



Fire Protection

About Us

Clifford Devlin is a privately-owned, family run business that has been providing specialist services to the construction industry for 60 years. Clifford Devlin's development has been characterised by steady, incremental growth, targeted investment in plant, equipment and human resources.

The company has an experienced management team, skilled operational resources and we have built a well-deserved reputation for delivering innovation and value engineering to enhance the efficiency of the construction process.



Our ability to complete fire risk assessments enables us to make recommendations of non-compliant areas where we are carrying out asbestos removal and demolition works where we either remove fire protection as part of our scope of works, or recognise missing or poorly constructed works that may have been carried out previously.

Clifford Devlin conduct meticulous evaluations of a building's compartmentation and fireproofing features, adhering to the principles of the Regulatory Reform (Fire Safety) Order 2005 (RRFSO 2005). This ensures targeted assessments aligning with fire protection compliance improvement.

With a strategic focus on passive fire protection, our evaluations centre on components within a building crucial for preventing fire and smoke migration. Our goal is to concentrate on risk assessment and remedial works, emphasizing proactive measures in alignment with RRFSO 2005 and broader industry practices.

Certified against ISO 9001, ISO 14001, and ISO 45001, Clifford Devlin's fire protection works adhere to the highest industry standards. This ensures our services are delivered safely, consistently, and sustainably, setting a benchmark for excellence in fire protection and compliance.



Management Team



Tim Clifford - Non-Executive Chairman

Background: Tim has been with Clifford Devlin since leaving college in 1978. He worked as the company Transport Manager for a number of years. In 1986 he became a Director of the company, succeeding to Managing Director in 1995.

Tim now fulfils a less hands on role as Non-Executive Chairman and is available to provide the benefit of his vast experience and knowledge of the sectors in which Clifford Devlin operate.

Tim has excellent links with the asbestos industry and currently sits on the ARCA Governing Council and its Training Committee.



Dan Tooley - Fire Protection Divisional Manager

Background: Dan originally joined Clifford Devlin in 2016 to work jointly as our Compliance Manager and Project Coordinator, having spent the previous 15 years working in various capacities in the asbestos industry. Dan has also been involved in passive fire protection since 2009.

Responsibilities: The role carries overall responsibility for the management and performance of the Asbestos Division and Fire Protection Division. As well as providing strategic leadership, Dan works closely with the company's commercial department to develop existing systems and manage the financial performance of the division.

Dan has certifications in fire risk assessment through Frankham RMS and IOSH. He has been working on business development efforts which included a multi-discipline client portfolio for passive fire protection services and products, mechanical and electrical services as well as building services.

He takes a hands-on role in managing and supervising the full lifecycle of project and contract work from identifying opportunities through tender, negotiation, mobilisation and delivery. His role is to ensure that all of our projects are properly resourced on an ongoing basis and to make sure that our work is audited, to ensure that our high standards are being met.



Ian O'Connor - Head of HSQE - Director

Background: Ian has been involved in health & safety in the construction sector for over ten years. He joined Clifford Devlin in 2015 after spending the previous eight years in various health & safety roles in the industry.

Responsibilities: Ian oversees all of the activities of Clifford Devlin's Health & Safety Department and is ultimately responsible for supervising all duties including: risk assessment, auditing, accident investigation, safety reviews, training, subcontractor assessment and for managing the company's CDM responsibilities.

Ian is a Chartered Member of IOSH and sits on the British Safety Council's Construction Sector Interest and Building & Services Groups.

He is also responsible for implementing our health and safety management systems and maintaining accreditation against International Standards ISO 45001, 14001 & 9001.

Management Team



Jo-Anne Bolder - HSQE and Training Manager

Background: Jo-Anne joined the company in 2022 as a HSQE & Training Manager with over 20 year's experience in Health and Safety within the construction industries.

Jo-Anne is a Chartered Member of IOSH and an Associate Member of IEMA.

Jo-Anne is NEBOSH Fire qualified and trained to delivery fire marshal training. She is also an approved CITB trainer and assessor and manages the continual and professional development of our staff. She is also instrumental in the development of the people that work for us that are not directly employed.

Responsibilities: Jo-Annes responsibilities include, assisting with the maintenance of management systems in compliance with ISO 45001, 9001 and 14001 for all work activities of the company. Supporting health and safety training reviews, maintaining the company health and safety training matrix and ensure identified training is carried out to meet the requirements of reviews, assisting with the running of the health and safety compliance evaluations, and complete inspections and audits at prescribed intervals. Advising sites on project-specific health, safety and environment issues. Ensuring that site teams are proactive, up to date and comply with current health, safety and environmental legislation, best practice and company standards.



Derek Aslett - Head of Commercial - Director

Background: Derek has a background in finance and boasts over 35 years experience in the construction sector having acted as Finance Director at both Galliford Try Partnerships and Chorus Group before joining Clifford Devlin in 2015.

He was instrumental in the taking of Chorus Group from start-up to a £140 million turnover business, led an MBO of Chorus out of the Withey Group in 2000 and managed its sale to the Byrne Group four years later.

Responsibilities: Derek is responsible for supervising the commercial processes and procedures of the company which include assessing and interpreting commercial risks, budgeting and forecasting and the management of Clifford Devlin's supply chain.



Steven Greenhalgh - Compliance Manager

Background: Steven has worked in the construction industry since 2004. He then joined Clifford Devlin in 2006 as an asbestos operative. He was then promoted to a supervisory role in 2012 where he managed complex asbestos projects for the company. In 2020, Steven progressed to a Compliance Managerial role.

Steven is a member of the Asbestos Management Institution as a Tech AMI. Steven has worked closely with management throughout his career and has always been willing to engage with management and pilot new ideas or review documentation for proposed changes to work methods and provide feedback.

Responsibilities: As a NEBOSH Fire qualified Compliance Manager, Steven's role includes regular site visiting to complete audits on live projects.

Steven is responsible for ensuring that the fire protection projects comply with all relevant regulations and specifications.

Fire Doors

Efficient fire doors are integral to any passive fire protection and compartmentation strategy in both residential and commercial buildings.

Clifford Devlin have worked for clients in all property sectors for over 60 years including from landlords to developers, public sector organisations, principal contractors and members of professional teams to facilitate development and refurbishment.

Our team install FIRAS-certified fire doors and work swiftly and professionally with property owners to ensure fire doors fulfil their purpose within a wider passive fire protection system and comply fully with fire safety regulations and industry standards.

All our products are IFC certified and all door components are installed with intumescent gaskets and seals.

Various products are available from standard matt or satin to more high specification fireproof vinyl. We are able to offer a high quality fully painted finish. Available to the clients own RAL specification.

Clifford Devlin help clients adhere to the industry standards and regulations (Regulation 10 in particular) by ensuring that communal fire doors are inspected at least every 3 months and Front Entrance Doors (FEDs) checked on a yearly basis.

We understand the complex procedure requiring detailed understanding of fitting a fire door. Without having a trustworthy and experienced management contractor to fit the fire doors, the fire doors performance and property will be at risk.

Moreover, despite fire doors being one of the critical components of a fire protection strategy, they are frequently misused particularly in multi use, communal and tenanted buildings.

Clifford Devlin will provide regular maintenance and inspection to ensure that the fire door condition adheres to all current legal requirements.

IFC *certification*



FIRE RESISTANT TIMBER DOOR SCHEME



Door Data Systems

Door Data Systems is an innovative system enabling the recording and storage of key data attached to fire door processes, including inspections, maintenance, and installations.

Clifford Devlin carry out condition survey inspections with full asset management reporting via an electronic tagging system to support 'Golden Thread' requirements, satisfying and improving on Regulation 38 (Building Safety Act), providing a platform to stock condition and maintain fire doors with ongoing records.

Our Door Data System is we believe, the most advanced system for management of fire doors on the market.

Clifford Devlin are FIRAS Installers and FIRAS Door Inspectors and use the latest door tagging electronic software system platform to fully manage fire door compliance, maximising efficiencies, saving costs, whilst supporting those of responsibility and accountability.

The benefit of choosing Clifford Devlin is that all processes are uniquely recorded and traceable. The data tag can be pre-installed in new door sets or retro fitted to existing doors.

Clifford Devlin will flush fit the tag on the inside of the door frame, requiring the door to be opened for the tag to be accessed for data collection. This ensures that any internal fittings or aspects of the door are available for inspection, allowing the client to fully meet their legal inspection requirements.

Following inspection, if there are any repairs or faulty aspects of the door equipment, then details of the door hardware will be contained on the door data tag, to speed up re-ordering and potential repair works.

Clifford Devlin hand over informative data that can be instantly accessed by clients when they need to, which is a major factor when choosing a specialist fire door system.

Door Data Systems allow for certainty that we are taking a responsible, forward facing approach to improving the standards of building safety by specifying doors fitted with the door data collection system, making client asset management easier to manage and retain data and simultaneously demonstrate compliance with legislation.

Door Data Systems is accessible via mobile application which enables all stakeholders access to critical information throughout its entire lifecycle.

Clifford Devlin believe the introduction of this door data tech will prove to be a major advancement and benefit for client asset management.



DOOR DATA SYSTEMS
COMPLIANCE IN CONSTRUCTION

Service Penetrations

Penetration seals play a vital role in fire safety by preventing the rapid spread of flames, smoke, and gases in buildings. Properly installed and maintained penetration seals are crucial components of a comprehensive fire protection system, helping to save lives and reduce property damage in the event of a fire.

Penetration seals are designed to withstand the heat and flames generated during a fire. They prevent the fire from spreading through openings in walls or floors, which could otherwise provide a pathway for the fire to travel from one area of the building to another.

Many building codes and regulations require the installation of penetration seals to meet specific fire safety standards.

Clifford Devlin understand that compliance with these codes is essential for obtaining permits and ensuring the safety of occupants.

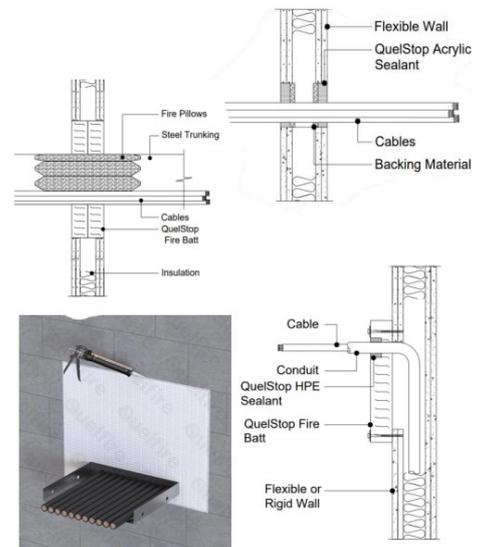
All our products are from an approved supplier, all accreditations and certification will be supplied for each product.

Clifford Devlin work with the client to consider factors such as the specific requirements of the project, the level of fire protection needed.

Clifford Devlin work with our trusted partners Quelfire for tested firestopping solutions for service penetrations in buildings.

All of our operational team are approved installers of all the Quelfire products.

Our team are trained in understanding the process of installing the fire stopping products, what it looks like correctly installed and why it needs to be installed per the manufacturer's guidance.



Health & Safety

We operate an occupational health & safety management system which is certificated against ISO 45001. This provides the structure and discipline to manage the works and other risks we encounter on-site. The systematic approach has helped us to maintain industry-leading health & safety performance statistics.

Risk assessments are carried out for all works we carry out and our HSQE department performs regular site audits which are documented and fed-back into the system to ensure continuous improvement in the health and safety performance of our fire protection works.

The excellent safety of Clifford Devlin has also contributed to receiving another gold medal award (the highest achievable) and a commendation from the Royal Society for the Prevention of Accidents (RoSPA).

As the Principal Contractor we prepare and manage a Construction Phase Plan which provides the framework for managing health and safety throughout the project's lifecycle.

This document contains details of risk assessed method statements from site teams and subcontractors as well as our approach to engaging the local community and other stakeholders to minimise disruption.

Our staff and subcontractors are rigorously vetted during the recruitment / procurement process to ensure they have the credentials to discharge their health & safety responsibilities.

Thereafter an ongoing regime of site-based and vocational training ensures they maintain and enhance their health & safety competency.

Continuous oversight and inspection of work on-site is supplemented by a robust regime of unscheduled internal and external site-audits.



Quality Assurance

We have developed robust systems to ensure we deliver our work to a consistently high standard and in full compliance with regulations and which matches or exceeds the current industry benchmark.

All of our fire protection work is carried out and regulated by our quality management system which has been certificated against International Standard ISO 9001 or its equivalents since 1997.

Quality assurance for fire protection involves a systematic process to ensure that fire protection measures and systems are designed, installed, and maintained to meet established standards and provide effective fire safety.

Most of our software is in-house using templated forms from our Integrated Management System (IMS) and accredited against ISO 9001.

Completed fire protection installation works will be recorded on an industry recognised asset management system (where applicable) and labelled accordingly at the work face. Where a client has a specific asset management system already in place, we can offer to use that system.

Our principles allows for a robust quality assurance system which provides with reassurance that their fire protection measures and systems are effectively preventing and mitigating fire-related risks.

Our partnership with Quelfire gives assurance to our customer base that installations are to an accepted and recognised standard.

Clifford Devlin are members of the Fire Protection Association.

The FPA's unwavering commitment to setting industry benchmarks and influencing policy resonates with our core values.



Member Number:
A-149907

Renewal Date:
09/01/2025



Sustainability

Sustainability has become an increasingly important issue for the construction industry. The conservation of natural resources and reduction of the impact the construction process has on the environment are now key factors which are fundamental to the future of the sector.

Clifford Devlin is committed to reducing our impact on the environment through Science Based Target initiatives (SBTi) which will ensure we meet our targets of halving Green House Gases by 2030 and achieving Net Zero Emissions by 2050.

Sustainability is a corporate value. It is a process of ensuring the responsible use of all resources within a framework in which economic, environmental and social factors are integrated and balanced. This means improving the quality of life both now and for generations to come.

Clifford Devlin will meet its commitment to sustainability through the services it provides and in the way it operates as an organisation.

At Clifford Devlin our policy is always to endeavour to minimise the impact our activities have on the immediate surroundings and their consequences for the wider environment.

Following a quick and fully compliant installation, we will remove all waste so the site is left just as it was before we arrived. However, we aim to prevent or minimise the generation of wastes.

Clifford Devlin has the opportunity to support circular economy through the re-use of components in the next development where appropriate with our client's needs.

Secondly, we have the contacts to be able to re-use surplus materials with our supply chain partners and various charity associations.

Salvage and segregation of wastes at source can be achieved on-site for sending away to recycling centres or manufactures rather than process them for energy recovery or landfill.



ORCHARD THEATRE WEST

DARTFORD

Clifford Devlin were appointed to apply fire rated paint and fire protection coating to a temporary theatre in Dartford.

The project included all rooms and corridors within the building.

All free standing items from the walls were removed to give sufficient access to each wall.

The project included applying primer and then 2 coats of fire rated paint to all walls along corridors and every room in the back of the house areas.

All items that could not be removed were masked up/protected including chairs, flooring, signage, lights, smoke heads and wifi routers.

Clifford Devlin then applied primer coat - ES/VFR product number 92. This was applied by combination of roller and brush.

A first coat of fire protection coating ES/VFR product number 92 was applied by combination of spray, roller and brush, finish to a coverage of 10m² per litre.

The second coat was then applied of fire protection coating ES/VFR product number 92. Applied by combination of spray, roller and brush, finish to a coverage of 10m² per litre.

Discipline: Painted Fire Protection

Duration: 3 Days

Value: Under £100k

Client: Dartford Council



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FIRE DOORS

LONDON EC1

Clifford Devlin was entrusted with the responsibility of executing the replacement of fire doors, a crucial aspect of enhancing the overall safety and compliance of the 12 storey legal offices.

This comprehensive undertaking involved the meticulous removal of the existing damaged fire doors, followed by the installation of new, top-tier fire doors accredited by both FIRAS and UKAS, ensuring the highest standards of fire safety.

In close collaboration with our client, we conducted a detailed assessment to identify specific requirements and preferences, allowing us to tailor our approach to the supply and fitting of fire-rated doors.

This collaborative effort ensured that the selected fire doors not only met industry standards but also aligned seamlessly with the unique needs of the client and the operational requirements of the space.

Recognising the importance of minimizing disruption, particularly in operational environments, our dedicated team executed the entire project outside of regular business hours. This strategic scheduling allowed us to seamlessly integrate the replacement of fire doors without compromising the daily activities of the client's facility.

Throughout this project, our commitment to excellence and adherence to industry accreditations reinforced the reliability and effectiveness of the fire doors installed, contributing significantly to the overall safety and compliance of the premises.

Discipline: Fire Door Installation

Duration: 4 Weeks

Value: Under £100k

Client: Indigo Facilities



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EXPERT FIRE-RATED DUCTWORK INSULATION

LONDON SW1

In response to the growing emphasis on fire safety compliance, Clifford Devlin Fire Protection Ltd were enlisted to deliver a comprehensive solution for the installation of fire-rated ductwork insulation.

Our various projects are aimed to meet stringent standards, including EN1366 and BS476, ensuring optimal fire resistance and safety measures for both tenant and kitchen smoke extract ventilation systems.

Our team conduct a detailed site assessment to identify critical areas that required fire-rated ductwork insulation. This step was crucial to creating a customised plan that addressed the unique aspects of the installations.

The installation process was meticulously planned and executed to guarantee compliance and the highest level of fire safety.

Relying on our expertise, we carefully selected fire-rated insulation materials that met the site specific standards.

These materials were chosen for their durability, thermal performance, and, most importantly, their ability to withstand and contain fire.

The projects posed several challenges, including the need to adhere to both EN1366 and BS476 standards, ensuring that the installed ductwork insulation met the highest industry benchmarks.

Discipline: Fire Rated Ductwork

Duration: 9 Months

Value: £600k

Client: Designer Group



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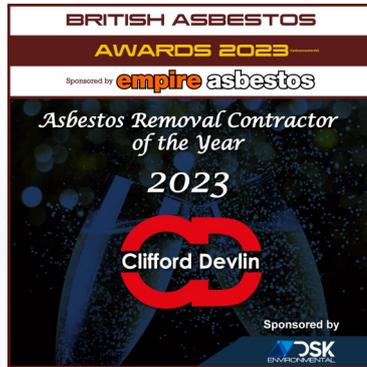
Clients

Clifford Devlin works directly for property owners, developers and funds as well as local authorities, principal contractors and members of professional teams. For our full list of clients please visit www.clifford-devlin.co.uk. Some of our clients include:





Construction Commercial Sector Award Commended



Accredited Site Audit Scheme



National Federation of Demolition Contractors The voice of the UK Demolition Industry



Fire Protection Association®

Member Number: A-149907

Renewal Date: 09/01/2025



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