fire signage
- Floor linings



Active fire protection

- Auto-override vents (AOVS)
- Emergency lighting
- Fire alarms
- Sprinklers and water mist systems



Fire safety compliance

Specialist accreditations

WPS is a member of the Association for Specialist Fire Protection (ASFP), the UK's leading trade association for the passive fire protection sector, promoting excellence in design, installation and maintenance.

We and our partners also hold BM Trada and Fire Accreditation Scheme (FIRAS) accreditations for fire door installation, maintenance and fire stopping.

Through regular training we are able to guarantee highly skilled operatives who meet the required industry benchmarks and regulatory standards of these associations. On site, we work to clear procedures conforming to BM Trada/FIRAS guidelines for doorset installation, providing data on materials, dates, identification and individuals' names for uploading to the building's Golden Thread of information.

Alongside this, our partners receive six-monthly external audits from the UKAS-accredited body, including BM Trada and FIRAS for fire stopping. To ensure improvement we hold sessions to discuss issues/lessons learnt. Findings and key learning from these sessions are cascaded throughout our workforce.

Additionally, through BM Trada Q-Mark and Certifire, we provide our customers with the assurance of third-party certification for construction and fire-related products. This independent auditing of our partners' processes and quality control systems brings confidence that products are manufactured to the same specification and standards as originally tested. For fire doors in particular it provides verification that the doors and their components meet the required safety standards and performance criteria.



WPS



firas



Our procurement routes

We are active on several procurement frameworks, which offer social housing providers quick and compliant routes to market to deliver quality fire safety programmes.



We work with an extensive network of EU compliant procurement and framework providers including:

FUSION²¹

Building safety
and compliance framework

CHIC

Fire and building
safety framework)

Hyde

Building and fire safety
framework

**South East
Consortium**

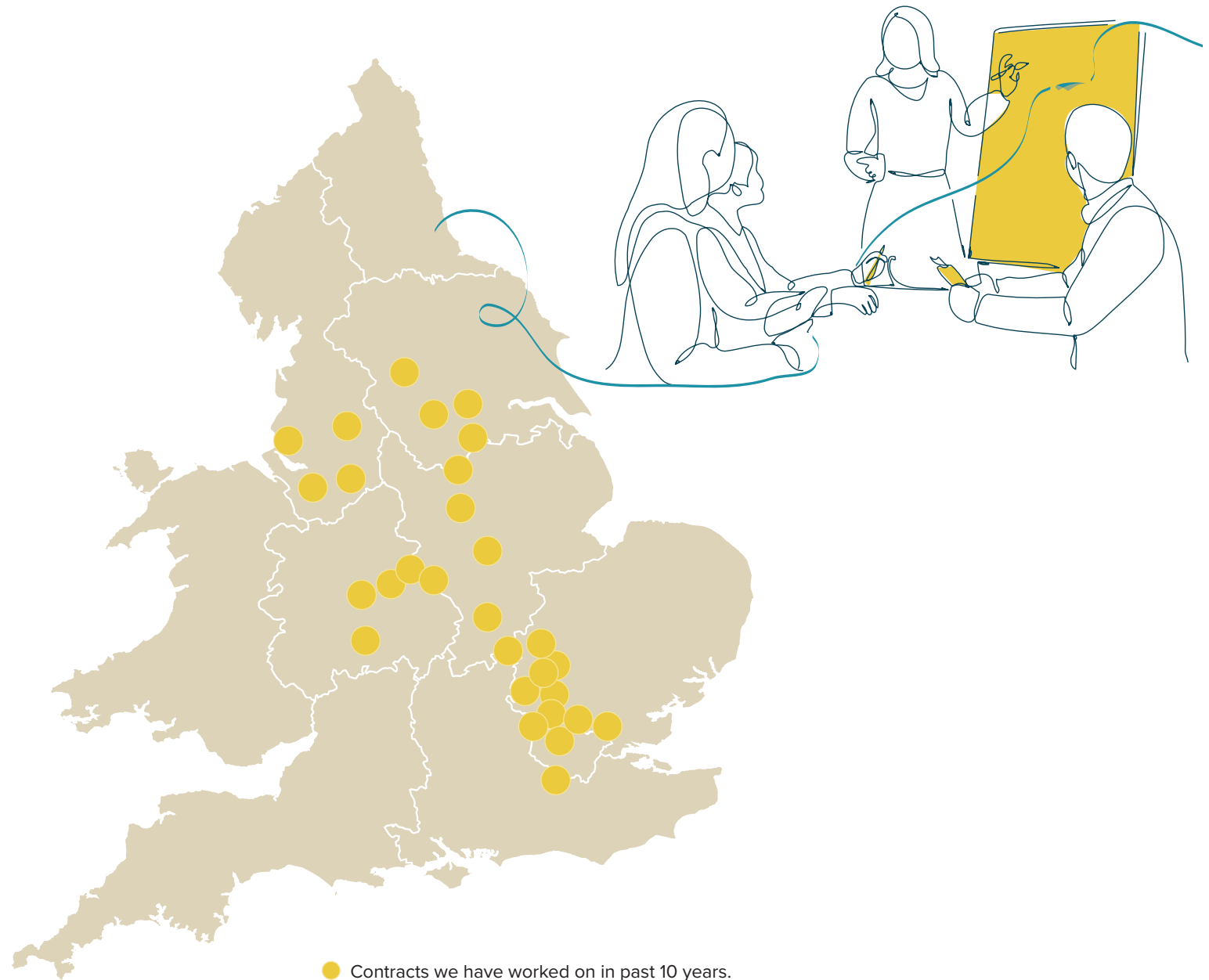
South East
Consortium

Our experience

Some of our key projects delivered in the past 10 years

Key clients

1. Barbican
2. Birmingham City Council
3. Camden Council
4. City of London
5. Clarion Housing Group (London)
6. Crawley Borough Council
7. Dacorum Borough Council
8. Ealing Council
9. Enfield Council
10. Guinness Partnership
11. Harrow Council
12. Islington Council
13. Kirklees Council
14. L&Q (London & Home Counties)
15. London Borough of Barnet
16. Newlon Housing Trust (North and East London)
17. Notting Hill Genesis
18. Peabody (Reading)
19. ForHousing (Salford, Oldham & Liverpool)
20. Settle (Hertfordshire)
21. Sheffield County Council
22. Southern Housing Group (London)
23. St Mungos (London)
24. Stevenage Council
25. Wakefield District Council
26. Wolverhampton Homes



Our work in practice



Fire safety improvements at Inkerman House, Birmingham

Client:	Birmingham City Council
Value:	£22 million
Date:	2021-2023

Project overview

At 15 storeys, and with 144 homes, Inkerman House in Aston is Birmingham City Council's largest social housing residence. Built in the 1960s it needed a significant upgrade to meet modern standards. WPS delivered a two-phase improvement programme: the first focusing on internal upgrades and the second on external refurbishments to improve resident safety.

Project detail

Phase 1, valued at £9.5m, included new sprinklers, kitchens and bathrooms, LD1 fire alarm systems, new entrance doors for each flat, new electrical heating, new cylinder water tanks, communal redecoration works, new smoke extraction shafts and bin chute renewal.

Phase 2, valued at £12.5m, began in July 2023 and included insulated flat roof renewal, concrete repairs, EWI and new double-glazed windows, which also includes the removal of old cladding between window panels and the installation of new firebreaks in between the newly installed windows.

Key project deliverables

- **Resident communication.** As with all occupied refurbishments, resident wellbeing was crucial. We kept communication open and honest at all times, seeking to present a realistic view of the work to create confidence and best manage people's expectations.
 - Dedicated Resident Liaison Officer employed to work with resident communication representative
 - Pre-start surveys to understand and support residents' needs and vulnerabilities.
 - Residents' open days to discuss the project, voice concerns and learn about the different products being used.
 - Feedback showed residents were positive about the work being done and felt comfortable granting access for the internal works.
- **Operational logistics.** Inkerman House sits above Newtown Shopping Centre, presenting us with complex logistics to manage. Keeping the shopping centre operational throughout the work meant installing a bespoke steel platform around the shopping floors, ensuring scaffolding for the external works didn't prevent public access to the lower-level shops.
- **Engaging with the fire authority.** Dialogue required with West Midlands Fire Authority (WMFA) to assess and scrutinise the fire safety measures and their impact on the building's integrity. This included three scenario tests with Birmingham City Council and WMFA to ensure that the fire safety measures and the building's fire safety protocols and procedures were robust.

“When we build something, it's important that we do it right and we do it safely. Inkerman House is one of the most logistically complex projects I have worked on, and maintaining the footfall for the shopping centre while keeping residents happy and engaged was vital. What we've delivered for Birmingham City Council and its residents shows the standards we can achieve in social housing when we keep communication at the heart of what we do.”

Neil Stevenson
Operations Manager, WPS

Our work in practice

Fire safety improvements – sheltered housing

Client:	Dacorum Borough Council
Value:	£4 million
Date:	Ongoing

Project overview

WPS has provided fire safety and prevention services to a number of properties for Dacorum Borough Council over many years. These include Betty Paterson House, a 30-flat, four-storey building in Hemel Hempstead; Lagley House in Berkhamstead, comprising 50 flats and bungalows; and Compass Point, which offers 28 flats in a two-storey property in Northchurch. Our work is largely focused on the community spaces in these properties, enhancing both the safety and general aesthetics in these important areas. Dacorum ranks WPS number one on its Fire Framework.



Project details

Individual project requirements vary according to the properties under improvement. However, there are a number of common upgrades we provide in order to elevate fire safety standards and ensure residents have secure and reliable evacuation routes in case of emergencies.

“ Ensuring tenants feel safe in their homes is our top priority, and we’re proud to support Dacorum Borough Council in delivering these vital fire safety upgrades. Through our long-standing partnership, we’ve not only improved the physical infrastructure of sheltered housing schemes, but also prioritised resident engagement every step of the way - these improvements make a real difference to both safety and quality of life.

Richard Ward
Divisional Director,
WPS

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- **Entrance doors.** Replacement of front entrance doors with FD30 fire-rated primary tested timber doorsets.
- **Compartmentation works.** Where penetrations through compartment walls exist, we restore compartmentation by sealing openings and joints in fire resistance rated walls, floors and ceilings to prevent the spread of fire, smoke, and heat. These openings often occur due to pipes and cables passing through walls or floors.
- **Engagement.** As our work is delivered with residents continuing to occupy their homes, a key feature across all projects is communication and engagement. Surveys and wider feedback consistently show its critical importance. We appoint dedicated Resident Liaison Officers, which not only allows us and our client to explain what is happening and why, but is also pivotal in understanding where residents have specific needs and concerns we need to address. This provides transparency and ensures residents feel valued and heard throughout the process. We prioritise phasing and scheduling of work to minimise disruption and maintain accessibility.
- **Redecoration.** We redecorate living spaces with a Class 0 paint to help reduce the spread of flame across walls and ceilings, as set out in **Approved Document B**, building regulations for fire safety in residential homes.
- **Floor linings.** The replacement of floor linings with non-combustible materials, alongside redecoration supports our wider fire safety objectives, but also have a significant impact on the aesthetic appeal of the residents’ living spaces.

Our work in practice

Kilburn Square tower block refurbishment

Client:	Kilburn Square Housing Co-op (Tenant Management Organisation under contract to Brent Council)
Value:	£14.2 million
Date:	October 2023 – October 2025



Project overview

Kilburn Square Estate is located in the London Borough of Brent, and comprises a 17-storey tower block built in the late 1960s and four low-rise buildings of six and seven floors. WPS was appointed as project manager for the total refurbishment of the tower. This covered improvements to the internal and external fabric of the building, new mechanical, electrical and plumbing services, as well as a number of key fire safety and protection improvements.

The tower accommodates 90 homes. All residents continued to live in the building during the refurbishment.



Project details

In relation to fire safety and prevention the strategy is “Stay Put” so the system has been designed around this. In the event of a fire an alert is registered at the main fire alarm panel in the entrance lobby and relayed directly to a 24-hour manned fire monitoring station, which will contact the fire brigade. On arrival the fire services will have the option to activate the new EAS (Evacuation Alert System) with fire sounders in the hallway of each dwelling to alert the occupancy on each floor individually to initiate a phased evacuation of the building.

Key project deliverables

- **Fire risk assessment.** A full survey was undertaken in every flat and all the communal area to ensure the required fire compartmentation was achieved in line with the building fire strategy and fire risk assessments.
- **Sprinkler Automatic Fire Suppression System (AFSS).** Complete replacement of existing in all communal areas and in every flat.
- **Electrical consumer units in each flat.** Upgrade included installation of Arc Fault Detection Devices (AFDDs) rather than normal circuit breakers, with the objective of minimising the risk of fire.
- **Communal area lighting.** Replace existing with new smart LED lighting with integral emergency lighting that both adjusts to daylight conditions and occupancy providing safe adequate lighting in all conditions.

- **Replace fire alarms inside flats.** Installation of D2 stand-alone, mains-powered detectors with an integral standby supply for all living spaces and hallway storage.
- **Automatic fire detection system to communal landings and lobbies.** System designed to ensure that fire and smoke in the escape routes of the high-rise building is quickly detected, operating the automatic smoke extract ventilation systems.
- **New communal fire alarm system.** To be installed throughout the building interfacing with each landing/floor sprinkler flow switches and automatic opening ventilation (AOV) system.
- **Refurbishment of the two existing lifts with a new fireman's lift and a standard passenger lift.** Included replacement of outdated equipment, car and landing doors, lift shaft lighting, and the installation of fireman controls and comms and a back-up power supply.
- **Communal smoke ventilation and clearance system.** Building fabric improvements meant the existing corridor and stairwell smoke ventilation system needed upgrading. Using computation fluid dynamics three options were investigated resulting a decision to replace existing AOVs (achieving 1.5m2 total per floor) and installing a new 1m2 AOV at the head of the stairs.

“From the outset, this project was always about the people in the building. Yes, we had to ensure a technically outstanding project was delivered, but with over 250 residents at the heart of it, we needed to make sure they were safe and secure at all times. This meant the introduction of a sophisticated resident engagement strategy to ensure everyone was properly communicated with and they all had their concerns listened to and their needs taken into account.”

Rob Wells
Operations Manager, WPS

Our work in practice



Replacement of doorsets in the Guildhall, Moorgate, City of London

Client:	City of London Corporation
Value:	£0.71 million
Date:	2022 - 2024

“Working on a site as iconic and historically significant as the Guildhall requires a careful balance between modern safety standards and heritage preservation. This project exemplifies that balance. By replacing 94 high-risk doorsets with durable, compliant alternatives, we’ve enhanced fire safety while respecting the building’s architectural integrity. Collaboration with the Guildhall management team was key to ensuring minimal disruption and maximum impact.”

Erkan Hasan
Operations Manager, WPS

Project overview

The Guildhall, a historic landmark in the heart of London, serves as a central hub for civic events and gatherings. As part of a broader initiative to modernise and enhance the functionality of the building and improve fire safety, 94 doorsets largely in back office and plant room areas – all considered high-risk areas in the building fire strategy – were replaced.

The Guildhall’s doorsets had experienced extensive wear and tear over the years, impacting both aesthetics and operational efficiency. The aim was to replace them with modern, durable doors that meet current safety standards. The project involved collaboration between multiple stakeholders, and the Guildhall management team.



Project details

94 doorsets were replaced with timber FD30s for back office areas and timber FD60s for plant room areas - all considered high-risk areas in the building fire strategy.

A detailed project plan was developed, outlining the scope, objectives, timelines, and responsibilities. This included a comprehensive assessment of the existing doorsets, covering the structural integrity and design of each doorset. Stakeholder meetings were held to discuss requirements and constraints, such as budget, timeline, and compliance with heritage preservation guidelines where applicable. Emphasis was placed on selecting materials that would align with the historical context of the Guildhall while ensuring modern performance standards, and on the need to source sustainable materials to minimise the environmental impact of the replacements.

Key project deliverables

- **Minimise disruption** to the day-to-day operations of the Guildhall, which needed to maintain a full business-as-usual week.
- **Guarantee the safety of Guildhall staff and visitors**, and maintain the flow of people throughout the building.
- **Respect the Guildhall’s historical significance** both in terms of finding the most appropriate doorset solution and ensuring the fabric of the building was not compromised in any way.

Our work in practice



Fire safety systems to high-rise blocks

Client:	Wakefield District Housing (WDH)
Value:	£6.2 million
Date:	March 2021 – June 2023

Project overview

WPS delivered comprehensive fire safety upgrades plus enhanced resident security to three high-rise residential blocks in Wakefield: Tudor and Warren (12-storey), and Greenwood House (10-storey), comprising 181 homes.

“Delivering fire safety upgrades to three high-rise blocks in Wakefield was a complex challenge that demanded precision, collaboration, and an unwavering commitment to compliance. Working within fully occupied buildings, we successfully installed advanced fire safety systems all while maintaining resident safety and satisfaction. Through meticulous planning, digital compliance tracking, and proactive engagement, we achieved a Considerate Constructor score of 45/45 and set a benchmark for safe, high-quality delivery in live environments.

Paul Taylor
Divisional Director, WPS

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Project details

The scope of works was extensive and required WPS to take on design responsibility for specialist fire safety systems. This included close coordination with multiple stakeholders and careful planning to minimise disruption to residents.

The works delivered included the installation of:

- Advanced fire alarm systems, incorporating British Standards-approved domestic and non-domestic fire alarm systems, and integrated with the West Yorkshire Fire and Rescue Service broadcast system.
- CCTV systems were installed internally and externally, alongside secure door entry systems to improve building security.
- Sprinkler systems were fitted, supported by two internal tanks and one external tank, with associated infrastructure works.
- Additional measures included proximity access control systems, ventilation systems, and emergency lighting with evacuation signage. To ensure compartmentation and fire integrity, cavity barriers were replaced, fire stopping works were completed, and new fire doors were installed throughout the blocks.

Key project deliverables

- **Maintaining compliance.** We used digital programming software Asta to optimise scheduling and maintain transparency. Daily site inspections were also carried out, supported by photographic evidence captured through AuditPro to meet BMTrada requirements.
- **Resident Engagement:** A dedicated Resident Liaison Officer ensured clear, ongoing communication with residents throughout the project including advance notices, welcome letters, and handbooks. Show-flat consultations let residents see installations and ask questions. WPS provided respite spaces and waking-watch fire wardens for each block. This proactive approach delivered outstanding satisfaction and a perfect Considerate Constructor Scheme score of 45/45.
- **Stakeholder collaboration.** WPS worked closely with WDH's consultants, Ramboll, and fire safety specialists BB7 to ensure all designs met current building regulations and aligned with robust fire strategies.
- **Robust health and safety.** High-risk activities, such as lifting steel into roof spaces, were managed with precision, including early morning operations and temporary road closures to minimise disruption. Live fire screens were removed and replaced the same day to maintain building integrity. Communal works were delivered in active fire access routes, requiring careful sequencing to maintain safe egress at all times. Cavity wall penetrations created during works were fire-stopped daily, supported by thorough end-of-day checks.

Get in touch with our experts

If you'd like more information, our experts are on hand to discuss – don't hesitate to get in touch for support.



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for people to thrive**

