



CLADDING AND FIRE RELATED SUPPORT SERVICES

Frankham Consultancy Group provides a full range of design and consultancy services to the built environment. The company exists to improve the surroundings in which we all live and work.



FRANKHAM

ABOUT FRANKHAM CONSULTANCY GROUP



Frankham provides a full range of design, surveying, engineering and specialist consultancy services to the built environment. Working across most public and private sectors.

This includes extensive experience in Residential New Build, Refurbishment and Maintenance.

Frankham already had an in-house specialist risk management team focused on fire for both consultant and engineering, but with the focus following Grenfell on the investigation and remediation of buildings for fire related work, we have brought together our wide multi discipline offering to provide all the specialist services our clients require to deal with fire related issues to their buildings.

Our teams are all highly experienced in this work and the evolving regulations and requirements it must meet, and are able to steer our clients through to a resolution that fully satisfies everything required. We take pride in the work we do and ensure a very high quality product is delivered either directly by us or by the contractors and other consultants we manage.

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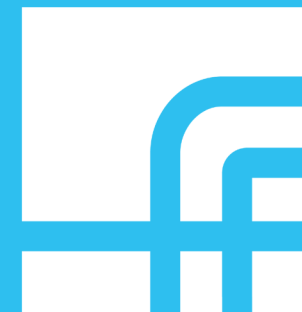
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INVESTIGATION



INVESTIGATION AND REPORTING

We provide a full range of Survey, inspection and investigation services in relation to Fire and Cladding.

Façade and Cladding

- Visual Inspections and reporting
- Intrusive Inspections
- Reporting and advising on Compliance with
 - Building regulations at the time, current building regulations and MHCLG and other relevant guidance
- Review, audit and report on Investigations and reports by others
- Reviewing and advising on risk

Type 1 or Type 3 FRA'S (Visual Fire Risk Assessment)

- We provide type 1 fire risk assessments for all type of properties
- FRAs undertaken in accordance with the RR(FS)O 2005

Type 2 or Type 4 FRA'S or Individual Intrusive Compartmentation Assessments

We provide and can arrange for:

- Full Type 4 FRA (10% dwellings + communal areas)
- Type 2 FRA (communal areas only)
- Where there is limited access we can undertake the same on individual dwellings. This can be useful in ascertaining the initial scope for future projects or in order to supplement a Type 2 FRA.
- All of our assessors are experienced in intrusive assessments
- All assessments are undertaken alongside a Firas/UKAS accredited fireproofing specialist
- We assist clients in meeting their own legal obligations & identifying the appropriateness of their compartmentation reducing overall risk



FORENSIC ARCHITECTURE & COMPLIANCE INVESTIGATION

Forensic Architecture is an analytic process that involves the investigation of:

- Building envelopes (walls, windows, curtain walls, roofing systems, etc.)
- Waterproofing systems
- Fire resistive wall or ceiling assemblies
- Building materials
- Structural assemblies
- Numerous other aspects of buildings

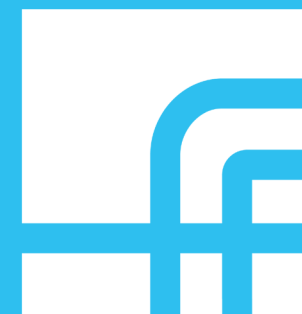
Frankham has over 30 years of extensive experience in architecture and design of a wide variety of private and public-private projects. Our forensic architectural services are supported by a team of individuals with varying professional backgrounds in the construction industry.

We assist our clients by carefully inspecting defects and performing a root cause analysis to determine whether the defect is caused by an inadequate/insufficient design, improper construction/installation, deficient materials, lack of maintenance, or other causes. Our forensic investigation process is customized to address the specific and unique defect conditions on a project by project basis.

Forensic Architecture & Compliance Investigation services include:

- Forensic Architecture & Compliance Investigation
- Architectural Technical Advisor Role
- Advice on compliance with Government Advice Notes, Building Regulations and the Fire Safety Order (2005).
- Review of drawings and other information to highlight any ADB strategy deficiencies.
- Compartmentation Review
- Compliance with Compartmentation Requirements review.
- External Material review and remediation.
- Regulations review against guidance that was current at the time the "building" was constructed,
- Fire Concerns in Existing Details review and remediation.
- "Notional boundary" and "Relevant boundary" review.

PROJECTS



PROJECT MANAGEMENT

Full Project Management is provided for all Fire and Cladding related activity. This can be for individual aspects or encompassing all stages from managing the investigations and responses to stakeholders to the full project management of remedial solutions required.

We provide a single focused point of contact for the projects. This can include the management of:

- Brief Development
- Investigations
- All reporting - Provide regular updates on
 - Progress
 - Delays
 - Issues of concern (quality, non-compliance)
 - Commercial risks
- Responses to stakeholders
- Approvals such as NHBC and Building Control
- Design development and optioneering
- Budgetary Control
- Procurement
- Risk Control
- Other support disciplines such as design, Clerk of Works, CDM/PD, Resident Liaison, Asbestos Management etc.
- Programming
- Production of Employers Requirements, tender packages and Contract documents.
- Advise on requirements for Collateral Warranties
- Chairing and recording meetings including:
 - Design & Planning Coordination Meetings
 - Pre-Start Meetings
 - Formal Progress Meetings
 - Bi weekly reviews
 - Resident Liaison Meetings
- Contractor appointment
- Progress Monitoring
- Periodic site visits and reporting
- Overseeing Quality checking and reporting with CoW and other disciplines
- Assist with agreements such as License, stakeholder, settlement etc.
- Facilitate completion and handover of all documents
- Defects rectification period

COST CONSULTANCY / CONTRACT ADMINISTRATION

We provide our clients with effective Contract Administration, Cost and Procurement Advice, supported by robust control and reporting procedures. Our approach is to ensure that key participants in the project delivery process are encouraged to contribute to cost control during all stages of a project.

Core Services comprise:

Estimating and Cost Intelligence

- From Order of Cost exercises to detailed cost plans and cost modelling; focussing on cost centres/drivers pertinent to each individual project.

Tender Action

- Strategic procurement advice and hands on collation of documentation to derive robust and considered offers.

Risk Management

- Commercial quantification of recognised risks and helping to implement mitigation measures.

Value Engineering

- To achieve budget and/or enhance value for money.

Contract Award

- Assessment of tender returns, addressing clarifications, interviews and reporting precedent to award; compilation of robust documentation for engrossment.

Contract Administration

- Day to day management of the contract.
- Agree the cost of instructions/variations and extension of time claims, in line with the conditions.
- Cash-flow forecast.

Interim Valuations

- Regular/milestone valuation assessments establishing value of works done.
- Review contractor's entitlement in respect to variations and identify any claims to allow proper consideration and facilitate settlement.

Cost Reporting

- Executive and detailed, fully transparent statements, tailor-made to suit client's reporting structures; monitoring progress against agreed programme and anticipated final expenditure against approved budgets.
- Cost Appraisal and Value for Money Statement

Final Account

- Providing fully detailed, auditable accountancy.

FIRE ENGINEERING

Our Fire Engineering team can assist with

- Fire Strategies and Performance Specification
- Drawing Reviews commenting on architectural plans to confirm they comply
- External wall surveys & cladding
- All fire engineering bespoke consultancy

Our team has extensive industry experience with all work currently managed and overseen by Anthony Robson, who

- has over 10 years industry experience
- is a Member of the Institution of Fire Engineers; (MIFireE)
- is a Chartered Member of the Chartered Association of Building Engineers (MCABE)
- is a Chartered Building Engineer (C. Build E).



We can provide technical advice in the following formats:

Fire Strategies

- Provide performance specification for building design
- Follow nationally recognised guidance and British Standards (Approved Document B, BS 9991, BS 9999)
- Reviewed and approved by both building control and the fire service

Drawings Reviews

- Provide performance specification for building design
- Follow nationally recognised guidance and British Standards (Approved Document B, BS 9991, BS 9999)
- Reviewed and approved by both building control and the fire service

External Wall Surveys

- Photos are taken of wall build ups and products, and advice is provided in accordance with the relevant government guidance
- Where combustible products are present, we will always review the risk and advise the client

Site Inspections

- Site visits to review the installation of fire safety elements of construction
- Reviews against approved details and specifications

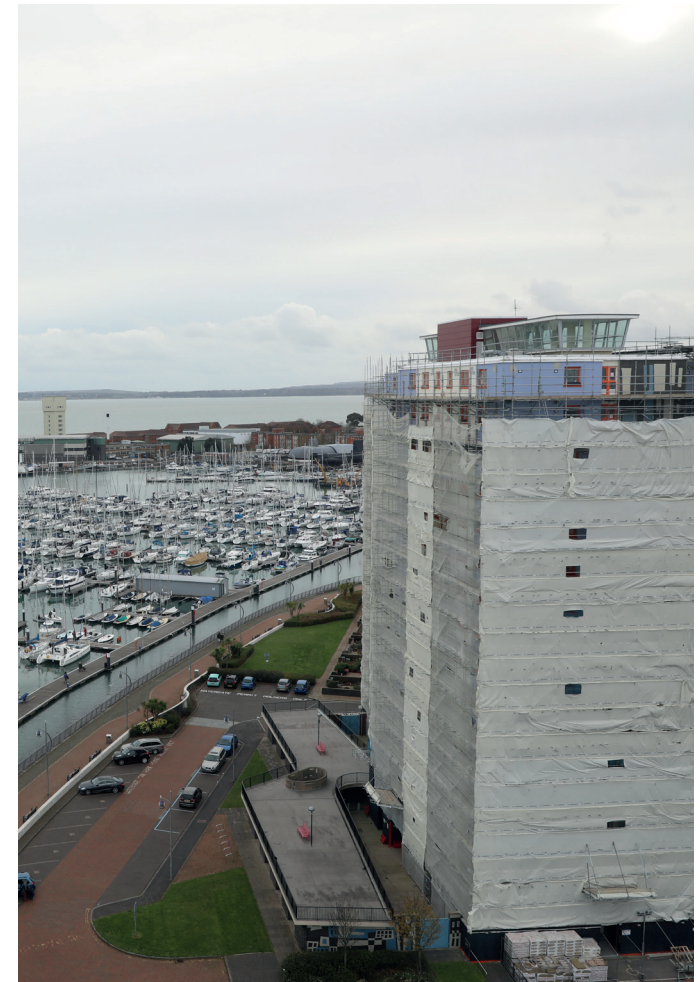
General Fire Safety Advice

CLADDING & FULL BUILDING REMEDIATION DESIGN

Frankham can undertake all design services to support the remediation required including the replacement of combustible façade elements, with fully compliant Euroclass A1 or A2-s1-d0 products, tested to BS8414-2.

Services include:

- Cladding & Full Building Remediation Design - full detailed design
- Planning Applications, Non-Material Amendments and Permitted Development
- Producing product specification / scope of works clearly identifying works required
- Fully prepared specification / scope of works tender documentation
- Analysing returned tenders ensuring full compliance with the tested products specified
- Reviewing all available current Fire Risk Assessments and Specialist Assessments of unacceptable fire-resistant constructions to ensure a full understanding of deficiencies identified
- Using current Building Regulations to guide on the most appropriate forms of fire-resistant construction and building materials that will offer safe fire-resistant solution
- For all buildings over 18m ensuring that, all specified materials that are within our remit are as per Building regulations 7(2) are of European Classification A2-s1, d0 or A1, classified in accordance with BS EN 13501-1:2007+A1:2009 entitled "Fire classification of construction products and building elements (other than formally permitted exceptions)
- Making recommendations of enhancements to the Building Regulations where they may be considered deficient in the provision of fire resisting construction and fire safety
- Checking available current performance data and certification on specified products to ensure specified materials will perform as required using "tried & tested" fire resisting materials, systems and constructions with successful & proven "track records".
- Where appropriate, designing and utilising "ad hoc" mock ups of appropriate constructions tested to destruction in compliance with relevant British Standards (ie BS8414) and having these independently assessed for compliance testing authorities (inc BRE), to demonstrate compliance with current Building Regulations and good professional fire resisting construction.



CDM

We have provided CDM related services on a multitude of new build, refurbishment and maintenance projects across a broad range of service sectors. This includes extensive experience in Fire and Cladding remediation projects.

Ensuring the health and safety of your employees, visitors and tenants may require compliance with a myriad of different legislative requirements, and it can often prove difficult for any organisation or individual to adequately assess and monitor their performance. Getting procedures right can mean compliance and the avoidance of litigation as well as healthier, safer individuals that work, visit or live within properties.

Principal Designer / Advisor

- Comprehensive Pre-Construction Information and survey requirements
- Tailored risk mitigation workshops to cater for client requirements.
- Design Risk Mitigation Services including a detailed master register.
- Early engagement with designers to ensure legislative duties are being discharged.
- Active involvement during design and construction to ensure risks are being effectively managed.

Risk Management Services

- Tailored Workplace Risk Assessments and Infection Control Measures
- Preparation and Audit of Site Operating Procedures
- Policy and Template Gap Analysis
- CDM 2015 procedure audits and staff training

We can also provide the following services:

- Re-write your Health & Safety policies and procedures or your Environmental Management System (EMS) so that it is fully reflective of your business and standards required.
- Assisting Clients with Construction Design Management 2015 regulatory audits and compliance.
- Return to Work Assessments and Workplace Risk Assessments.
- Assist with the development of fire safety in design procedures in line with legislative requirements, ensuring high standards of fire safety during the technical design and construction stages of projects.
- Principal Designer Services from planning stages to post completion, including enhanced services in relation to COVID-19 site operating procedures, risk assessments and Contractor proposal reviews.
- Construction Design Management Regulation 2015, Design Risk Mitigation and Fire Safety During Design Training Workshops.
- Health & Safety inspections during construction and post occupation.
- General consultation on any aspect of health and safety or environmental management.
- Assist with Housing Health, Safety and Rating System (HHSRS) activities.

CLERK OF WORKS / CONDITION SURVEYS / BUILDING SURVEYING

Clerk of Works

- Attend site/off-site meetings
- Make regular site inspections
- Provide relevant commentary and advice to assist all parties
- Make recommendations both orally and in writing about any aspect of the works including quality
- Establish quality control and monitor and record the works in progress
- Inspect materials
- Maintain and issue weekly progress reports.
- Monitor Health and Safety
- Ensure scaffold inspections are undertaken
- Report on programme/progress
- Attend snagging inspections and ensure defects are rectified.

Condition Surveys

- Condition survey of the areas affected by works to provide a numbered photographic schedule with relevant commentary on all defects
- To record all External and Internal areas affected
- To protect the client and residents should any damage be caused or issues raised
- Surveys generally to be non-intrusive and to be from ground level or all safe access points
- Internal flat surveys to include balconies, to report on all visible defects within the flat
- External surveys to include for play areas, raised beds, fencing

Other Building Surveying services

- Disrepair surveys
- Party Wall matters
- Dilapidations
- Diagnosing building defects
- Measured Surveys
- Laser Scanning and 3D Modelling



FIRE SAFETY SITE INSPECTOR

To ensure that all the hard work that has gone into designing a building that offers the desired level of fire safety, from internal layouts to the external façade, we offer the Fire Safety Site Inspector (FSSI).

We are able to offer independent assurance by deploying our own FSSI for any medium to long term construction projects.

Combining the expertise of both our Fire Safety Management Team and our Fire Engineering Department this approach is in line with the 'Golden Thread' approach and ensures projects are focused on the original design strategy, Reg 38 information and 3rd party accredited inspection.

The FSSI would begin their involvement during the latter stages of design through to completion:

- RIBA Stage 4 – The FSSI would begin their involvement to ensure they have a full understanding of the products and systems that are proposed to be installed in/on the building/s
- RIBA Stage 5 - Regular site inspections and witness testing provides comfort that the correct items are being installed as designed. All visits are recorded and any relevant contractor photographic record keeping, and certification will be reviewed
- RIBA Stage 6 - The suite of evidence, recorded, collated and reviewed by the FSSI during construction, can be incorporated into the O&M Manuals so the end user has full confidence that the fire safety elements of the building design have been fully and correctly incorporated in to the final construction



RESIDENT LIAISON OFFICER

Full community and resident engagement to suit the requirements of the project to ensure full liaison with residents to ensure the smooth completion of works in occupied property.

Pre-construction community and stakeholder engagement

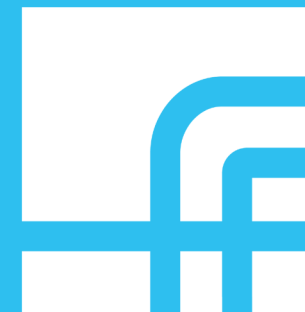
- Community survey/door-knocking to introduce the service and collect information
- Develop and agree construction works engagement, communications and liaison strategy
- Newsletter
- Meetings/phone calls with local residents, landlord and other key stakeholders



Resident Liaison services

- Notify neighbours/adjacent properties about the works
- Produce newsletters for residents providing updates on works progress
- Provide timely advice to residents about any changes to the programme
- Arrange and lead any necessary residents' meetings
- First point of contact for resident's inquiries and reporting of snags
- Liaising with lettings agents/non-resident landlords
- Liaising with landlords and managing agents
- Produce, circulate and keep updated a list of 'Frequently Asked Questions (FAQs)
- Resolve any concerns expressed by residents, liaising with other organisations and agencies
- Manage contractor access to properties
- Identify any special needs (e.g. illness, disability, pets) that residents have
- Produce a list of snags and monitor the steps taken to resolve them
- Provide a telephone (including freephone number), webform and email service
- Be available on site
- Respond to resident issues and question
- Carry out home visits on request

OTHER SERVICES



FIRE SAFETY ADVICE AND TRAINING

Fire Safety Advice and Fire Management System Review

We are heavily involved in bespoke Fire Consultancy ranging from evacuation procedure documents, PEEPs, balconies, escape route amendments, fire door checks, signage surveys, fire safety manuals and general clarification of guidance.

We also provide a permanent fire retainer service where one of our senior consultants or specified technical expert is available to respond to any queries via phone or email which can be helpful to your in-house staff.

We undertake full fire management system reviews of organisations in order to provide a gap analysis in readiness to accreditation to BS9997. This is a means of demonstrating any company's preparedness for fire safety issues and can be looked on favourably by insurers and in terms of public profile. We are also partnered with a BS9997 certification provider who will provide the final accreditation.

Fire Safety Training

We are able to deliver a wide range of training to staff, management, fire wardens and residents from our portfolio of courses and are happy to provide bespoke or tailored courses if you are looking for a specific syllabus.

- Formalised courses
- Syllabus in line with client requirements
- Recognised training methods
- Innovative systems for practical training
- Experienced trainers
- Improves staff knowledge reducing risk to individuals





FRANKHAM

Frankham Consultancy Group provides a full range of design and consultancy services to the built environment. The company exists to improve the surroundings in which we all live and work.

Our belief is simple:

Use intelligent ideas to create human benefits.

From environmentally sustainable buildings to individual commissions, our projects have one thing in common.

They improve peoples' lives.

We employ only the most talented staff and use their vast range of skills and expertise to make our combined visions your reality.

Accreditations and Awards

Frankham Consultancy Group Limited is recognised as a quality driven organisation



Regulated by RICS

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