

# Project Portfolio

**Client** Mystery Workshop t/a Keyhunter  
**Location** Birmingham  
**Contract Value** £25,000 +



Keyhunter is an independent, family run business based near the Chinese quarter in Birmingham. Players are trapped in a room and given clues in order to find other clues and eventually a key to escape their prison. It is run by a local family who have been running it for the last 3 years. After a visit from West Midlands Fire Service the owners were told to have a Fire Risk Assessment done of the premises to highlight the potential fire hazards and risks. Fire Safety Managers were contacted and their risk assessment was sent across and unfortunately there was a lot of active and passive remedial work needed to bring them in line with the Regulatory Reform (Fire Safety) Order 2005.

Therefore we proposed 3 Phases of the remedial work with Phase 1 and 2 being the active part so at the very least if a fire did occur they would be alerted and have some form of protection.

Phase 3 is passive fire protection and will be carried out by another company in due course.

## Scope of Work—

- Installation of L3 Fire Alarm System
- Upgrade and Install Emergency Lighting
- Fixed Wire Testing
- Fire Rate (30 mins) 4 x Consumer Units
- Install new Fire Extinguishers
- Install new safety signage

There were no variations to the systems and all were carried out in accordance with British Standards.



After a survey we decided to install the FIKE Twinflex Pro incorporating the Multipoint ASD Detector with Sounder Bases and Call Points installed throughout the dedicated escape routes.

Emergency Lighting was also installed with 11 x LED Bulkheads within all escape routes and fire exits to ensure that staff and customers could vacate the building quickly and safely.

Whilst we were carrying out the Fixed Wire Testing it was apparent that all 26 of the downlights within the reception area were not fire rated, correctly housed and were halogen bulbs meaning the heat within the ceiling void was not within recommendations. We informed the customer and was asked to correct the situation. We replaced all 26 lights with the correct fire rated LED fittings, which will not only reduce the risk of a fire in the ceiling void but over time will save money on energy and reduce their carbon footprint.

A number of issues were found when fire rating the consumer units. Live wires were loose and some were even melting the housing. This is extremely dangerous and a high risk fire hazard and was immediately remedied to the correct IEE Wiring Regs.

We also installed 6 Fire Extinguishers (Firepower) sited strategically near to exits and on stands. The main risk within the building would be Class A and Electrical Fires so we installed 6 Litre Water & Foam and 2KG CO2 Fire Extinguishers to cover all eventualities.

We finished off the project by installing the relevant signage throughout including Fire Action, Call Point, Fire Exit and Fire Extinguisher ID Signs.

