



Key Results

100%

Fire Alarm
Compliance

100%

Fire Sprinkler
Coverage

92%

Improved Tenant
Satisfaction

60%

Fire Response Time
Improvement (Alarm
to Action)



LJR Group's Offering

- Fire Alarm Installation & Compliance
- Fire Sprinkler System Maintenance & Upgrades
- Compliance & Tenant Safety Awareness

Fire Alarm & Fire Sprinklers for Basildon Council.



Customer Background

Basildon Borough Council is one of the largest local authorities in Essex, responsible for managing over 10,000 residential properties and multiple public buildings. The council is committed to providing safe, high-quality housing while ensuring compliance with all legal fire safety regulations.

With a strong focus on tenant safety and regulatory compliance, Basildon Council actively upgrades fire protection measures across its housing stock, particularly in high-rise residential buildings. Following post-Grenfell fire safety legislation, the council prioritises fire alarm upgrades, fire sprinkler installations, and overall risk mitigation to enhance emergency preparedness and response times.



Challenges Faced

Upgrading Fire Alarms in Occupied High-Rise Buildings

- Installing fire alarm systems without displacing residents or causing major disruptions.
- Managing noise, dust, and access restrictions in fully occupied properties.
- Coordinating installation schedules around tenant availability and daily routines.

Retrofitting Fire Sprinklers in Older Buildings

- Many properties lacked modern fire suppression infrastructure, making integration difficult.
- Limited space for pipework and water supply systems, requiring complex modifications.
- Ensuring full compliance with fire safety regulations despite structural limitations.

Meeting Strict Regulatory Deadlines

- Fire safety laws required urgent compliance, leaving a short timeline for installation.
- Delays in approval processes and strict reporting requirements from regulatory bodies.
- Managing multiple stakeholders, including fire safety officers, council representatives, and external inspectors.

Ensuring Tenant Safety & Cooperation

- Educating tenants about new fire safety measures to ensure proper response.
- Addressing concerns and resistance from residents unfamiliar with fire sprinkler systems.
- Balancing fire safety improvements while maintaining tenant comfort and accessibility.



“LJR Group delivered an exceptional fire safety upgrade across our housing stock, ensuring all fire alarms and sprinkler systems were installed to the highest standard. Their ability to work efficiently while minimising disruption to residents was a key factor in the success of this project.”

– Fire Safety Compliance Officer, Basildon Council



LJR Group

“Thanks to LJR Group, our properties are now fully compliant with the latest fire safety regulations. Their professionalism, attention to detail, and commitment to tenant safety have significantly improved fire protection across our high-rise buildings.”

– Senior Housing Manager, Basildon Council



The Solution

Upgrading Fire Alarms in Occupied High-Rise Buildings

- Phased Installation Approach – Work completed floor by floor to reduce disruption.
- Resident Communication Strategy – Regular notices, updates, and direct consultations with tenants.
- Off-Peak Work Hours – Installation done during daytime hours to avoid nighttime disturbances.
- Efficient Wiring & Testing – Pre-wired systems reduced on-site work time.

Retrofitting Fire Sprinklers in Older Buildings

- Bespoke System Design – Custom sprinkler layouts tailored for older structures.
- Low-Impact Installation Methods – Used minimally invasive techniques to avoid major modifications.
- Hydraulic System Optimisation – Ensured sufficient water pressure without overloading plumbing.
- Collaboration with Structural Engineers – Partnered with building experts for seamless integration.

Meeting Strict Regulatory Deadlines

- Dedicated Compliance Teams – Ensured all work met BS 5839-1, BS EN 12845, and BS 9251 standards.
- Fast-Track Approval Process – Close coordination with local authorities and regulators.
- 24/7 Work Crews for Critical Installations – Deployed additional teams to meet deadlines.
- Real-Time Documentation & Reporting – Provided compliance reports immediately after installation.

Ensuring Tenant Safety & Cooperation

- Resident Information Sessions – Educated tenants on how fire alarms and sprinklers function.
- Multilingual Safety Guides – Provided clear, easy-to-understand instructions in multiple languages.
- On-Site Fire Safety Demonstrations – Showed real-time fire alarm and sprinkler activation.
- Dedicated Support Line – Set up a 24/7 helpline for tenant concerns.