

CASE STUDY



Essex Partnership University
NHS Foundation Trust (EPUT)

Project Management and Contract
Administration for Fire Remedial Services



Challenge

What challenges did Essex Partnership University NHS Foundation Trust (EPUT) face during the fire remedial works programme and why was Sircle appointed?

Sircle was appointed to provide project management and contract administration for EPUT's fire remedial works programme across multiple live NHS buildings, as part of a wider fire safety improvement strategy focused on enhancing passive fire protection, including fire doors and fire stopping. The key challenge was delivering compliant fire stopping and compartmentation works within ageing buildings and live clinical environments, where standard solutions were often not feasible due to existing fabric and live services. Works also had to be carefully planned around patient safety, restricted access, and limited working hours, requiring flexible programming, close coordination, and ongoing design development to maintain delivery without disrupting NHS operations.

Solution

What was Sircle's approach to this project?

Sircle adopted a collaborative, solution-led approach to deliver complex fire remedial works across multiple live NHS environments. Working closely with Essex Partnership University NHS Trust (EPUT), contractors, and specialist consultants, the team defined scope, aligned on key deliverables, and maintained strong control over cost and programme.

A key challenge was achieving compliant fire stopping and compartmentation within ageing healthcare buildings, where existing conditions often made standard details impractical. Sircle addressed this by liaising with contractors and manufacturers to review site conditions and agree site specific solutions for the installation of fire stopping products.

To support delivery, Sircle implemented a flexible procurement and construction strategy. This enabled early-stage investigative works and iterative design development, allowing risks and unforeseen issues to be identified and resolved proactively. As a result, the programme remained on track without delays or disruption to critical services.

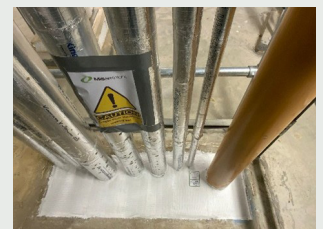
Careful phasing of works, in close coordination with ward teams, ensured that all activities were carried out safely within live clinical environments. This approach minimised disruption to

patients and staff while maintaining the highest standards of safety and compliance.

Outcome

What did EPUT achieve by partnering with Sircle for Project Management and Contract Administration on fire remedial works?

Partnering with Sircle enabled EPUT to successfully complete their fire remedial works programme across multiple NHS buildings, significantly improving passive fire protection and overall fire safety compliance. Fire doors were upgraded or replaced, and fire stopping works restored effective compartmentation and fire separation.



Delivered within live clinical environments, the programme maintained full NHS operations, with all works completed safely and without disruption to patients or staff.

0333 999 3747

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Our Services

- ✓ Planned Preventative Maintenance (PPM)
- ✓ Building Reinstatement Cost Assessments
- ✓ Schedule of Condition
- ✓ Latent Defect Surveys
- ✓ Roof Condition Surveys

Building Surveys



Measured Surveys

- ✓ Measured Building Survey
- ✓ Building Elevations and Sections
- ✓ Point Cloud Survey
- ✓ Scan 2 BIM
- ✓ Existing Drawing Verification/ Audits
- ✓ Area Measurement and Schedules of Accomodation
- ✓ Space and Asset Tagging / GS1
- ✓ Space Occupancy Survey
- ✓ Topographical Survey
- ✓ Drone Survey
- ✓ CAD Bureau and drawing support
- ✓ 3D Revit Modelling
- ✓ Estate Drawings Review and Management
- ✓ Drawing Register and Gap Analysis
- ✓ Land Registry Compliant Plans
- ✓ Swept path analysis
- ✓ Building Height Surveys
- ✓ PAS128 Utility Surveys and Drainage CCTV Surveys

- ✓ M&E Asset Condition Survey
- ✓ MEP Services Survey
- ✓ Medical Gases Survey
- ✓ Schematic / Isometric Drawings
- ✓ M&E Asset Gap Analysis Audit
- ✓ Annual M&E Asset Audit
- ✓ Project M&E Asset Update
- ✓ Gas Schematic Survey
- ✓ MEP As-fitted Drawings

M&E Surveys



Document Scanning

- ✓ Large Format Drawing Scanning
- ✓ O&M Manual Scanning
- ✓ Capital Projects Manual Scanning
- ✓ Document Management System Population
- ✓ Indexing and Bookmarking
- ✓ Legacy Scanning
- ✓ Compliance Document Scanning
- ✓ Document Register Creation

- ✓ Fire Fighting Equipment and Asset Survey
- ✓ Fire Compartmentation Survey
- ✓ Fire Door Survey
- ✓ Fire Risk Assessment
- ✓ Fire GAP Analysis
- ✓ Glazing and Window Restrictor Audit
- ✓ Asbestos Re-Inspection
- ✓ Building Height Survey

Compliance



We also offer Project Management and Contract Administration services.

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