

OSBORN  
associates

Osborn Associates Ltd  
Fire Engineering Consultancy

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# INTRODUCTION TO OSBORN ASSOCIATES

Osborn Associates Ltd consists of an experienced team of project managers, building services engineers, cost managers, fire engineers and surveyors working within the UK, Europe, the Middle East, Asia and New Zealand. All our areas of expertise are meticulously designed to ensure that our valued client partners benefit from minimal risk combined with optimum value for money. The strength and depth of our specialist areas enables us to deliver a customized service to our clients, combining technical excellence with consistent, market-led innovation.

The company has consistently undertaken technically challenging projects, whether they involve critical environments, high-value premises, forensic fire investigation management and reporting for legal teams, sensitive government schemes, or heavily serviced spaces.

We provide a stable platform for scheme delivery and offer a portfolio of completed projects from which to draw project management and design experience.

Established in 1994, Osborn Associates Ltd is privately owned and managed by the Directors and Associate Directors, who actively engage in all projects and aspects of company management and welfare.

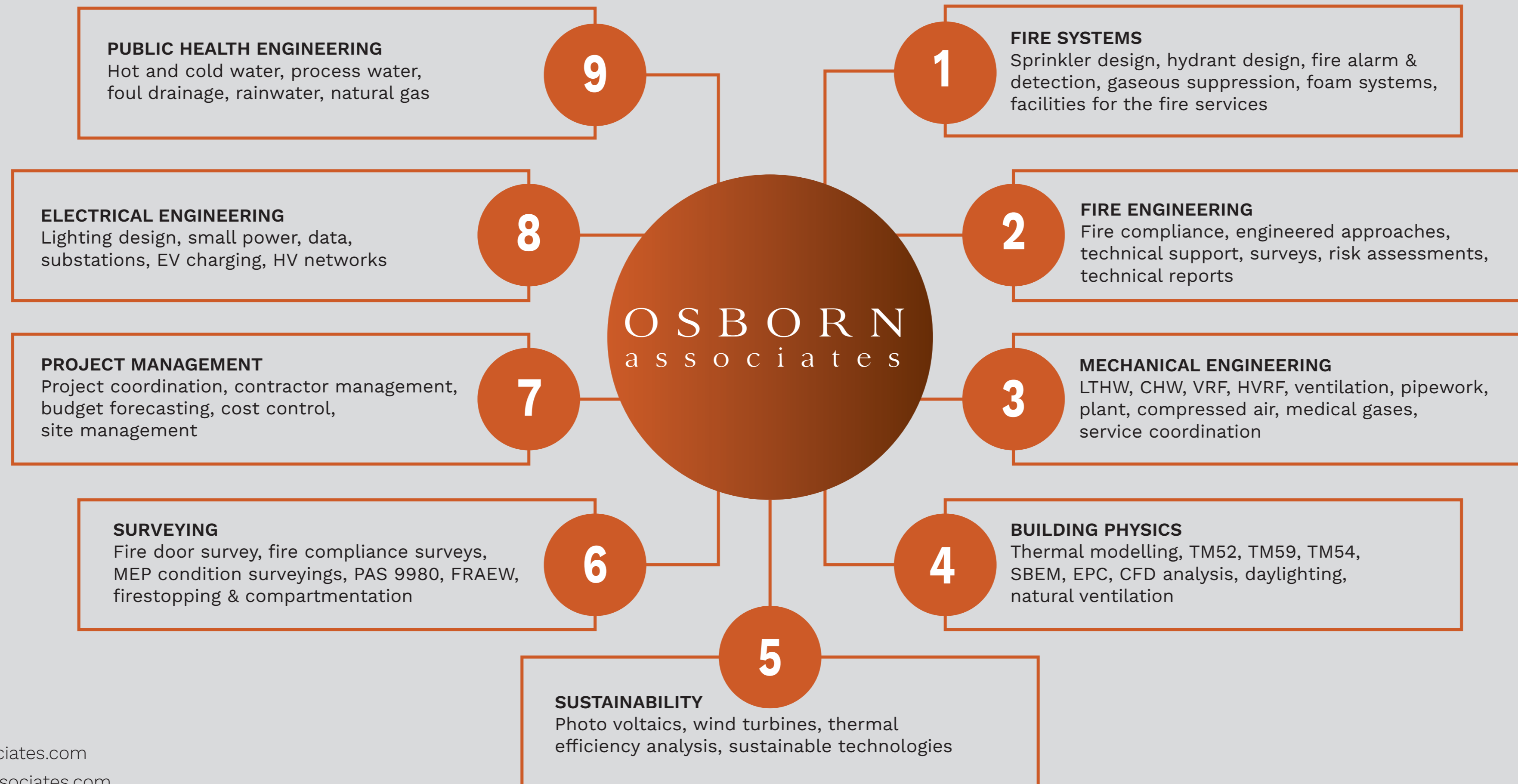


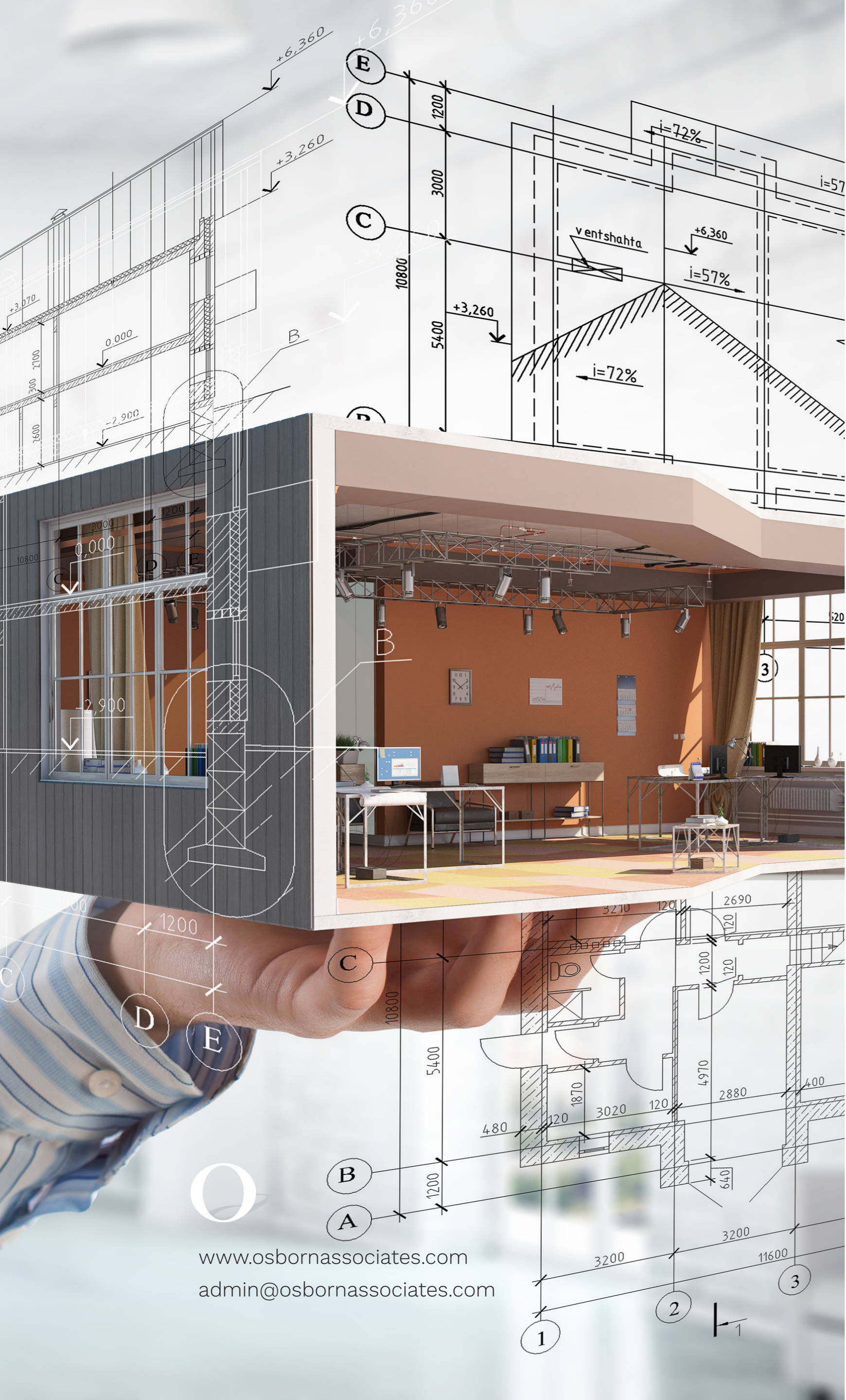
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# DESIGN CAPABILITIES

Osborn Associates is a multidisciplinary design consultancy specialising in the following disciplines:





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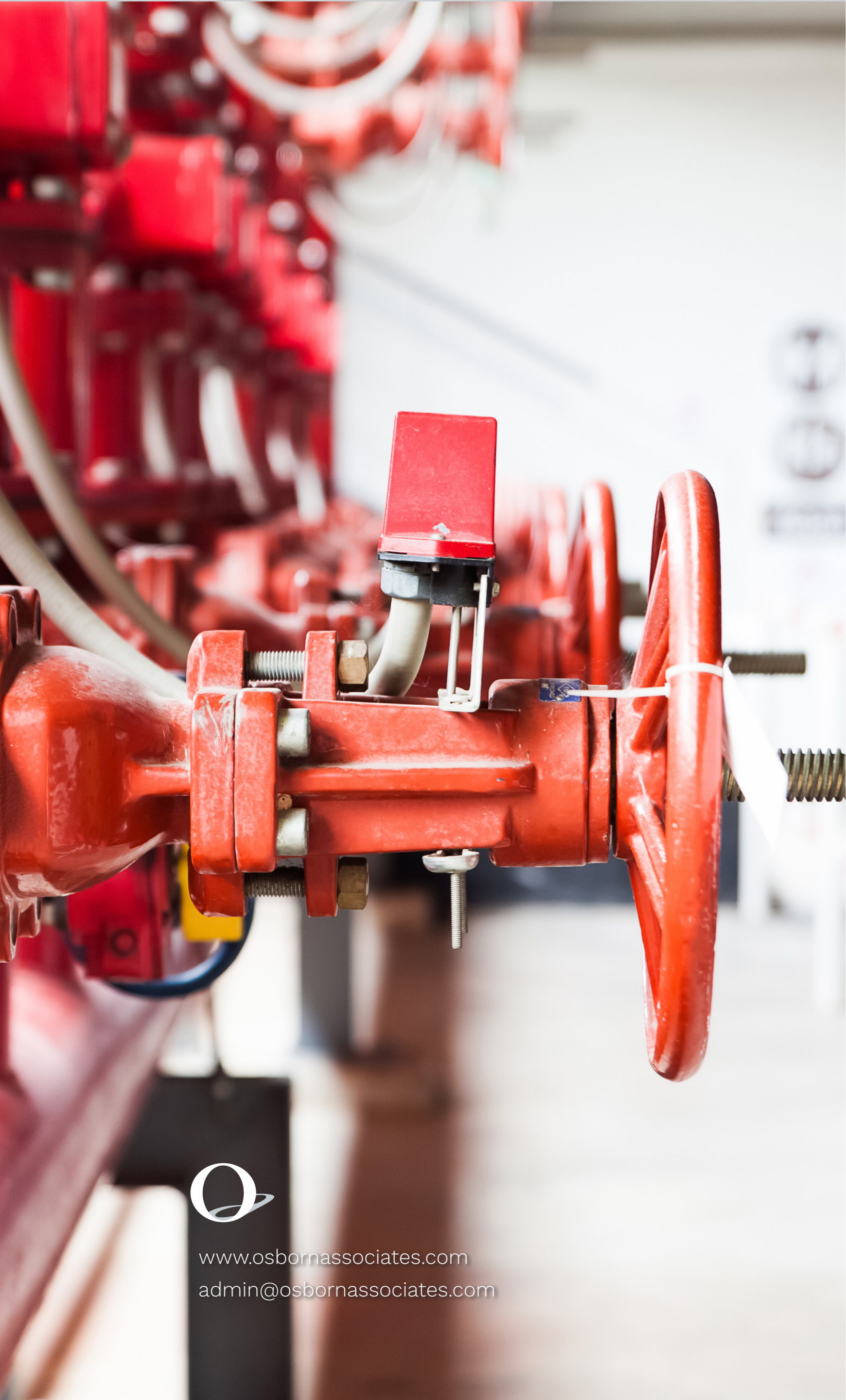
## FIRE ENGINEERING AND SURVEYING

Osborn Associates has full in-house Fire Engineering and Fire Surveying teams with extensive experience across a wide range of sectors, including residential, education, manufacturing, healthcare, commercial, industrial, and transport. Our dedicated Fire Engineering and Fire Surveying teams are committed to delivering exceptional service and ensuring compliant designs for our clients.

**Fire Engineering (Projects);** Client Representation, Fire Safety Scoping, Fire Strategies for Compliance, Negotiation of Code Approval, Sprinkler Systems Design, Smoke Ventilation Design, Project Technical Oversight, Construction Stage Fire Risk Assessments, Construction Stage Fire Safety Audits.

**Fire Engineering (Consultancy);** CFD Modelling, Heat Transfer Analysis, Material Testing and Analysis, Fire Compliance Studies, Fire Investigations, Structural Assessments, Fire Systems Technical Evaluation, Inspection Services.

**Fire Surveying;** External Wall Systems (EWS1 and FRAEW), Fire Risk Assessments, Fire Doors, Fire Stopping, Compartmentation, Fire Loss Evaluation and Support, Fire Systems Condition.



## FIRE SYSTEMS DESIGN

Osborn Associates is an expert fire engineering consultancy with experience in a multitude of different active and passive fire protection systems and processes, including:

Wet And Dry Risers

Natural Smoke Ventilation

Fire Stopping

Hydrants

Fire Shutters

Fire Safety Signage

Sprinkler Systems

Fire Detection and Alarm

Essential Power Supplies

Foam Systems

Fire Extinguisher Design

Fire-fighting Water Supplies

Gas Suppression Protection Systems

Powered Smoke Ventilation

Water Mist

Fire Damper Provision

CFD Smoke Modelling

Emergency Lighting

Lightning Protection

Deluge Systems



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# CFD MODELLING

Osborn Associates Fire Engineering team is fully trained and experienced in CFD modelling techniques, utilizing the latest globally recognized software to simulate a range of fire safety events.

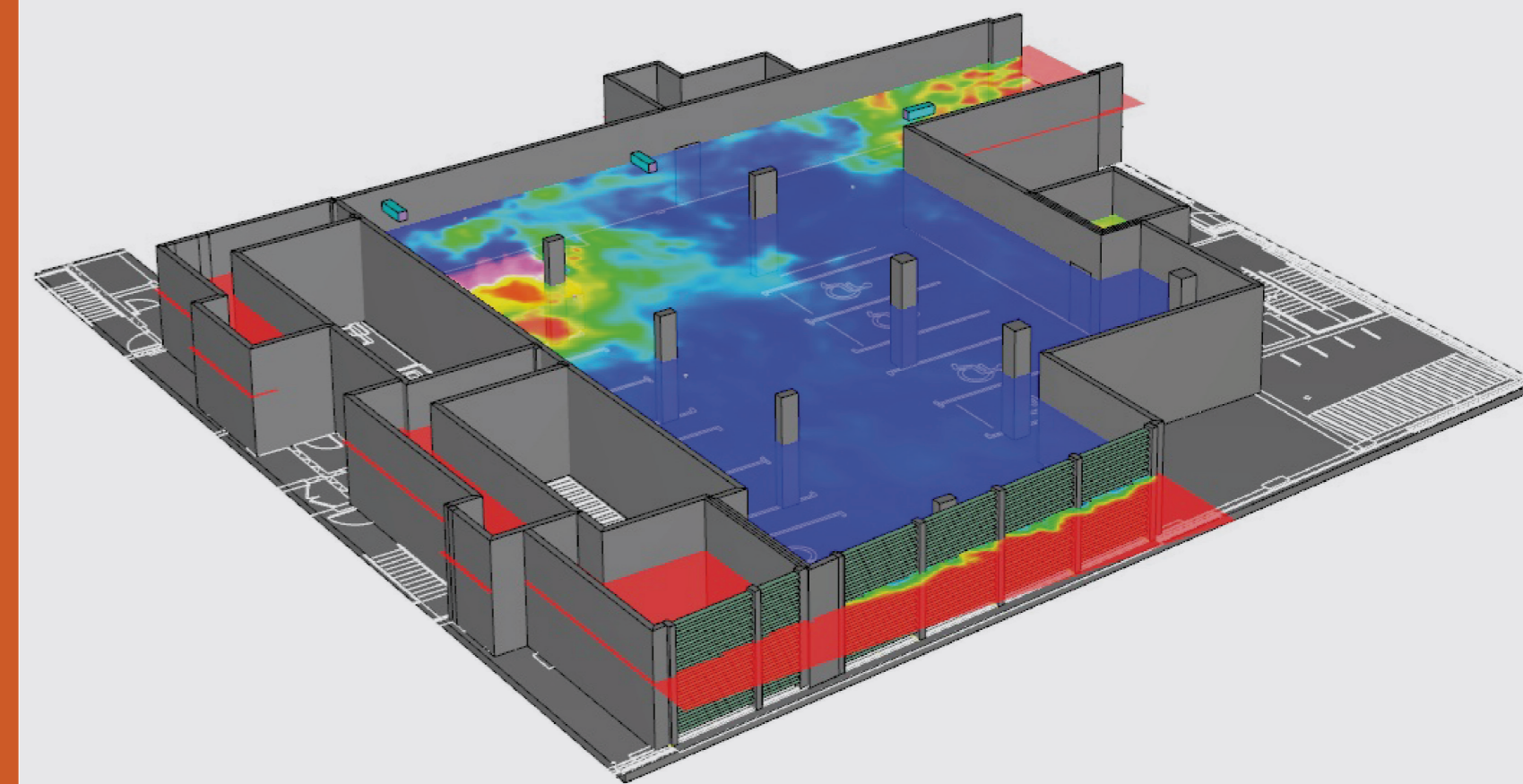
The modelling scenarios that the company can undertake include; egress modelling and people movement, smoke modelling in the event of a fire, functionality confirmation of smoke ventilation systems, thermal heat transfer throughout a structure and simulating structural failure due to fire/heat.

Where required to benefit the outcome of a defined scenario by providing more informed data, Osborn Associates will recommend a CFD model is created and the outcome explained within a resulting technical report. Further consultation can also be provided to support the building code approval process, in relation to the modelling provided, including presentations with video clips.

Osborn Associates strives to continually update its working practices to integrate emerging technologies in this field, aiming to provide more concise and usable data for the benefit of the construction project. Often, such outcomes will tailor the overall fire safety approach to achieve a more affordable and/or pragmatic solution.



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## FIRE SURVEYING

The Osborn Associates Fire Surveying team is fully trained, qualified, and experienced, providing exceptional inspection services across all sectors and project types. With regional locations throughout the UK, the team is available at short notice. Additionally, planned international appointments are undertaken throughout Europe and worldwide, leveraging the team's deep knowledge of international standards and construction codes.

Unlike many competitors, the company offers a fire safety oversight role throughout the construction and commissioning stages of a project. This ensures compliance with designs, quality of construction works, and the use of suitable materials with the correct certification. Inspections occur periodically during the programmed construction stage, with a report provided after each visit. This report captures construction elements with photographic images before they are enclosed, lists all items of snagging, and witnesses the testing and commissioning of fire systems to ensure full functionality as intended by our suitably experienced fire engineers. The appointment concludes with the provision of an encompassing project report that confirms compliance with designs and material selections, including a selection of photographic images.

Periodic inspections for matters of fire safety can capture any defects, such as fire doors, fire stopping, fire system functionality, and dilapidations. Building owners can commission specific studies as part of a seller's pack to identify compliance in case any aspect of fire safety is questioned or as a matter of good fire safety housekeeping.

Technical support for external cladding schemes can be provided from the concept design stage through to completion, with regular site inspections capturing construction activities before concealment. Technical evaluations, following approved approaches such as EWS1 and FRAEW, are conducted by a specialist group within the team, all of whom are qualified and fully familiar with all aspects of the subject.

Fire Risk Assessments are provided by a knowledgeable and reliable team of surveyors to a high standard, either on a framework appointment or an individual basis.



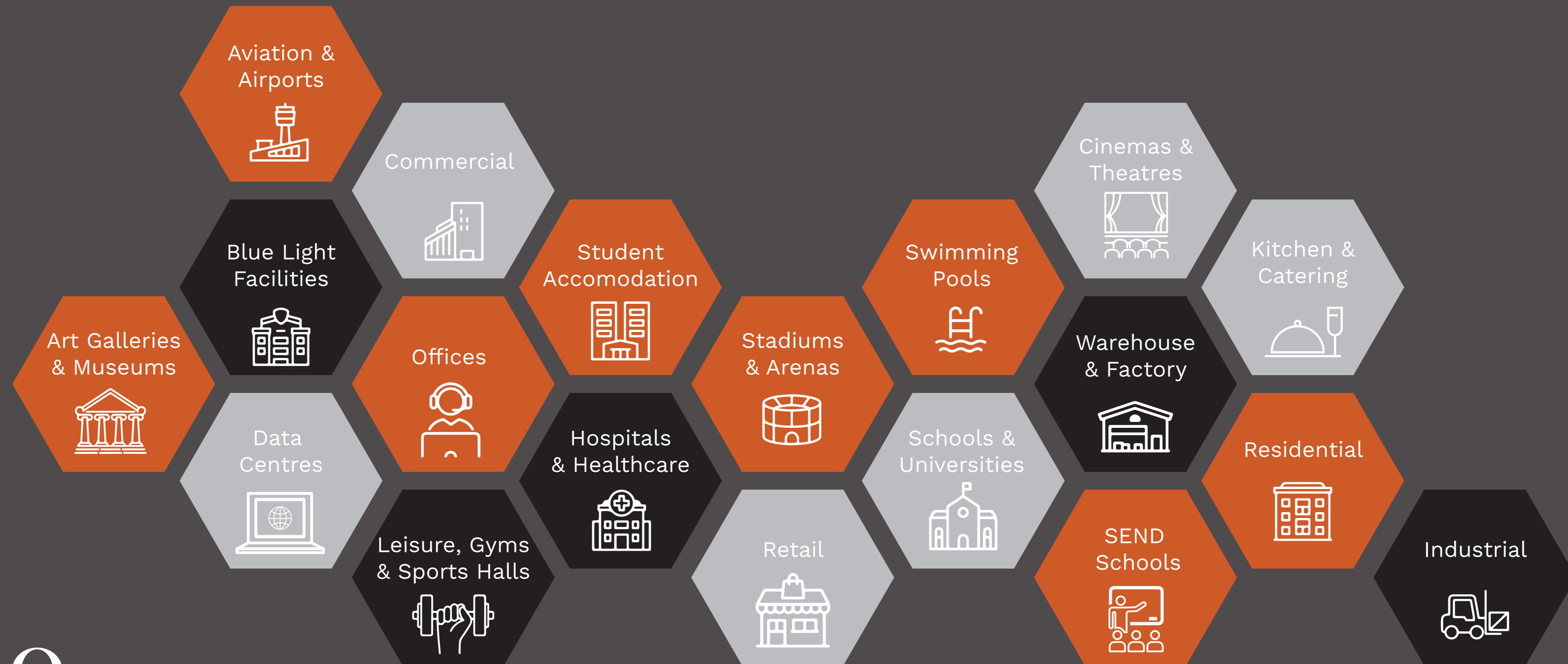
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# SECTOR EXPERIENCE

Osborn Associates has a wide range of sector experience.



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## WHAT OUR CLIENTS SAY

*“The teams at Osborns are committed, professional, and above all, take the time to understand the client and business. Led by Managing Director Phil Osborn, who not only encourages a culture of development within but also promotes the development of younger talent as it enters the industry. Osborn Associates is very much my ‘go-to’ consultancy.”*

Cliff Hutton – Construction Programme Director – Oasis Group

*“Osborn Associates did the job well and we would consider using them for future contracts”.*

Zarko Ognjenovic – Chief Executive Officer – MJW Consolidated

*“Osborn Associates were both professional and flexible in their approach to the project and worked well with the design team to provide a timely solution.”*

Carl Varnam - Associate – Hydrock

*“We have an extremely good working relationship and have found all of Osborn Associates as a company extremely customer-focused, cooperative and responsive.”*

Simon Cooke - UCL Fire Safety Manager – University College London



# OSBORN associates

## GENERAL ENQUIRIES

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