

silva

Case Study

Drax designed and installed a wireless fire alarm scheme, saving Silva Homes £490,000 in Waking Watch warden fees over 16 months; as well as vastly improving the safety of residents and enhancing the protection of our clients' property.



The Challenge

Silva Homes were undertaking a 2-year renovation of an ageing multi-storey residential block, following the discovery of inadequate fire barriers and compartments.

Silva took the issue seriously and decided that the entire block was to be taken back to the slab and completely renovated, all while being partly occupied.

To prioritise resident safety, Silva used an out of hours fire warden (Waking Watch) to continually walk the blocks and to raise an alarm should they detect a fire. This warden service cost £7k per

Summary

During a major multi-tenant building renovation, our client was spending £7k per week on Waking Watch warden fees. Drax installed a temporary fire alarm system in three days with a three week ROI for Silva Homes.

The Challenge

As the renovation project still had over 6-months remaining, Silva needed a dynamic solution to replace the Waking Watch wardens.

The Solution

Drax worked with Silva Homes to develop a fully wireless temporary fire alarm scheme that suited the various challenges posed by working in a partial construction area.

The Results

Due to the complex and unforeseen issues with the building renovation, the project has now overrun by over 10-months. This overrun has seen the client achieve savings of £490,000 to date.



The installation was so successful, we decided to integrate it into the final construction. Thank you Drax!

Lyn Ware

Interim Project Manager, Silva Homes

week.

As the renovation project still had over 6-months remaining, the housing association decided to explore using continuous fire detection to replace the Waking Watch wardens. This posed a variety of challenges, including not being able to run cables, high levels of dust, and the requirement to quickly adapt the system following construction stage completion.

The Solution

Using our expertise in large building fire alarm system design, we worked with Silva Homes to develop a fully wireless temporary fire alarm scheme. We opted for an EMS FireCell system, which is a highly adaptable fire alarm product, perfectly suited to the clients' requirement.

The system took only three days to install, including a 3G connection to the housing associations chosen Alarm Receiving Centre (ARC). All fire events are automatically reported to the ARC, who follow a strict protocol to call the brigade upon receipt.

The Results

Two-days after the system was installed, the Waking Watch wardens were stood down, seeing a saving of £7k per week. This offered the client a return on investment (ROI) of just three weeks.

Due to the complex and unforeseen issues with the building renovation, the project has now overrun by over 10-months. This overrun has seen the client achieve savings of £490,000 to date, all while improving the safety of the residents.

The fire alarm scheme was initially designed as a temporary solution but has now been decided it will remain in the building post-completion. With some very minor upgrades to the system, the residents of this building can sleep well in knowing their landlord is doing their best to care for them.

£490K

Cost savings to date

3 wks

Return on investment

What Silva Homes had to say about us:

“Drax helped us design and install a temporary fire alarm solution for a large, partly inhabited, residential renovation project.

The outcome saved over £7k per week, as we no longer required waking watch, but more importantly, improved our residents safety.

The installation was so successful, we decided to integrate it into the final construction. Thank you Drax!”

Lyn Ware

Interim Project Manager, Silva Homes



Meet one of our fire safety compliance experts



“ ”

The solution to their requirement, although fairly obvious, was a big decision for them to make at the time...

Jack White

Business Development Manager



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Jack White, managing the project for Drax 360, says, “It was satisfying to be able to help our client save hundreds of thousands of pounds;

The solution to their requirement, although fairly obvious, was a big decision for them to make at the time. We were still in the wake of the Grenfell tragedy, and the recommendation for waking watch wardens was still at the forefront of resident safety for residential blocks with poor fire protection.

Working with the client, we carefully designed a system which would not only let them stand down their night wardens, it would also greatly increase the level of fire detection in the block.

This partnership gave them the confidence to make a difficult decision, which in turn lead to a very successful outcome.”



DRAX360

Book a meeting today

Our team are on hand to offer friendly and expert advice whether you're looking to upgrade or maintain your existing alarm system, or need to start from scratch. Our solutions help you stay compliant and in control.

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