



Firenso and SMS provides capital gains at Soho 13

Located on Ingestre Place, off Broadwick Street, Soho 13 is as central London as you can get and is just 550m from the exact point where all road signs leading into the capital are measured from. It is a spectacular collection of 13 luxurious apartments and 65 affordable homes, all linked together above an underground car park.

As with all other aspects of the development, only the best products and components are required to keep residents and guests safe. In order to ensure that Soho 13 benefitted from a state-of-the-art life safety system, the mechanical and electrical (M&E) contractor for the project, Hanover Building Services, asked Kent based Firenso to tender for this aspect of the work.

A key factor in Firenso's successful bid was its unique M&E SmartPackage solution and the company's Managing Director, Matt Holness, explains, 'We are of the opinion that the traditional way that life safety systems are procured wastes time, energy and money, through the duplication of certain tasks and equipment. With M&E SmartPackage, our specialist fire safety team partners with on-site M&E contractors – we provide the fire safety expertise and they provide the labour – and the result is faster installation times and cost savings of up to 40 per cent.'

Firenso completed a series of key inspections and audits to check that the installation was progressing in accordance with the requirements of BS 5839-1 2013. Central to its fire detection proposal was the specification of an EN 54 certified SMS SenTRI FOUR control panel and an assortment of the company's cutting edge detectors, which combine to provide an intelligent fire detection system that

minimises the possibility of unwanted alarms. Holness says, 'We've worked closely with SMS for around six years the company's diverse range of top level devices fits perfectly into the M&E SmartPackage concept. It was therefore a perfect fit for Soho 13.'

The SenTRI FOUR control panel can manage up to four loops up to 1km long, accommodating up to 200 devices on each loop. In addition, rooms, hallways and other areas have been fitted with analogue addressable SenTRI optical smoke and heat detector sounders with visual alarm devices (VADs) and SenTRI optical smoke detectors, which enable the control panel to provide an exact location of where an alarm has been activated.

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As the project evolved so did the requirements of the fire alarm system. Holness states, 'Originally the system was only due to be installed to protect the common areas of the ground floor, lower ground floor and car park areas. However, it was decided that the system would provide a far greater degree of protection if it were extended to linking in to the existing smoke extraction system. This allows it to monitor the status of the primary and secondary power supplies for the life safety equipment, and the domestic sprinkler

flow switches, as well as providing an off-site signalling link via the alarm receiving centre. This information is now provided on two indicator panels different entrances to the building.'

Commissioning of the relatively complex cause and effects was made easier by the powerful programming options within the SMS SenTRI system. Holness adds, 'SMS doesn't put complex electronics in its bases, so Hanover Building Services could fit them and then carry out relevant electrical wiring tests. Other manufacturers usually put electronics in the bases, so the required high voltage tests damage the units. With SMS this obviously can't happen and therefore it didn't require the contractor to go back again and install the bases after the tests were complete. When it came to commissioning, we were simply able to put the sensor in the base.'

Following the successful completion of the project Firenso provided all the relevant certificates for the project and produced record drawings of the system. The end client, Barratt Residential Asset Management, has since contracted Firenso to undertake the complete ongoing maintenance of the life safety system.

