



Key Results

100%

Fire Door Compliance

UPGRADED

Emergency Lighting
Coverage

98%

Fire Alarm System
Reliability

65%

Reduction in Electrical
System Failures



LJR Group's Offering

- Fire Door Installation & Fire Stopping
- Fire Alarm System Installation & Testing
- Electrical Safety & Compliance Enhancements
- Routine Property Maintenance & Disrepair Management

Strengthening Property Safety & Management with PBM Property Management.



Customer Background

PBM Property Management is a leading property management company specialising in the maintenance, leasing, and compliance of residential and commercial properties. With a diverse portfolio, PBM focuses on maximising returns for property owners while ensuring high tenant satisfaction and safety.

PBM collaborates with trusted partners like LJR Group Services to ensure that their properties remain compliant with regulations such as the Regulatory Reform (Fire Safety) Order 2005 and BS 5839 standards. By working closely with industry leaders in safety and construction, PBM maintains high standards in safety, compliance, and property efficiency.



Challenges Faced

Aging Infrastructure & Non-Compliance

- Many properties had outdated fire safety systems, non-compliant fire doors, and insufficient fire compartmentalisation.
- LJR Group Services had to conduct thorough assessments and replace outdated infrastructure while minimising tenant disruption.

Tenant Safety & Minimal Disruption

- Coordinating major safety upgrades in occupied properties required meticulous planning to avoid inconveniencing tenants.
- The team implemented a phased approach, ensuring properties remained functional while upgrades were conducted.

Supply Chain Delays & Material Shortages

- Due to external supply chain disruptions, sourcing compliant fire doors and electrical components became a challenge.
- LJR Group Services quickly identified alternative suppliers and adjusted timelines to maintain project efficiency.

Emergency Lighting & Electrical Failures

- Some properties had partial or non-functional emergency lighting, creating risks for tenants during potential fire incidents.
- The team upgraded electrical systems and installed modern emergency lighting to ensure full coverage and compliance.

Ensuring Full Regulatory Compliance

- Strict adherence to BS 5839, BS 476, and Regulatory Reform (Fire Safety) Order 2005 was mandatory.
- LJR Group Services conducted rigorous inspections, testing, and maintenance to ensure properties met the latest fire safety and electrical compliance standards.

Budget Constraints & Cost Efficiency

- Balancing comprehensive safety upgrades with budget limitations was crucial for PBM Property Management.
- LJR Group Services provided cost-effective solutions without compromising safety or compliance.



"LJR Group delivered top-quality fire safety upgrades with minimal disruption. Their expertise and efficiency exceeded our expectations"

– Operations Manager, PBM



LJR Group

"Reliable, professional, and cost-effective—LJR Group Services ensured our properties met full compliance while improving tenant safety."

– Divisional Head of Property Management, PBM

The Solution

Aging Infrastructure & Non-Compliance

- Conducted comprehensive fire safety assessments to identify outdated systems and non-compliant fire doors.
- Replaced non-compliant fire doors and fire stopping measures, ensuring BS 476 & BS EN 1634 compliance.
- Implemented a step-by-step infrastructure upgrade to minimise tenant disruption while improving fire compartmentalisation.

Tenant Safety & Minimal Disruption

- Developed a phased project approach to ensure continuous property functionality during upgrades.
- Scheduled off-peak work hours and clear communication plans to inform tenants about ongoing works.
- Provided on-site safety assessments and emergency plans to manage risk during the transition.

Supply Chain Delays & Material Shortages

- Identified alternative suppliers to source fire doors and electrical components without compromising quality.
- Created flexible procurement strategies to secure stock in advance, reducing future risks of shortages.
- Adjusted project timelines strategically while ensuring all safety upgrades remained on schedule.

Emergency Lighting & Electrical Failures

- Conducted full electrical risk assessments and prioritised properties with non-functional emergency lighting.
- Installed modern emergency lighting systems to provide full coverage and compliance with fire safety laws.
- Established an ongoing maintenance program to prevent future electrical failures and improve system reliability.

Budget Constraints & Cost Efficiency

- Developed cost-effective, tailored solutions to maximise property safety upgrades within PBM's budget.
- Recommended phased investments in fire safety and electrical compliance to distribute costs over time.
- Leveraged bulk procurement discounts and strategic partnerships to keep upgrade costs affordable without compromising safety.