



Fire Door Upgrade Works at St Michael's

Client Contact: TBC

Contract Value: TBC

Contract Duration: TBC

Scope of the Contract

Location / Service: St Michael's School, Llanelli

Sector: Education

Highland Services were appointed to complete fire door upgrade and replacement works at St Michael's School, an established independent school in Llanelli.

The project formed part of the school's wider commitment to improving fire safety standards and maintaining compliance with current regulations.

Following an assessment of the existing internal doors, Highland Services delivered a combination of new certified fire door installations and remedial upgrades to improve fire compartmentation across the school.

Services Delivered

- Survey and assessment of existing internal doors
- Removal of non-compliant door sets
- Installation of new certified FD30 and FD60 fire door sets where required
- Upgrading of suitable existing doors to achieve compliance
- Installation of fire-rated hinges
- Installation of intumescent strips and smoke seals
- Installation of door closers and latching systems
- Fire stopping and sealing around door perimeters
- Making-good works to surrounding finishes following installation
- Quality checks completed in line with BM TRADA standards

Challenges and Mitigation

Challenge 1: Live School Environment

The works were completed within an occupied educational setting, with teaching activities continuing throughout the project.

Mitigation: A phased programme was agreed with school management to limit disruption, with work areas carefully planned around lessons, examinations, and the wider school timetable.

Challenge 2: Safeguarding Requirements

Strict safeguarding procedures needed to be followed while works were carried out across the school site.

Mitigation: Work zones were clearly segregated, access was carefully controlled, and all teams followed the school's site-specific protocols throughout the programme.

Challenge 3: Mixed Door Conditions

The existing doors varied in condition, with some requiring full replacement and others suitable for targeted upgrades.

Mitigation: Each door was assessed individually, allowing Highland Services to recommend the most appropriate compliant solution for each location.

Programme Management

The works were delivered through a carefully phased programme designed to minimise disruption to teaching activities and the day-to-day operation of the school.

Highland Services worked closely with school management to coordinate access around lessons, examinations, and term-time schedules.

Safeguarding requirements were considered throughout the project, with clearly segregated work areas and ongoing communication with site representatives to ensure all works were completed safely and efficiently.

Contract Management

All works were completed in line with BM TRADA standards, manufacturer specifications, and recognised fire safety best practice.

Highland Services managed the programme from the initial assessment and removal of non-compliant doors through to installation, remediation, fire stopping, finishing works, and final quality checks.

Ongoing communication with school representatives ensured the project remained aligned with operational, safety, and safeguarding requirements at every stage.

Performance

The project successfully delivered compliant fire door upgrades and replacement works across the school.

The completed installations improved fire compartmentation and strengthened life-safety protection throughout the building, while minimising disruption to daily school activities.

The works also provided the school with a stronger long-term foundation for maintaining fire safety compliance.

Impact and Added Value

This project demonstrates Highland Services' ability to deliver certified fire door solutions within sensitive, occupied educational environments.

Through careful planning, phased delivery, and close coordination with school management, the team completed the works while maintaining a safe and operational setting for staff and pupils.

As a BM TRADA-accredited contractor, Highland Services provides clients with confidence that fire door installations and remedial works are completed to recognised industry standards, supporting safety, compliance, and long-term performance.