

Case Study

Fire Door Replacement & Compartmentation Works at OA-Suffolk

Client Overview

AltMarkt Services supported an alternative provision trust delivering education across multiple school sites in Suffolk, Cambridgeshire, Essex & Kent. The trust provides specialist education settings, where maintaining safe, compliant, and well-managed buildings is critical to supporting both staff and students.

The project was funded through a successful Condition Improvement Fund (CIF) bid, secured with support from AltMarkt Services.

Our Approach

AltMarkt Services undertook detailed surveys of the existing fire doors and compartmentation at the school, working alongside a fully qualified independent Fire Risk Assessor to ensure a robust and evidence-based understanding of the requirements.

Using this information, AltMarkt prepared and submitted a comprehensive Condition Improvement Fund (CIF) bid, clearly setting out the risks, proposed works, and justification for funding.

Following successful award of funding, AltMarkt developed the full technical design and tender documentation, and managed a competitive tender process under the JCT Design and Build Contract.

AltMarkt was then appointed as Employer's Agent, taking responsibility for administering the contract and supporting the client throughout project delivery. This included:

- Regular site inspections to monitor progress and quality of works
- Chairing and recording project meetings
- Liaison with the trust's Senior Leadership Team and stakeholders
- Administration of contractual processes, including interim valuations and certification of payments
- Issuing of completion and handover documentation

In addition, AltMarkt supported the Trust with ongoing CIF compliance requirements, including completion of monitoring return forms and project close-out documentation.

The Works Delivered

The project involved the replacement of 56 fire doors, all installed in line with current fire safety standards, including compliant ironmongery, fire-rated glazing where required, and appropriate intumescent and smoke seals.

In addition to door replacements, comprehensive fire compartmentation works were undertaken. This included the installation of fire-rated boarding above suspended ceilings to reinstate compartment lines, along with correctly specified and installed fire stopping to service penetrations and junctions.

All works were carefully planned and delivered in phases during school holiday periods, ensuring minimal disruption to the school's operations and maintaining a safe environment for staff and students throughout the project.

Outcome & Impact

The project successfully achieved full compliance with current fire safety standards, including Building bulletin 100 (BB100), Fire Safety Design for Schools (DfE), Regulatory Reform (Fire Safety) Order 2005, Fire Safety Act 2021, alignment with relevant British Standards such as BS 9999 and Approved Document B of the Building Regulations. All identified considerations were addressed, ensuring that both fire doors and compartmentation measures met the required performance criteria.

As a result, the overall fire safety performance of the building was improved, providing reassurance to the school and ensuring a safer environment for staff, students, and visitors.

Beyond compliance, the installation of new fire doors also enhanced the overall quality and appearance of the internal environment, delivering a more modern and well-maintained setting.

The project was delivered smoothly, with works carefully coordinated to minimise disruption. A minor challenge relating to the integration of fire doors with the existing access control system was identified during delivery, but this was promptly resolved through collaboration and discussion with the trust's Senior Leadership Team.

Client Feedback

"We have worked with AltMarkt Services across a range of projects, including CIF bid applications and longer-term estate planning.

Their support has covered project management, contract administration, and inspection of works, and throughout this they have provided a consistently professional

and reliable service. Communication has been clear and timely, and any issues that arose were addressed quickly and effectively.

With their support, we successfully secured four CIF bids across two school sites, resulting in meaningful upgrades to the facilities for both staff and students. The projects were delivered smoothly, and the overall process was well managed from start to finish.

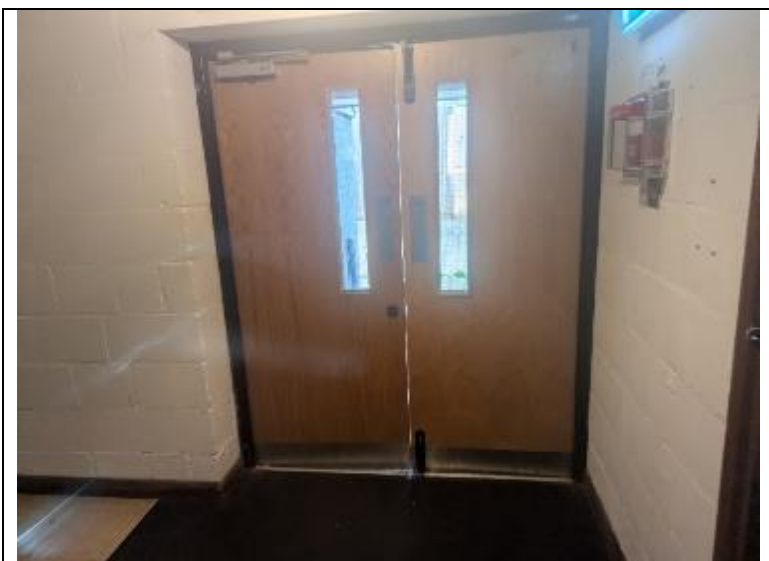
We would happily recommend AltMarket Services to any other Schools, Trusts, or business' looking for professional, dependable support."

Kuda Mika – Facilities & Infrastructure Manager – Olive Academies

Before

	
Door handle damaged, low level glazing missing not compliant	Fully damaged door and locking system

Before



Double door set not closing and over 10mm under door gaps

After

Fully compliant Fire Doors and compartmentation.





Consent & Disclaimer

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