Maintenance Solutions
from SE Controls

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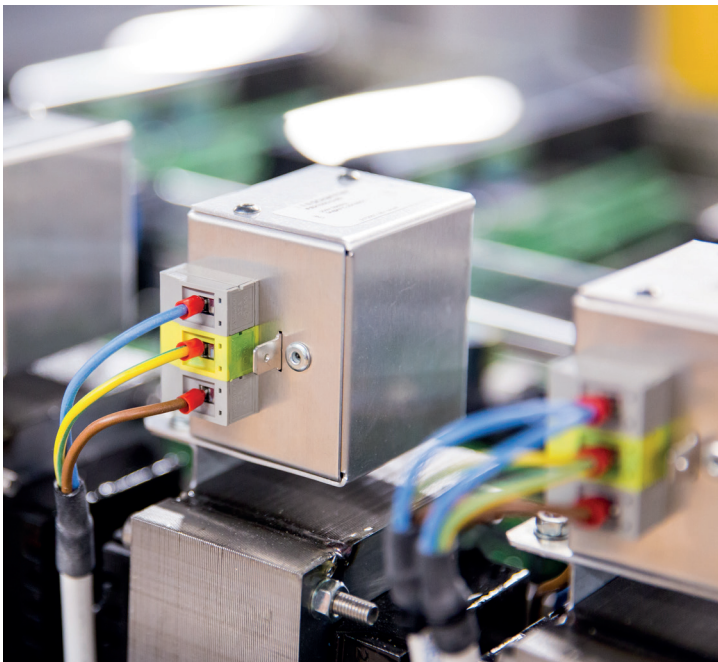
Maintenance Solutions from SE Controls

SE Controls is a leading international specialist in the design and delivery of intelligent smoke and environmental ventilation systems using façade automation as an integral part of the building envelope.

With over 35 years' experience within the façade automation industry, SE Controls offer a complete turnkey solution from design and manufacture to installation, commissioning and on-going maintenance, throughout the lifetime of a building.

We provide solutions for safety and environmental comfort within buildings, whilst ensuring compliance with legislation and improving operating efficiencies, be that for commercial space or residential accommodation.

The Importance of Maintenance

Smoke ventilation is a specialist element of the fire safety strategy, it is essential that measures are taken to ensure continued reliability of smoke control systems in the event of a fire.

Our smoke control systems are used worldwide and our reputation for compliance, design integrity and performance are well known. We undertake detailed compliance audits on smoke control solutions and provide reports on any remedial action required together with ongoing planned maintenance solutions delivered by our own qualified engineering team.

Taking Responsibility

Maintenance of smoke ventilation systems is mandated by British Standard 7346-8 which states a minimum of two annual service checks by suitably qualified and trained engineers. Attending engineers should also have access to the original design cause and effect, have all the necessary equipment to interrogate the smoke ventilation systems for faults, and have ready access to replacement equipment should this be required.

The responsible person for the building must ensure that smoke ventilation equipment and devices are maintained to good working order, and are fit for purpose to safeguard the lives of people within the building.

Compliance does not just mean deploying a fire safety contract for a building. Compliance is about meeting the statutory regulations and upholding minimum levels of life safety standards. It is the responsibility of the building owner/manager to ensure that the contractor responsible for maintenance of smoke ventilation systems can evidence compliance to BS7346-8.

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Onsite and Remote Maintenance Solutions

In the event of a fire maintenance records may be called upon for both legal and insurance purposes. SE Controls offer both, on site services and remote service maintenance packages.

On Site Services

Regular preventative maintenance can prolong the life of these essential life-safety systems. Planned preventative maintenance ensures that any defects are found before a critical situation arises.

SE Controls provide preventative maintenance visits to conform with the British Standards Institution Schedule BS7346-8 and The Buildings Regulations Approved Document B, indicating that where natural or powered, smoke and heat exhaust ventilation systems are concerned it is essential that they are serviced regularly and maintained in good working condition.

Maintenance Agreements

All customers that hold a valid Maintenance Agreement with SE Controls are eligible for the following benefits:

Scheduled preventative maintenance

24 hour emergency call out facility

Electronic engineer reports and remedial proposals

Nationwide engineer coverage

Technical Support

Preferential pricing for labour and equipment

Flexible working hours to suit customers' needs

1

Installed System
An SE Controls smoke/environmental ventilation system is installed within a building and any system using OSLINK (OS2, OSLoop and NVLogiQ) can be connected to SECloudlink™ for remote access.

NVLogiQ
OSLoop
OS2

2

Data Creation/Harvesting
Data is transmitted from the installed products and is sent to the cloud via the SECloudlink™ router, also installed in the building

3

Analysis
The data is sent for analysis by the SE Controls Remote Maintenance Team

4

SE CONTROLS

Management Report

Call outs
Faults
Outstanding Quotes
System Status
System Performance
Air Quality
Cost Saving Analysis
Compliance Status

Reporting
A bespoke report containing analysis on performance, faults and compliance is generated for analysis by Building Management.

Remote Services

SE Controls also offer a remote service solution called SE Cloudlink™. This solution allows the proactive management of site-based systems; utilising the latest technology, engineers are able to communicate with our systems without the need to be on site.

SECloudlink™ provides detailed, around-the-clock system status interrogation. This comprehensive system enables the SE Controls' maintenance team to provide planned and corrective maintenance when needed, driven by regulatory demands or by notifications direct from the smoke control system.

Using integrated 4G communications technology, it enables the smoke ventilation system to be constantly monitored, as well as allowing any adjustments and tuning to ensure it matches the needs of the building and occupants, whether it is for smoke control only, environmental ventilation or a hybrid of both systems.

Three levels of service are available with SECloudlink™, enabling you, the client, to select how proactively the SE Controls Remote Maintenance team diagnose and repair the system.

The key benefits of SECloudlink™ remote services include:

- Proactive management of life safety systems to ensure building compliance
- Improved efficiency and budget control, minimising disruption and reducing costs associated with expensive site visits
- System performance, including historical data, for individual sites or a portfolio of buildings
- Highlight faults and service requirements with fast problem resolution
- On-going support with advice and assistance when needed
- Management reporting

Contact Us

For more information on our maintenance solutions, contact:

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