



Proactive Installations

- **Fire alarm**
Automatic fire detection system and manual call points.
Sprinkler protection provided to basement areas.
Public address / voice alarm system (PAVA) and Emergency Voice Communication System (EVCS) speaker coverage.
 - **Security Systems**
The building is provided with a CCTV system to monitor all external entrances, as well as the internal reception areas, loading bay and lifts.
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Access Control

- **Main Entrance**
Audio intercom system to the 24/7 security control room.
- **Cycle store**
24/7 security control to dedicated cycle stores at basement level. Valid access card reader on entry / exit. Visitor cycle spaces located outside security control room.
- **Loading Bay**
24/7 security. Gated access secured between 19:00-7:00 Mon-Fri and weekends. Access via intercom system which connects to security control room when gates are closed.

Lighting Control

- **Offices**
PIR presence detection with lighting levels linked to astronomical time clock/daylight sensor.
 - **WCs/Stairs/Lift lobbies**
PIR presence detection with specific morning, evening and night sensors. Emergency lighting.
 - **Showers**
PIR presence detection.
 - **Plantrooms**
Local switching.
 - **Reception**
Lighting control panel with specific morning, evening and night scenes.
 - **System Control**
DALI lighting control system with automatic emergency testing.
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Building Maintenance

- **Façade Maintenance**
Stone cladding cleaned on a 10-year cycle using scaffold system.
External window cleaning is completed on a 6-month cycle via abseil.
- **Internal Maintenance**
Cleaning schedule for common areas, with agreed monthly / quarterly tasks. Landlord's cleaner's cupboard and office located at basement level.
- **Refuse Storage**
Refuse store, compactor and recycling facilities in secure external area on Ivy Bridge Lane, accessed from the basement level.