

# APPLICATIONS GUIDE

## EDUCATION PREMISES AND STUDENT ACCOMMODATION

Education premises come in all shapes and sizes and present many unique challenges when it comes to fire safety and security. They require reliable fire and security systems and competent companies to install and maintain them, to ensure they remain operational and compliant, which is of paramount importance.

Senseco Systems have a wealth of experience in the education and accommodation sector. We have maintained, installed and upgraded many fire and security systems in working schools, colleges and universities with minimal disruption to students, staff and normal operations. We have experience of large multi-site, multi-campus College / University contracts through to maintaining many small individual schools as part of council contracts and private education contracts. We can provide solutions to the challenges that most education and student accommodation premises face and have highlighted some of these challenges and solutions to them.

### FALSE ALARMS

False alarms in any environment are disruptive, costly and lead to complacency which puts lives at risk in the event of a genuine fire. Student accommodation is particularly prone to false alarms as often rooms are small and they have cooking facilities, students smoking, aerosol sprays etc.

**The Solution:** We can advise on a range of measures to reduce false alarms and even offer systems where we guarantee against false alarms with our FAITH (False Alarm Immune Technology) guarantee which has been tested and proven in student accommodation.

**F.A.I.T.H**  
**GUARANTEE**  
False Alarm Immune Technology

### LIFE SAFETY AND SAFE EVACUATION OF STUDENTS AND STAFF

In addition to reducing false alarms, it is essential that you have systems in place to keep students and staff safe in the event of a genuine fire and provide safe means of evacuation if it is needed. There are specific standards relating to operation of fire doors linked to the fire systems where there is a sleeping risk and not all systems meet this standard. It is also important that escape routes have smoke detection, are well lit and protected from fire.



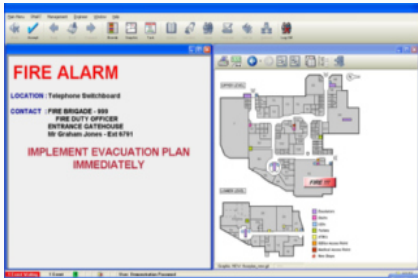
**The Solution:** We provide compliant fire systems to meet BS7273-4 which is the standard for the operation of fire protection measures - release mechanisms for doors.

We provide intelligent emergency lighting systems to light the way to allow people to evacuate safely in the event of a fire. These are constantly monitored and self-testing to ensure they operate when you really need them, and they use a fraction of the energy of a traditional emergency lighting system.

We also provide detection, sprinkler and water mist systems to protect the building and escape routes to provide a safe means of escape.

## SYSTEMS VISIBILITY AND NETWORKING

As most University and College campuses are spread over multiple buildings it is important that you have visibility of the whole site in the control room and that links between buildings and systems are secure.



**The Solution:** We offer computer graphics packages that can connect to different systems in different buildings, so from a user point of view everything is shown in a consistent format.

We offer networked systems which comply with the latest EN54 standards for fire alarm networks.

We also offer cloud based technology to provide notification of fire events to selected users' mobile phones.

## COMPLIANCE AND COMPETENCE

Fire Legislation makes the building owner / employer responsible for Fire Safety, carrying out a Fire Risk Assessment and employing Competent Persons / Companies to install / maintain fire systems. Utilising a company with appropriate third party certification / accreditation demonstrates you have taken necessary steps to check the competence of the company and you have complied with the law. Fire systems and equipment needs to be maintained to ensure they are fully operational and to ensure you comply with your legal requirements.

**The Solution:** Senseco are LPS1014 certificated to prove our competence to design, install, commission and maintain fire systems, our sprinkler division are LPS1048 certificated, and our gas suppression division are certified to LPS1204 and are Ansul distributors for cooker hood suppression. All systems we offer are compliant with the latest British and European Standards.



## MAINTENANCE



It is important that any maintenance regime fully tests the systems installed with minimal disruption to students, staff and the operation of the education premises / student accommodation. Also many education premises have a mix of different systems, old and new, so it is important that a service provider can support a wide range of equipment and is experienced in the education or accommodation sector.

**The Solution:** Senseco are particularly experienced at maintaining large campus sites and accommodation sites which can be on either a periodic visit, weekly attendance or manned site basis. We are used to booking service visits during breaks in term time to minimise disruption. As an independent company we can support a wide range of different systems. We provide detailed service records electronically and via a client portal for compliance and reassurance.

If you'd be interested in discussing your site / application, or any of our other services:

**CONTACT US ON:**

**0845 644 2888**

or [sales@sensecosystems.com](mailto:sales@sensecosystems.com)

**senseco**  
Protecting Your People, Property & Planet

6 Ambley Green  
Gillingham Business Park  
Gillingham  
Kent, ME8 ONJ

Web: [www.sensecosystems.com](http://www.sensecosystems.com)