



**metro**SAFETY  
Making compliance simple

Your guide to simple, cost-effective compliance.



# The Metro Safety Group

Metro Safety has over 25 years' experience working with leading managing agents and property owners, as well as major retailers, local authorities and other commercial occupiers across the UK.

## About Metro Safety

We offer a unique and comprehensive range of fire, health & safety and building services across both residential and commercial portfolios. We specialise in helping our clients achieve safety compliance simply and cost effectively.

Our continued success has been the result of building long term relationships with clients who trust in the quality of our service and the values of our organisation. This has assisted us in becoming the preferred provider to over 12,000 properties nationwide.

We provide risk assessments, routine testing and maintenance, and training to help ensure our clients are compliant with fire and health & safety legislation.

We are able to tailor our services by combining legislative and technical knowledge to provide clients with practical and commercially sustainable solutions.

Through our different divisions we are able to provide a comprehensive compliance solution, and where possible, seek to add value for our clients through innovation.

The Metro Safety Group now incorporates a number of divisions to help clients fulfill their safety compliance and building maintenance obligations. The group includes Metro Safety, Metro SRM and its subsidiary Strategic Risk Management (Asbestos) Limited.

## Specialities

- Fire Safety
- Health & Safety
- Water Safety
- Asbestos
- M&E Lite PPM services
- Environmental
- CPD Seminars
- SRManager (web based management system)



# Fire Safety

You don't just achieve fire safety compliance, you need to maintain it, and ensure you are prepared in the event of an emergency.

## Overview

Metro Safety offers a comprehensive solution to help meet your fire safety management requirements.

Services range from the initial fire risk assessment through to the installation, maintenance and testing of a wide range of fire safety equipment.

We also conduct evacuation drills and provide a range of specialist training courses designed to reduce your risks and ensure staff respond promptly in an emergency.

We test and maintain fire safety systems in over 3,000 properties nationwide and conduct over 150,000 routine compliance visits per year.

Our multi-skilled engineers can combine multiple maintenance services in one visit, minimising both cost and disruption.

When the situation demands specialist knowledge, our senior consultants can provide high level technical consultancy regarding more complex fire safety and fire engineering issues. They are also able to recommend cost-effective solutions balancing fire safety requirements with your practical and commercial needs in mind.

Metro Safety's fully operational support team includes account management, technical experts and advisors, a dedicated customer service team and 24 hour helpdesk.

## Fire Services

- Fire Risk Assessments
- Fire Alarm Testing & Maintenance
- Emergency Light Testing & Maintenance
- Fire Extinguisher Maintenance
- Sprinkler System Testing
- Fire Safety Consultancy
- Emergency Plans
- Fire Evacuation Drills
- Equipment Installations
- Technical Consultancy
- Specialist Training
- Fire Safety, Extinguisher & Warden Training



# Health & Safety

Health & Safety compliance is a legal responsibility. It helps to protect lives, businesses and careers.

## Overview

We offer a wide range of health & safety consultancy services to help you remain legislatively compliant and protect you against potential civil claims or criminal prosecution.

Whether it's risk assessments, on-site advice, training or developing multi-property reporting systems, our expert consultants are able to help you manage your duty of care responsibilities.

Our Health & Safety Risk Assessments can help to identify hazards and highlight the actions required to reduce and eliminate potential sources of harm within your properties.

The remedial actions we propose are always proportionate to the risk identified. We recommend workable, practical solutions that are cost-effective whilst still meeting legislative requirements.

Our Contractor Appraisal service can assist in the vetting of your contractors, giving you confidence that you are using contractors who are deemed to be working safely and in compliance with current legislation.

Our consultants can also provide all the professional advice and support you need to help with complex issues which fall outside your normal remit for health & safety.

## Health & Safety Services

- H&S Risk Assessments
- H&S Consultancy
- H&S Management Systems
- H&S Training
- H&S Inspections
- Contractor Appraisals
- Equality Access Audits
- Competent Advisor Service
- Vacant Premises Inspections

# Water

If you are in control of a building with water-related plant, you must comply with water safety legislation to minimise the risk of legionella bacteria exposure and outbreak.

## Overview

Our Water Risk Assessments can help you identify and assess potential hazards within your water systems and recommend actions to reduce the risk of exposure to legionella.

Our consultants have the specialist knowledge and expertise required to conduct water risk assessments for a wide range of property types, including commercial, residential, industrial and retail.

Following the risk assessment our consultants can develop and help you implement a scheme to manage and regularly monitor any precautions required and control any identified risk.

High level consultancy advice is available to deal with your more complex water safety management issues.

We are also able to offer specialist training courses designed to give you a greater understanding of legionella control and make sure you are well equipped to deal with your water safety responsibilities.

Metro SRM are an LCA registered service provider and are regularly audited and assessed by the LCA for compliance with their Code of Conduct for Service Providers and Service Standards for legionella risk assessments, independent consultancy and training.

## Water Services

- Water Risk Assessments
- Schematic Drawings
- Water Safety Consultancy
- Water Safety Training
- Legionella Policies & Procedures





# Asbestos

If you manage non-domestic premises, you have a legal responsibility to identify and manage the risk from any asbestos that is liable to be present in your buildings.

## Overview

Our subsidiary Strategic Risk Management (Asbestos) Limited can provide the specialist advice required to help protect your customers, staff, contractors and visitors against exposure to asbestos, and safeguard your reputation by helping you comply with legal asbestos obligations.

Our dedicated consultants are experts in the field and have worked on numerous property portfolios throughout the UK.

We offer a variety of asbestos surveys to help determine whether there is any asbestos present in your buildings.

Following the survey we can provide professional recommendations on any asbestos containing materials identified, and assist you in the implementation of your asbestos management plan.

We can also provide Asbestos Awareness Training to anyone who is liable to be exposed to, or who supervises others liable to come in contact with asbestos containing materials.

## Asbestos Services

- Asbestos Surveys & Re-inspections
- Air Monitoring
- Sampling & Analysis
- Asbestos Management Plans
- Asbestos Project Management
- Asbestos Awareness Training
- Asbestos Management Training



## metroM&E-Lite

Customised PPM service packages specially designed for properties of less than 10,000 ft<sup>2</sup> or with an M&E budget of under £10,000.

### Overview

Metro M&E Lite has been specially developed to try and relieve some of the potential problems property managers face when managing smaller and particularly, remote sites. It can deliver a number of benefits over traditional methods of fulfilling PPM requirements.

Smaller sites often have limited M&E equipment on site, but it still needs servicing. Metro M&E Lite is a customised 'small site' bundled PPM package, available nationally, that offers great value whilst offering potential improvements in service levels.

We are able to build a considerable number of services ranging from door entry to drainage into your personalised Metro M&E Lite package.

Where possible services would be bundled together and delivered by multi-skilled engineers, optimising service delivery and bringing costs down.

Consolidating services together with our M&E Lite package also has other benefits. It means a single helpdesk, reduced administration and a single point of interaction with your chosen management system.

The services listed to the right form the most common 'basic' PPM requirement on smaller sites. These can be combined with a wide range of additional PPM services to build your own customised service package.

### M&E Lite

#### Maintenance – Fire Safety

- Emergency Lights
- Fire Alarms
- Fire Extinguishers
- Smoke Detection Systems
- Smoke Vents
- Sprinklers

#### Other PPM

- Air Conditioning/Heating Systems
- CCTV
- Door Entry/Access Control
- Eye Bolts
- Guttering
- Pumps
- Water Systems





# Environmental

Complying with ever increasing environmental legislation and reviewing your organisation's environmental policies can have a positive impact on the environment and achieve significant financial savings.

## Overview

Organisations are becoming increasingly aware of the benefits of effective energy management. It is estimated that many businesses can reduce their energy costs by as much as 20% through the implementation of a series of planned energy efficiency measures.

As soon as your building is in the process of being offered for sale or let, we can assess the energy performance potential of the building fabric and services to compile an energy rating and certificate (EPC), which you can make available to prospective buyers or tenants.

Our accredited assessors can evaluate the energy efficiency of your buildings and recommend actions to help improve your energy efficiency.

Air conditioning units account for a substantial proportion of energy usage in a building. Our assessors can help identify ways of reducing electricity consumption, operating costs and carbon emissions with an Air Conditioning EPC.

If you are responsible for a public building with a floor area over 1000m<sup>2</sup> we can assess its energy efficiency and provide a Display Energy Certificate to help raise public awareness of the building's energy efficiency.

## Environmental Services

- Energy Performance Certificates
- Air Conditioning EPCs
- Display Energy Certificates



# CPD Seminars

Metro Safety is committed to helping property professionals gain a better understanding of Fire, Health & Safety, Water and Asbestos legislation, and how to fulfil their compliance responsibilities.

## Overview

Metro Safety has been providing free fire safety seminars ever since the Regulatory Reform (Fire Safety) Order came into force in 2006.

We have now extended our programme to include sessions on asbestos, legionella control and health & safety.

Our seminars provide knowledge of the latest legislation and give attendees an insight into how to stay compliant.

Seminar presenters are fully qualified fire, health & safety practitioners each with many years' experience.

Our seminars are held in a variety of locations throughout the UK. They present a good opportunity for networking and a chance to put your questions to our technical experts.

You can also earn CPD points towards your yearly requirement.

## Topics include:

- Fire Safety Legislation
- Legionella Control
- Fire Safety Enforcement
- Health & Safety
- Asbestos Management

## Features:

- Highly experienced presenters
- Ask the experts
- Keep up-to-date with current legislation
- Free to attend
- Any property sector
- Valuable insights into compliance

## SRManager

Manage your complete portfolio in one easy to use web-based risk management system, at your fingertips 24/7.

### Overview

SRManager is our easy-to-use web based risk management system.

Designed with the busy property professional in mind, it allows you to manage and report on risk actions across your entire portfolio and can provide instant access to all your compliance documentation.

The system is fully automated, reducing your administration time and making it easy to delegate actions. This frees up valuable time to concentrate on other tasks.

SRManager provides real-time reporting. Every time a risk assessment is completed or an action is updated the system automatically updates, ensuring you always have a current status report and documented audit trail of activities.

The flexible reporting tool allows data to be sorted, filtered and exported, making it easy to compile your own bespoke reports.

Quick and easy access is available via a single remote 24-hour login. The system can be accessed via computer, PDA or smartphone wherever web access is available.

### Features

- Real-time reporting
- All portfolio sizes
- 24-hour remote access
- Reliable and secure
- Easy-to-use
- Compatible with multiple devices





# Services List

The Metro Safety Group provides tailored assessments, essential routines, training and consultancy in many safety and compliance disciplines, including fire, health & safety, asbestos, water and environmental services.

## Fire

- Fire Risk Assessments
- Fire Alarm Testing
- Fire Alarm Maintenance
- Emergency Light Testing
- Emergency Light Maintenance
- Sprinkler System Testing
- Fire Extinguisher Maintenance
- Fire Evacuation Drills
- Equipment Installations
- Fire Safety Consultancy
- Technical Consultancy
- Fire Safety Training
- Fire Warden Training
- Emergency Plans

## Health & Safety

- H&S Risk Assessments
- Contractor Appraisals
- Equality Access Audits
- Competent Advisor Service
- H&S Management Systems
- Policy & Procedures Manuals
- H&S Consultancy
- H&S Inspections
- Vacant Premises Inspections
- H&S Training

## Asbestos

- Asbestos Surveys
- Asbestos Re-inspections
- Air Monitoring
- Sampling & Analysis
- Asbestos Management Plans
- Asbestos Project Management
- Asbestos Awareness Training
- Asbestos Management Training

## Environmental

- EPCs
- DECs
- Air Conditioning EPCs

## Water

- Water Risk Assessments
- Water Safety Consultancy
- Water Safety Training
- Tap Temperature Testing

## Building Maintenance/ PPM

M&E Lite PPM Services

# Membership and Accreditations

The Metro Safety Group is delighted to be associated with the following organisations and accreditation schemes.

## Fire Industry Association (FIA)



The Fire Industry Association is a not-for-profit trade association with the aim of promoting the professional status of the UK fire safety industry. Representing the industry leaders, they work to communicate and promote best practice and ensure standards continue to improve. Metro SRM are members of the FIA and also sit on the Fire Risk Assessment Council.

## UK Fire Association



Members of the UK Fire Association aim to share information and best practice for the fire industry, as well as encouraging the development of expertise and high service levels. Their comprehensive Code of Practice means eligible companies, need to show that they hold appropriate levels of insurance and that personnel are competent and trained. Metro Safety is a member of the UK Fire Association.



## British Approvals for Fire Equipment (BAFE)

Metro SRM are BAFE certified under scheme SP205 Life Safety Fire Risk Assessment. BAFE is the independent third party registration body for the fire protection industry. This scheme is designed to give assurance to those commissioning fire risk assessments and give confidence in the quality and relevance of the services being provided.



## British Approvals for Fire Equipment (BAFE)

Metro Safety is BAFE certified under scheme SP203-1 Fire detection and alarm systems, design. The scheme aims to give fire protection system users and regulatory authorities confidence that accredited companies providing fire alarm systems, have processes in place to effectively undertake such activities within their defined scope of work.



## Institution of Fire Engineers (IFE)

The IFE upholds professional standards within public and private fire sectors, offering assessment of knowledge, experience and promoting good practice. They also provide professional recognition for members. Metro SRM's fire risk assessors are all currently working towards inclusion on the IFE register of assessors. Many of them already hold Graduate or Member-level membership.



## Institution of Occupational Safety & Health (IOSH)

IOSH is the world's largest chartered body for health and safety professionals. They aim to secure and justify trust and confidence in the work of their members by ensuring high levels of technical competence and professional conduct. Our consultants include both Graduate or Chartered Members of IOSH. Our Chartered Members of IOSH also feature on the new OSH Consultants Register.



## SafeContractor

Assessing the health & safety competency of contractors and service providers, SafeContractor ensures that contractors operate safely. Many large organisations now use SafeContractor as their primary means of selecting contractors. Metro Safety and Strategic Risk Management (Asbestos) Limited are proud to be accredited by this leading health & safety scheme.



## Constructionline Gold

Following pre-qualification to government and industry accredited standards, Metro Safety are Constructionline Gold certified. It is the UK's largest national register for pre-qualified contractors and consultants, aiming to improve efficiency for buyers and suppliers in the construction industry.



## SOCOTEC

The Metro Safety Group is ISO9001: 2015 and ISO14001: 2015 certificated for the provision of consultancy to the property and related industries.



## Legionella Control Association

Metro SRM are an LCA registered service provider and are regularly audited and assessed by the LCA for compliance with their Code of Conduct for Service Providers and Service Standards for legionella risk assessments, independent consultancy and training. Metro SRM's membership of the LCA, management systems and compliance with the LCA's Code and Service Standards means that you can be confident that we are able to assist you in controlling the legionella risks associated with your water systems.



## Association for Specialist Fire Protection (ASFP)

Metro SRM are associate members of the Association for Specialist Fire Protection, the leading passive fire protection trade association in the UK and Ireland. The ASFP is dedicated to the protection of life, property, the environment and our heritage.





## Contact us

If you would like to find out more about our range of services, please get in touch, we will be happy to hear from you.

### Address

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London SE1 8HA

### Phone

Enquiries / Sales  
**0845 058 9999**  
Emergency Callout Hotline  
**0800 085 8746**

### Online

Please visit our website:  
**[www.metro-safety.co.uk](http://www.metro-safety.co.uk)**

### Email

**[enquiries@metro-safety.co.uk](mailto:enquiries@metro-safety.co.uk)**