



## Case Study Tribe Hotel

Tribe hotels are part of Ennismore, a lifestyle and leisure hospitality company that's majority owned by Accor. Ennismore comprises 77 iconic venues and 300 restaurants and bars, and with Accor by their side, they're a major player in the hotel, leisure and hospitality industries.

### The Challenge

Kiwa Fire Safety Compliance (KFS) has been supporting Canary Wharf Group, Canary Wharf Management Limited and Canary Wharf Development Limited which included the construction of the Tribe hotel in Canary Wharf. A pre-occupation fire risk assessment (FRA) was needed for works within the landlord operated areas.

When the hotel was operating, Tribe Hotels appointed KFS for clear advice and to ensure that existing knowledge of the building was utilised in the FRA. The main challenge was delivering an FRA and technical excellence in a fully operational high-end boutique hotel and restaurant environment.

### The Solution

To keep any disruption to an absolute minimum, KFS did as much preparation as possible. This included reviewing issues identified during the construction phase, reviewing reports from previous site visits, and reports about the landlord areas of the building. The team also liaised closely with the Tribe's engineering and front-of-house teams to understand the operation of the hotel and restaurant.

Next, KFS engineers applied detailed knowledge of regulatory requirements and the fire strategy from the construction phase and delivered an FRA report considering the findings from the pre-occupation assessment. They also ensured any deficiencies were suitably completed using insight and knowledge from the construction phase.

### The Outcome

An FRA was completed, which provided Tribe Hotels with recommended measures to implement and resolve in conjunction with their landlord. This meant that once completed, the building would perform as per the intended design and offer the right level of protection for its occupants.

#### Contracting Client:

Tribe Hotels  
*(part of Ennismore and Accor Group)*

#### Location:

London, Canary Wharf

#### Sector:

Hospitality

#### Key Elements:

- ✓ Hotel, leisure, restaurant
- ✓ Fire risk assessments
- ✓ Development and pre-occupation fire risk assessments



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Since our foundation, we have continued to deliver robust, innovative and cost-effective fire safety solutions.

Indeed, we have lent our expertise to developments right across the built environment spectrum, from the necessities of Residential, Education and Healthcare to the more iconic buildings of the past, such as historical royal palaces and stately homes.