

FILE NOTE

Client Name/Project: Ideas list for blocks of flats

Date: 24 January 2011

Project No.: L/11/01

Subject: Ideas for blocks of flats

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- Flow chart for existing blocks from PAS 79
 - Loss experience with statistics if possible, general and case history
 - Risk of dying ref: Mtech report
 - Risk compared with other dwelling types
 - Risk of spread beyond flat of origin
 - Enforcement action - protocol
 - Entrance doors
 - Long dead ends
 - Evacuation strategy
 - Fire alarms
 - Rubbish shuts
 - Need for sprinkler protection and other fire precautions in bin stores
 - Kitchen and bathroom extract
 - Reference to residential sprinklers
 - Interface with BS 9991
 - Emergency lighting issues
 - Signs and notices
 - Fire extinguishers
 - Smoke control
 - Fire fighting lifts and rising mains
 - Reference Housing Act and fire precautions within flats
 - HHSRS
 - Linking balconies
 - History of standards and their requirements
 - (Consultees)
 - Maisonettes and alternative means of escape arrangements
 - Low rise v high rise?
 - External cladding
 - PVC windows
 - Risers
 - Protection of external escapes - glazing
 - Roof top escape
 - Flats above shops and offices
 - Material alterations by residents – internal and affecting common parts
 - Difficulties of long term leases
 - Disabled evacuation (or not)
 - Role of concierge and caretaker

- Control of housekeeping and regular inspections
- Control of contractors
- Misunderstanding of smoke detection for smoke control
- Paint finishes in common parts
- Mixed use buildings
- Mixed tenure within the same block (CST to expand)
- Locks on flat entrance doors