

Case Study

Customer description: A major London NHS Trust is currently working with Drax Technology to investigate the feasibility of using sensors to monitor fire doors within one of its hospitals. Drax Technology are currently running a trial in a busy hospital street to monitor fire doors. The hospital's FM provider, Sodexo is keen to measure the status and performance of fire doors as they are a critical part of the buildings fire safety strategy and key to its integrity in the event of a fire. They also have SLA's to meet with respect to keeping the doors operational.

Opportunity for improvement: By identifying the doors that are opened and closed a significant number of times, the hospital maintenance team can plan to inspect these doors regularly. Doors with little use are then only checked annually or automatically, following a fire alarm activation, when all doors held open on detents are expected to close within a pre-determined time.

Results achieved: A simple rule has been set up to automatically send an email alert to the maintenance team if doors have not fully closed following the fire alarm test. The data retrieved over a three-month period has highlighted to the hospital where maintenance activity needs to be focused. This simple approach has helped the facilities company managing maintenance to meet their strict SLA targets. Rolled out across the estate this simple approach has some real productivity and financial benefits.

"We can see real potential in using this type of technology. The sensors are simple to install in a working hospital and have already provided us with some hard evidence as to the extent of traffic through the doors. From this we can now see opportunities to plan for preventative maintenance focusing our efforts on the doors with the greatest usage. This should have some real productivity benefits. Additionally, following FD&A testing we can view whether all fire doors have closed within a predetermined time and immediately respond to fix any doors that haven't closed properly. Again, this has the potential to save valuable time and help us meet our SLA."

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Total open/close by month:

