

# Consult, Install, Maintain.

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fds maintenance



## **The FDS Group**

**is an SMR 01 certified supplier of high quality, cost effective fire safety systems, providing a complete end-to-end service encompassing CFD modelling, design, installation, commissioning, service and maintenance.**

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# About Us

# About Us

## Company Values



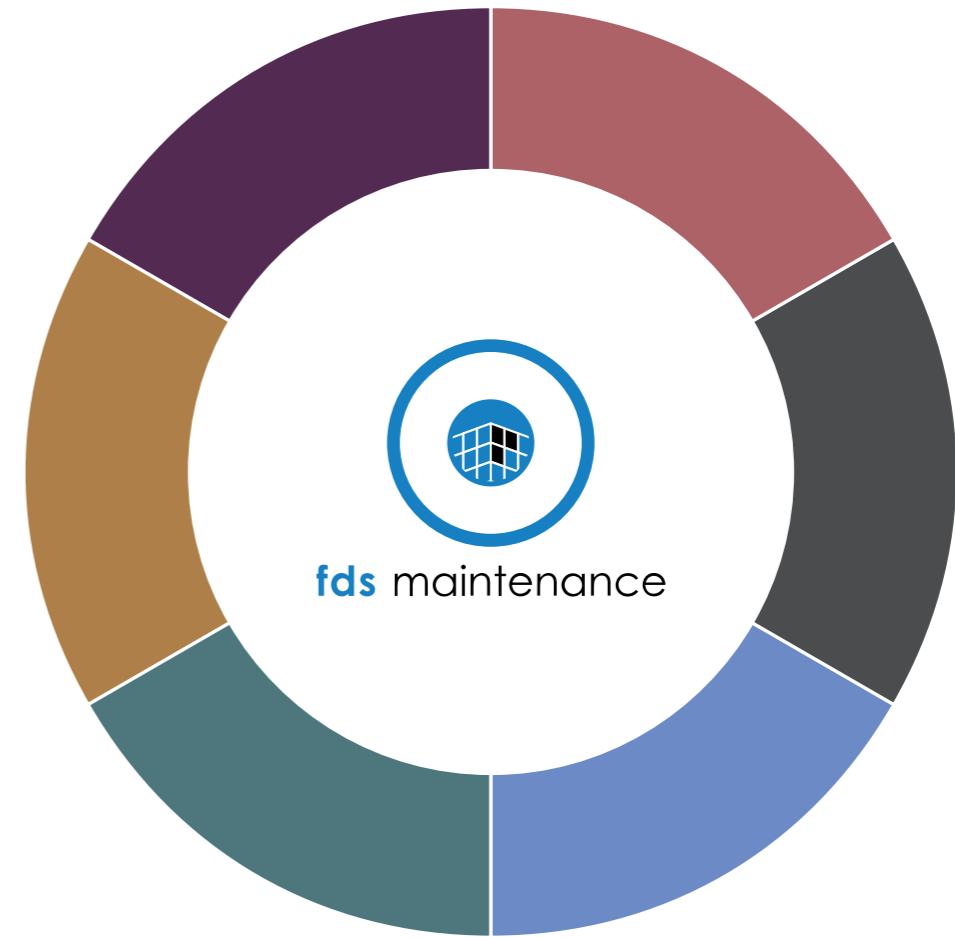
Dan Foster  
Managing Director

**FDS Maintenance offers full SMR 01 certified Smoke Ventilation Systems and Fire Alarm Maintenance. Decades of expertise and innovation allow us to recommend the best possible maintenance option and tailor the solution to our client needs. Our commitment is to maintaining safe environments for both our clients and their occupants.**

Part of the FDS Group, FDS Maintenance has emerged as a market leader. It was decided that FDS Maintenance would be separated from the other services offered such as contracting work and consultancy to better suit our client's needs. Whilst still sharing the same values and continued innovation as the rest of the FDS Group, these changes make the service more streamlined and accessible ensuring developers and building owners have complete, expert support both during the build and throughout the life of the building.

Our experienced engineers provide a comprehensive and efficient Ventilation System and Fire Alarm Maintenance along with call out and repair service to building owners and operators. This gives you total peace of mind that your smoke control system will protect life and property in the event of a fire.

Our cost-effective range of services include planned preventative maintenance, 24/7 monitoring, 1st time fix and our complete care plan, ensuring that all your legislative obligations are met in full.



- Capability**  
Group expertise in fire safety and smoke ventilation systems
- Range**  
Extensive range of systems ensures best possible solution for every system
- Competence**  
Industry authority delivering innovation-driven solutions based on in-depth experience
- Trust**  
Proven expertise and market leadership in fire safety system maintenance procedures
- Support**  
Service, maintenance and technical support with emergency response 24/7/365
- Value**  
Comprehensive and cost-effective service ensuring optimum product performance.



## About Us

### Why Choose FDS Maintenance?

**Technical excellence is where it starts, as one of the first SMR 01 certified smoke ventilation maintenance providers in the UK, we go further, providing independently verified competence and total confidence in every system we maintain.**

#### Maximising Safety

At FDS Maintenance, our core focus is technical excellence—leveraging our in-depth knowledge of smoke ventilation systems and fire alarms to keep people safe. Our teams have extensive experience in maintaining and servicing smoke ventilation and fire alarm systems across a wide range of projects.

We aim for continual improvement, constantly innovating, refining our systems and investing in research and development programmes that will improve safety in every type of building. This system and process expertise is underpinned by a thorough understanding of the latest fire codes and building regulations, ensuring a reliable and fully compliant system with swift and issue-free approval.

#### Expertise Backed Service

Choose FDS Maintenance as your smoke ventilation partner and you'll benefit from a service built on attention to detail, transparency and a truly collaborative approach. As one of the first companies in the UK to achieve SMR 01 certification following Kiwa's independent audit process, we provide third-party verified assurance that your systems are maintained competently, consistently and in line with recognised standards.

As well as carrying out your maintenance our fully qualified team of engineers can commission and test the installed smoke vent systems. We will also work with approving authorities to ensure they are satisfied with the system. This includes providing demonstrations of the performance where required.

# Our Services

## Our Services

### SMR 01 Certified Maintenance

By providing routine maintenance and an emergency call-out service for faults, FDS Maintenance helps you keep your system working effectively and compliant with Fire Safety Regulations.

#### Installation and Commissioning

Our ongoing preventative maintenance support will extend the life of a system, reduce the likelihood of equipment failure and ensure all legislative obligations are met. It is not only comprehensive but cost-effective too, ensuring optimum product performance. In the event of equipment failure, our response and repair service is fast and efficient.

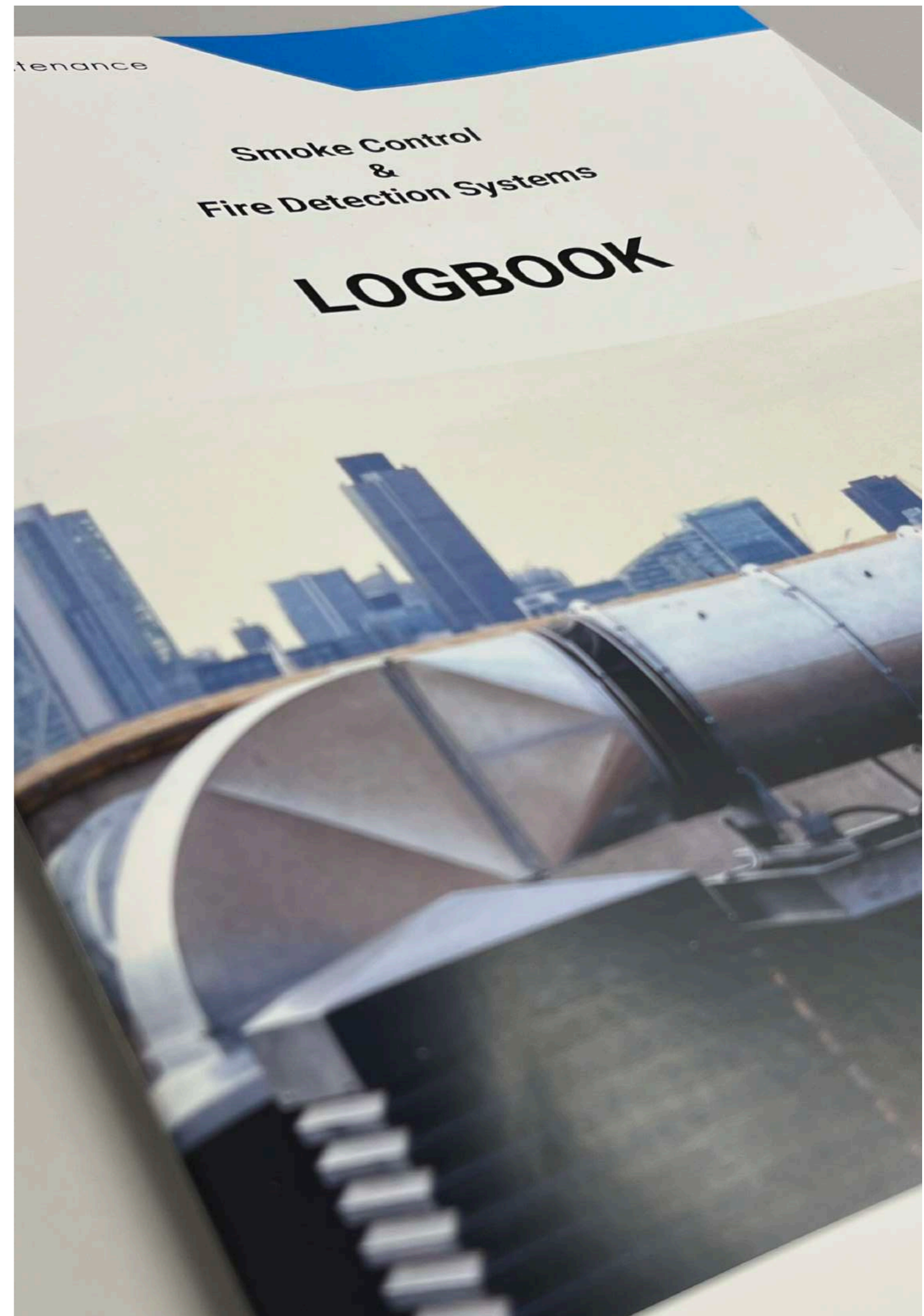
We can offer Regulatory Reform (Fire Safety) Order 2005 (RRO) fire risk assessments and, subject to a site survey, a full maintenance service on fire safety systems:

- Smoke control systems: fan assisted and natural smoke venting systems
- Car park ventilation systems
- Fire alarm systems
- Air aspiration systems
- Disabled refuge
- Scheduled preventative maintenance visits
- Smoke verification testing
- 24 hour monitoring systems
- 24 hour emergency call out
- Fully trained engineers
- Technical support



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## Our Services 24/7 Monitoring

**Our range of maintenance service ensures developers and building owners have complete, expert support throughout the use of their building.**

For sites with multiple blocks or buildings with no on-site team, we can offer a 24/7 monitoring option. In the event of an alarm activation, we contact a designated key holder who can investigate the alarm. This ensures around the clock coverage.

Our in-house teams also provide a 24-hour emergency call-out support, giving building owners and operators reassurance of knowing that, in the event of equipment failure, our response and repair service will be fast and efficient. Clients can log into the system at any time to check its status, review completed services, and track weekly testing.

# Our Services

## Systems We Maintain

We can maintain a wide variety of smoke ventilation systems, providing the system requiring maintenance is open protocol.

The individual characteristics of every building and the requirements of each project mean that different approaches to maintenance are required.

If you currently have a closed protocol system and wish to discuss switching to open protocol, we can also assist you in doing so.

### Mechanical Smoke Ventilation

MSV Systems consist of powered fans connected to ventilation shafts. In the event of a fire, dampers on the affected floor open and the fan activates to evacuate the smoke.

### Natural Smoke Ventilation

A simple smoke venting solution, these systems utilise Automatic Opening Vents (AOVs) or windows and the natural flow of air through the building to draw the smoke out.

### Car Park Smoke Ventilation

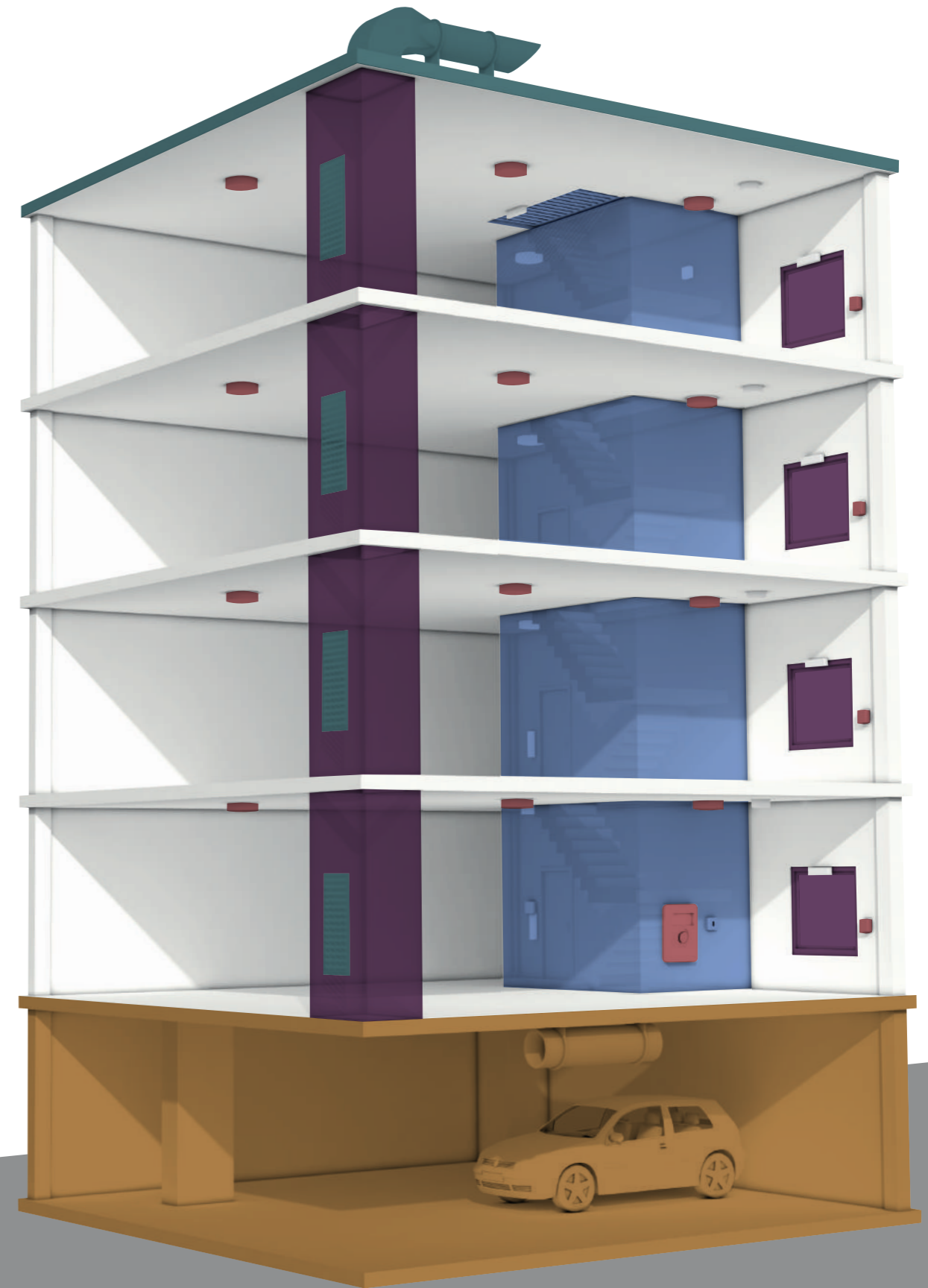
Car park systems serve a dual purpose of day-to-day ventilation to provide the required air quality as well as the evacuation of smoke in the event of a fire.

### Fire Alarm Systems

Automatic fire alarm systems constantly monitor the building's environment to provide early warning to occupants or residents of the need to evacuate the building.

### Corridor Environmental Systems

Ventilation is achieved through the mechanical extraction of heat from the common areas to combat the natural build up of heat that can occur.





## SCA Guidance Smoke Control Maintenance

**The Smoke Control Association (SCA) has released its Guidance on Maintenance of Smoke Control Equipment, reinforcing the critical role of smoke control maintenance in fire safety. Regular smoke ventilation maintenance ensures optimal system performance, reducing risks to life and property in the event of a fire.**

### Why is Smoke Control Maintenance Essential?

Smoke control systems, including automatic opening vents (AOVs), natural ventilation, and mechanical smoke ventilation systems, play a vital role in protecting escape routes, stairwells, and fire-fighting access points. However, lack of maintenance can result in damaged, disconnected, or inoperable systems. Reports have recently surfaced highlighting a concerning trend: during renovations, especially those involving external cladding or façade materials, AOV systems are often damaged, disconnected, or left inoperable. If these components are not regularly maintained or checked, this can go under the radar, leading to fatalities in the event of a fire.

### Legal Compliance: The Responsible Person's Duty

The Regulatory Reform (Fire Safety) Order 2005 (RRO) places a legal duty on the Responsible Person (RP) (e.g., building owners, landlords, or facility managers) to ensure that all fire safety equipment, including smoke ventilation systems is kept in efficient working order and maintained in good repair. Specifically, Article 17 of the RRO states that all fire safety equipment must be maintained in an efficient state, working order, and good repair.

### What Happens If You Don't Maintain Smoke Ventilation Systems?

Failing to maintain smoke ventilation systems can have catastrophic consequences, compromising life safety, legal compliance, and building integrity. In a fire, poorly maintained smoke control systems can fail to clear toxic smoke, reducing visibility, increasing smoke inhalation risks, and obstructing fire fighting access and safe evacuation.

Tragically, the Grenfell Tower fire incident in 2017 highlighted the devastating impact of inadequate fire safety measures, including the lack of smoke ventilation maintenance for the smoke control system.

Grenfell Tower had a mechanical smoke ventilation system installed to help extract smoke from the lobbies in case of fire. However, this system was in a poor state, and there was no clear evidence that it had been properly maintained or was fully functional at the time of the fire.

Investigations revealed malfunctioning smoke extraction systems, which contributed to the rapid spread of dense, toxic smoke, making escape routes impassable. Unlike other fire safety systems like sprinklers or alarms, there was no dedicated maintenance contract in place for the smoke control system. The Grenfell Inquiry also revealed that the system had been altered in the years leading up to the fire, but there were no clear records of proper commissioning or testing after changes were made.

Further to the risk of loss of life, neglecting smoke ventilation maintenance and failing to comply with the Regulatory Reform (Fire Safety) Order 2005 and Building Safety Act 2022 can lead to:

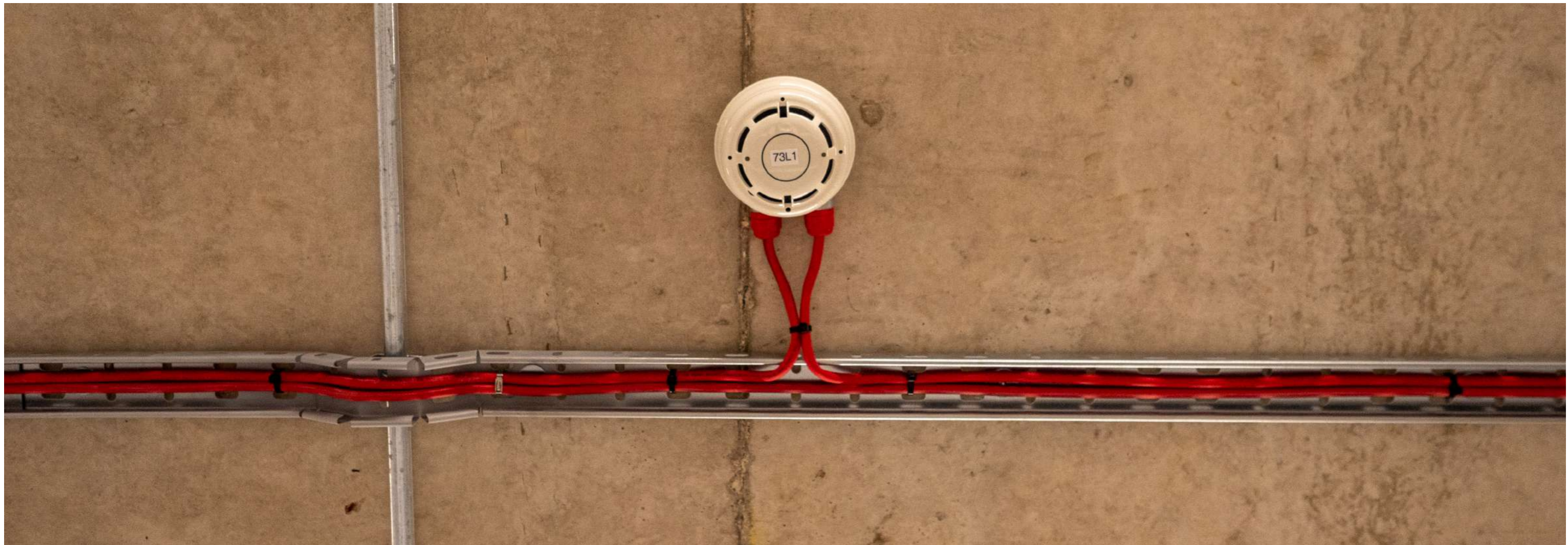
- Legal enforcement actions
- Significant fines
- Imprisonment in severe cases

Additionally, the Building Safety Act 2022 requires high-risk buildings (residential buildings over 18 meters or with at least seven stories buildings containing two or more residential units) to have a Principal Accountable Person (PAP) to oversee compliance.

The PAP is the highest authority responsible for fire and structural safety in high-risk buildings. Typically this can be the building owner, management company, landlord or

freeholder or corporate entity responsible for the building's safety  
They are accountable for:

- Managing fire and building safety risks
- Overseeing smoke control system maintenance
- Ensuring compliance with fire safety legislation
- Maintaining clear records and safety documentation
- Reporting faults and safety breaches to the relevant authorities



# SCA Guidelines

## Recommended Smoke Ventilation Maintenance Schedule

The SCA guidance aligns with Annex I of BS 9999:2017, BS 9991:2024 and provides a detailed breakdown of fire safety system maintenance across different types of smoke control systems:

- Mechanical Smoke Control Systems
- Natural Smoke Control Systems
- Pressure Differential Smoke Control Systems
- Mechanical Car Park Ventilation Systems

To ensure optimal performance and compliance, regular maintenance of smoke ventilation systems is essential. The Smoke Control Association (SCA) has released recommended maintenance schedules to support system reliability and regulatory adherence.

### Mechanical Smoke Control Systems

These systems use mechanical fans to extract smoke and introduce fresh air into the building.

Frequency	Responsible Person
Daily	Nominated Person
Weekly	Nominated Person
Monthly	Competent Person
Quarterly	Competent Person
6-Monthly	Competent Maintainer
Annually	Certified SDI19 Organisation

### Pressure Differential Smoke Control Systems

These systems create pressure differentials to keep escape routes clear of smoke.

Frequency	Responsible Person
Daily	Nominated Person
Weekly	Competent Person
Monthly	Competent Person
Quarterly	Competent Person
6-Monthly	Competent Person
Annually	Certified SDI19 Organisation

### Natural Smoke Control Systems

These systems use automated vents to allow smoke to escape naturally.

Frequency	Responsible Person
Daily	Nominated Person
Weekly	Competent Person
Monthly	Competent Person
Quarterly	Competent Person
6-Monthly	Competent Person
Annually	Certified SDI19 Organisation

### Mechanical Car Park Ventilation Systems

These systems clear smoke and toxic fumes from underground and enclosed car parks.

Frequency	Responsible Person
Daily	Nominated Person
Weekly	Competent Person
Monthly	Competent Person
Quarterly	Competent Person
6-Monthly	Competent Maintainer
Annually	Certified SDI19 Organisation

## Ensure Compliance

### The Importance of Qualified Maintenance Professionals

**The SCA guidance emphasizes that maintenance should be performed by competent individuals with the necessary expertise and qualifications. Utilising unqualified personnel can lead to inadequate servicing, potentially compromising system effectiveness.**

It's crucial to ensure that maintenance providers are well-versed in the specific requirements of smoke control systems:

Expertise in smoke vent maintenance, AOV maintenance, and fire safety system maintenance:

A thorough understanding of all components within the smoke control system is necessary for effective maintenance. This includes familiarity with smoke extract fans, control panels, detectors, and other integral parts. Regular updates and training on the latest technologies and standards are recommended for maintenance personnel.

Certification under SDI 19, ensuring compliance with industry best practices:

The SDI 19 certification is a UKAS accredited third-party certification scheme developed by the Smoke Control Association (SCA) and managed by IFC Certification Ltd (IFCC). It is the industry standard for smoke control system installers, ensuring that only competent and qualified professionals handle these critical life safety systems.

Access to proper documentation and up-to-date training:

This extends to the maintenance of relevant documentation. Maintaining detailed records of all inspections, tests, training and maintenance activities is essential. This documentation not only demonstrates compliance with safety regulations but also aids in tracking the system's history and performance over time.

Don't risk fire safety non-compliance. Contact FDS Maintenance today to schedule your smoke ventilation maintenance and keep your building safe!

At FDS Maintenance, we specialise in keeping smoke ventilation systems in peak condition. Our expert engineers ensure your AOVs, vents, and smoke control systems comply with the latest SCA guidelines.





## SMR 01 Certification

### What it Means for our Clients

**For our clients, SMR 01 certification delivers a new level of confidence in smoke ventilation maintenance – providing independent, third-party verification that systems are maintained competently.**

Achieving SMR 01 certification requires a rigorous, independent auditing process designed to assess not just what we say we do, but how we deliver it in practice.

Conducted by Kiwa in conjunction with IFC Certification Ltd (IFCC), the process includes detailed reviews of our management systems, maintenance procedures and documentation, alongside assessments of our engineers' competence. Crucially, it also involves live site inspections, where our maintenance activities are observed in real-world conditions to ensure they meet the required standard. This combination of office-based and on-site auditing provides a robust, evidence-based assessment of our capability - giving clients confidence that our maintenance is carried out correctly, consistently and to a recognised, independently verified benchmark.

In a sector where maintenance quality can vary, SMR 01 replaces uncertainty with assurance, giving you clear proof that your life safety systems are being looked after correctly and remain fit for purpose.

This certification goes beyond paperwork. It is achieved through a rigorous auditing process that assesses our management systems, the competence of our engineers and the quality of work carried out on live

sites. For you, that means every aspect of your maintenance, from planning and documentation through to on-site performance is independently reviewed and held to account. The result is stronger compliance with your legal duties, improved audit readiness and a clear, defensible position when demonstrating that your smoke control systems are being maintained to the required standard.

Ultimately, SMR 01 helps reduce risk and remove doubt. With FDS Maintenance, you're not just meeting your responsibilities, you're able to evidence them with confidence. It ensures your systems are maintained by a provider who has been independently assessed against a recognised benchmark, giving you complete peace of mind that your smoke ventilation systems will perform exactly as intended when it matters most.

**“FDS have been carrying out Ventilation System Maintenance on the Fire System at developments for me for a number of years. I always find them proactive, helpful and they provide me with very timely responses. I would have no hesitation in recommending them to other Property Management professionals.”**

Building Manager / DJC Property Management