



## Key Results

# 100%

Fire Door Compliance Rate

# Fully Restored

Fire Stopping Integrity

# 93%

Improved Tenant Satisfaction

# Low Risk

Fire Risk Assessment Score



## LJR Group's Offering

- Fire Door Supply, Installation & Certification
- Fire Stopping & Passive Fire Protection
- Fire Risk Assessment & Compliance Assurance

# Fire Door & Fire Stopping Installation for MLM Property Management.



## Customer Background

MLM Property Management is a premier provider of residential and commercial property management services, overseeing thousands of homes across the UK. Their primary mission is to maintain safe, compliant, and well-managed properties while ensuring residents' safety through rigorous adherence to fire safety standards.



## Challenges Faced

### Upgrading Fire Doors in Occupied Residential Properties

Carrying out significant upgrades without disrupting residents' daily lives. Many properties were fully occupied, requiring careful logistical planning.

### Identifying Hidden Fire Compartmentation Failures

Several properties had hidden breaches in fire compartments, such as gaps, penetrations, and poorly maintained fire barriers, which were not immediately visible.

### Meeting Stringent Regulatory Compliance

MLM Property Management needed to urgently comply with UK fire safety regulations, including BS 476, BS EN 1634, and the Fire Safety Order 2005.

### Ensuring Minimal Downtime

Concerns arose about the time required to complete fire safety upgrades, creating pressure to minimise project timelines. address faults before they became critical.

### Working in a Live Environment

Conducting upgrades in active residential settings, balancing safety protocols while accommodating tenant needs. address faults before they became critical.



"LJR Group's expertise in fire safety was invaluable. Their professionalism and efficiency ensured our properties are now fully compliant, significantly enhancing safety for our residents."

– Fire Safety Compliance Officer, MLM Property Management

LJR Group



"Thanks to LJR Group, our housing portfolio is safer than ever. Their attention to detail and commitment to regulatory standards have made a real difference for both our team and tenants."

– Senior Property Manager, MLM Property Management

## The Solution

### Upgrading Fire Doors in Occupied Residential Properties

Scheduled phased installations to minimise inconvenience for residents. Fire exits were kept accessible, and clear communication with tenants ensured awareness and cooperation.

### Identifying Hidden Fire Compartmentation Failures

Conducted comprehensive fire stopping surveys to locate and assess hidden breaches. Specialized tools and techniques were used to seal gaps, restore fire barriers, and maintain full compartmentation.

### Meeting Stringent Regulatory Compliance

Ensured all work adhered to BS 476, BS EN 1634, and Fire Safety Order 2005 standards. Detailed compliance reports and certifications were provided to demonstrate full regulatory compliance.

### Ensuring Minimal Downtime

Deployed a dedicated team of experts to execute work efficiently without compromising quality, significantly reducing project timelines.

### Working in a Live Environment

Adopted a tenant-first approach, maintaining open communication with residents to address their concerns while executing the upgrades with minimal disruption.