

Message

From: Robert Black [rblack@kctmo.org.uk]
Sent: 23/02/2012 13:22:38
To: 'cllr.coleridge@rbkc.com' [cllr.coleridge@rbkc.com]
Subject: Fw: NEW REPORT RE: Improving Safety by Installing Sprinklers in High-Rise Social Housing

Dear cllr Coleridge

Please see Janice's review and response to this We will keep you updated

Robert

From: Janice Wray
Sent: Thursday, February 23, 2012 01:11 PM
To: Robert Black
Subject: RE: NEW REPORT RE: Improving Safety by Installing Sprinklers in High-Rise Social Housing

Robert

I have discussed this with our Fire Risk Assessor and I would advise that in advance of the "launch" of this project in April (to which our assessor has been invited) it is difficult to comment accurately - as no details have been provided on the type of system installed, the costs, the ongoing maintenance requirements etc. or any teething troubles that may have been encountered since completion.

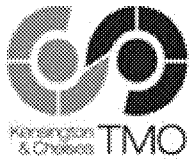
I am advised, however, that this has been done as a one-off to demonstrate that sprinkler systems can be retro-fitted to existing residential housing blocks and dispel any views that this could not be done. We believe that the costs are expected to be very high and that this work will still be prohibitive for us. I would emphasise that we are still confident that endeavouring to ensure that as many dwellings as possible are fitted with working smoke alarms is the most effective method of controlling fire risk within our residential stock.

Additionally, with regard to our housing stock, it is worth pointing out that we are almost at the conclusion of our programme of Fire Risk Assessments and to date all properties have been assessed as the lowest risk for residential blocks and where works are required these are being instigated.

Hope this helps. Happy to provide more detailed response following the April launch of this project


Janice

Janice Wray
TMO Health, Safety & Facilities Manager
t: [REDACTED]



w: www.kctmo.org.uk

a: : The Network Hub, 300 Kensal Road, W10 5BE

 Before printing, please think about the environment

From: Robert Black

Sent: 22 February 2012 13:58

To: Janice Wray

Subject: Fw: NEW REPORT RE: Improving Safety by Installing Sprinklers in High-Rise Social Housing

From: Cllr.Coleridge@rbkc.gov.uk [mailto:Cllr.Coleridge@rbkc.gov.uk]

Sent: Wednesday, February 22, 2012 01:41 PM

To: Robert Black

Subject: FW: NEW REPORT RE: Improving Safety by Installing Sprinklers in High-Rise Social Housing

Robert

I am sure you are aware of this. Do you have any view on whether we should be doing this ?

Cllr Coleridge

From: Wendy Otway, BAFSA [REDACTED]

Sent: 21 February 2012 09:56

To: Cllr-Coleridge

Subject: NEW REPORT RE: Improving Safety by Installing Sprinklers in High-Rise Social Housing

British Automatic Fire Sprinkler Association

bafsa

Improving Safety by Installing Sprinklers in High-Rise Social Housing:

Launch of Callow Mount Pilot Project Report: April 12th 2012

Dear Councillor Coleridge

The deaths of six residents on 3 July 2009 in a fire at Lakanal House, Camberwell, South London has prompted a re-examination of the safety of high-rise social housing blocks. While many of the blocks in use do provide levels of fire safety commensurate with current building regulations, others (mainly those which are provided with only a single staircase) do not.

It has long been the view of many fire safety professionals that automatic fire suppression systems could be used to supplement existing fire safety provision and compensate in locations where this might not be adequate. This opinion was not shared at the time by the DCLG's Chief Fire & Rescue Advisor who reported to the Secretary of State following the Lakanal House fire that: "it is not considered practical or economically viable to make a requirement for the retrospective fitting of fire suppression systems to all current high-rise residential buildings".

A forthcoming report details how a pilot project, sponsored by the Sprinkler Coordination Group and funded by the British Automatic Fire Sprinkler Association was undertaken in September 2011. The project involved the retrofitting of a fully comprehensive sprinkler system in a 1960's high-rise block of flats. The block is managed by Sheffield Homes as sheltered housing, on behalf of the owner, Sheffield City Council.

In the twelve months before the Sheffield pilot project installation began, there were 13 fires in similar UK properties. These resulted in 9 fatalities and 12 people, including 5 fire fighters, requiring treatment for injuries or smoke inhalation.

The successful completion of the project ahead of time and on budget provides definitive evidence of the practicability of retrofitting sprinklers to high-rise social housing blocks at a reasonable cost. It has now been clearly demonstrated that:

- It is possible to retrofit sprinklers into occupied, high-rise, social housing without decanting residents
- Such installations can be undertaken on a fast track basis.
- Tenants, residents and their families feel safer knowing they are better protected with a sprinkler system in place.
- The potential trauma and disruption to individuals and communities following a fire would be reduced.
- The minimum impact of a fire in a sprinkler-protected block will substantially reduce the need for rehousing tenants and major refurbishment following a fire.
- The true installation and whole life-costs can permit a cost benefit analysis of sprinkler installations in relation to potential repair and rehousing costs following a fire
- Retrofitting sprinklers as part of a major refurbishment project would form only a small part of the overall costs.
- The retrofit design and installation can be adapted for high-rise blocks with different layouts.

This report provides authoritative, accessible information for housing authorities, housing associations, social landlords, local authorities and the fire and rescue services and will allow serious consideration of the possible benefits of retrofitted sprinkler installations in existing unprotected high-rise blocks of flats to:

- Reduce the risks of death and injury to fire-fighters called to high rise blocks.
- Reduce the costs (financial and other) of a fire on hard-pressed local authorities and other property owners.
- Reduce the demands on the fire and rescue, police and ambulance/health services in responding to the consequences of major fires in high rise accommodation

Click [here](#) to view a more detailed summary of this report.

*The Chairman and Council of BAFSA
on behalf of the members of the Sprinkler Coordination Group
invite you to attend a launch of this important report
on Thursday April 12th from 1100 to 1300
at 1 Great George Street, London SW1P 3AE*

RSVP CALLOW MOUNT LAUNCH by 15th March

We hope you will join us.

If you are unable to attend then we would be pleased to send you a copy of the report and the accompanying DVD.

Regards
Wendy

Wendy Otway
on behalf of
BAFSA Chairman & Council & the Sprinkler Co-Ordination Group
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