

INDUSTRY VIEWFINDER AUGUST 2023 HOUSING MANAGEMENT & MAINTENANCE

REVISITING THE APPROACH TO FIRE SAFETY IN SOCIAL HOUSING

PRODUCED IN ASSOCIATION WITH

FireBrigel District Transformer Processor

DFAB DOORS

AUGUST 2023



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EXECUTIVE SUMMARY

Fire Safety is the highest priority in social housing, and housing fires are preventable more often than not. Despite this, fires in UK housing are no thing of the past – with the Grenfell Tower fire affecting the national consciousness perhaps more than any other.

Housing associations and private landlords have a legal – and moral – obligation to ensure that every resident is safe, and there has been a push in the last decade to reassess the safety of their stock, and complete vital building safety works such as cladding remediation, fire compartmentation, sprinklers and fire doors.

Despite this, in 2021, four years after the Grenfell Tower Fire, *Housing Management & Maintenance* discovered a range of potentially lethal shortcomings in fire safety were a constant issue. One in five (22%) of failed fire risk assessments took three months to a year to be addressed, and 16% of our respondents had been in a position where it would be uncomfortable to report fire safety issues or malpractice to a superior or relevant authority.

Since that study, policy and reviews have progressed. Two years after our last study, the Grenfell Tower Inquiry has revealed widespread failings across over 1,600 witness statements and more than 300 public hearings, and the Fire Safety Regulations 2022 – realising some of the measures from the Hackitt Review into the fire – has introduced new duties under the Fire Safety Order for building owners or managers.

Now, in 2023, *Housing Management & Maintenance* conducts a further study to see if the industry has made progress in the last two years, if fire safety measures have improved, if housing professionals feel equipped to carry out the standards required, and if not, what is preventing them from doing so.

In this study, *Housing Management & Maintenance* reveals that, while there has been some improvement – with the average frequency of fire risk assessments being conducted almost tripling – there were still over one in 10 respondents who only conducted them every two years or more, and 4% who never do, almost a quarter (23%) who only partially, slightly or don't at all understand fire safety regulations, 14% – down just 3% from the last study – who have been, or are currently in, a position



where it would be uncomfortable to report fire safety issues, and a fifth of respondents reported that 10-100% of their housing still has unsafe cladding installed.

Compounded by at least 7%, and up to 27%, of respondents yet to take action on measures applicable to their properties in recent legislation, *Housing Management & Maintenance* provides data that help explain such failings among the still too high minority.



"It has been reported that many housing professionals at some point in their career have been put in a position where it would be uncomfortable to report fire safety issues or malpractice to a superior or relevant authority, or that their voices would not be heard in the matter. Which of the following options best suits your experience of this?"











INTRODUCTION

THE FIRE SAFETY (ENGLAND) REGULATIONS 2022

In our 2021 Delivering Better Fire Safety Industry Viewfinder a significant resistance to change was shown.

Since then, many more changes have been introduced, with multiple initiatives introduced following the Hackitt review and the Fire Safety Act.

One of the most significant implementations since the last study is The Fire Safety (England) Regulations 2022 – an important step forward for the industry – bringing about an overhaul of the way fire safety is conducted in the housing sector, intended to implement the majority of the recommendations made by the Grenfell Inquiry in its Phase 1 report, brought into force at the start of this year.

Among the new regulations are the requirement for a 'responsible person' for residential buildings at least 18 metres in height (or over seven storeys), responsible for a swathe of fire safety measures including regular discourse with their local fire and rescue service, keeping plans and records of the building, installing signage, and a minimum of monthly checks on lifts which may be used by firefighters as well as any essential pieces of firefighting equipment.

On smaller buildings, for all multi-occupied buildings over 11 metres in height responsible persons must undertake quarterly checks on all communal fire doors, and annual checks on apartments' entrance doors, and in all multi-occupied residential buildings of any height, the responsible persons must provide residents with relevant fire safety instructions and information about the importance of fire doors.

RESPONSE TO CHANGE

In this study, *Housing Management & Maintenance* used the adoption of these regulations as a marker to gauge the industry's engagement with fire safety, asking this year's respondents whether they have actioned the measures applicable to their stock prior to the updated legislation, actioned them because of it, or if some are still yet to take action.

For those who currently work with buildings over 18 metres high, the majority (62%) had already installed proper wayfinding signage before

the legislation was introduced, and 19% have done so following them. Unfortunately, this leaves another 19% of respondents who believe the legislation is applicable to their properties that are yet to action this critical measure of fire safety.

Similarly, with a high level of adoption, but still not nearly enough when considering the risks to lives of residents, 50% of respondents were already carrying out monthly checks of fire lifts and firefighting equipment within their properties, with 33% having done so since. Still, 17% of respondents who have buildings over 18 metres high in their stock have not actioned this measure.

As for the rest of the listings for this height, when it came to having installed a secure information box, 54% of those with properties relevant to these measures had already done so, 22% had done so since the measures were introduced, and 24% were yet to take action. Of those who had prepared a floor plan and building plan, 52% had done so already, 38% had done so since the measures, and 10% still have not. Then, of those who have prepared a record of the design of external walls in such buildings, 40% had already done so, 33% had since, and 27% are yet to.

Of those who work on buildings over 11 metres high, 61% have been checking fire doors in communal areas at least three months prior to the legislation, 32% have done since, and 7% don't yet reach this standard, and similarly, 53% already checked the fire doors at the entrances of individual flats every 12 months, 40% have done so since, and 7% are yet to meet this.

Lastly, of those that work buildings of any size, 77% were already displaying fire safety instructions prior to the legislation, with 16% doing so because of it and 7% yet to do so, and 71% were already providing information about fire doors, with 22% having done so because of it and 7% yet to do so.

Overall, though the vast majority of housing professionals are meeting these new standards, and many were already meeting them prior to their introduction, the level of respondents who cannot – or will not – meet these requirements are far too high.



Following these updates at the start of this year, what options best suit your actions on the following updates?"

📕 Actioned prior to updated legislation 📕 Actioned because of legislation 📕 Yet to action 📕 Not applicable to my properties











PROBLEM ASSESSMENT

HAS THE SECTOR PROGRESSED?

While from these results when taken in isolation it seems as though a minority of housing professionals continue to resist change – change that is proven to save lives – *Housing Management & Maintenance* also looked into other areas where progress may have been made.

As such, beyond the new measures introduced after the last study, *Housing Management & Maintenance* have also produced some data on whether this year's respondents show a better adoption of wider fire safety measures compared with our last study.

When asked how often our respondents (or their organisations) conducted fire safety assessments on their properties, for example, progress has been made – with the average frequency almost tripling to every four months (last year's average being at 11.5 months). 14% (+7% from last year's study) reported that fire risk assessments are conducted every month, followed by 4% every three months (equal to last year), 8% every six (-4%), 58% every year (-1%), 11% every two years or more (-2%), and shockingly 4% still never conduct fire safety assessments, just as in the last study.

Though less prominently, the number of assessments receiving a pass has also improved a little. 32% of our respondents reported that an average of 100% of these assessment pass (+13%), 36% passed around 90% of the time (+6%), 17% passed between 70-80% of the time (+15%), 5% passed between 40-60% of the time (-2%), 3% between 10-30% of the time (-4%), and 5% never (the same as last year).

When it came to the average length of failings to be addressed, 28% said failed assessments would take a day to remediate (up a significant 20%), with 23% a week (-17%), 27% a month (-3%), 13% three months (-2%), 2% 6 months (-4%), and a small, yet still far too high 4% never being addressed (+4%).

There was some improvement seen in the understanding of fire safety regulations, though three quarters still do not completely understand them. 2% reported that they do not understand fire safety regulations at all (+2%), with 5% slightly understanding them (+0%), 16% partially (-8%), 54% mainly (+0%), and an improved 24% completely (+7%).

This year, we also asked respondents how they believe other areas of the sector have improved – or not – in terms of fire safety over the last



How often do you or your association/organisation conduct fire risk assessments on each property under your company's remit?







How often on average would you say these assessments pass?

five years. When it came to the housing that our respondents had worked on, 15% said their fire safety had vastly improved, with 39% saying it had improved, 40% slightly improved, 4% slightly worsened, 1% worsened, and 1% vastly worsened. Similarly, when considering how the private rented sector has improved its fire safety over the last five years, 15% said it had vastly improved, 32% improved, 47% slightly improved, 4% slightly worsened, 3% worsened, and none vastly worsened. 15% believed social housing as a whole has vastly improved in this area, followed by 32% improved, 47% slightly improved, 5% slightly worsened, 1% worsened, and none vastly worsened. And lastly, the robustness of legislation was seen as having vastly improved by 14%, where 37% said it had improved, 43% slightly improved, 5% slightly worsened, 1% worsened, and none vastly worsened.

Another additional question introduced this year, *Housing Management & Maintenance* asked respondents what percentage of the housing they have worked on in the last six months they estimate has unsafe cladding still installed. While 81% have worked on no housing with unsafe cladding on in the last five months, 12% said between 10-30% still retained such cladding, with 4% between 40-60%, and another 4% between 70-80% – meaning that one in five respondents are still working on properties with unsafe cladding.

THE BARRIERS TO ADOPTION

PROFAB RISER DOORS

Though some areas have seen improvement, the sector clearly has a long way to go. As such, there must be major barriers present which were preventing the adoption of fire safety measures.

In this section, *Housing Management & Maintenance* looks at some of the most significant barriers still present, and if this has remained consistent with our previous results, or if new barriers have been encountered.

When asked what the main reasons are that fire risk remains present in their properties, for example, as ever costs came front and centre, with 60% citing costs as a major reason (+7%), 30% a minor reason (+12%), and 10% being unsure (-19%).

Following this however, the remaining reasons given fluctuated a little from the last results. This year, the second most common barrier was







In the last year, how has your trust in product manufacturers been affected?

listed as uninformed tenants (up from 8th last year). Next was lack of government support, retaining its position in third place. Cheap products was next at 4th (up from 7th), followed by 'malicious tenants' 5th (up from 9th), poorly maintained stock 6th (down from 5th), barriers to reporting issues in7th (up from 12th), landlord malpractice 8th (up from 10th), and poor legislation at 9th, retaining its place from the last study.

Among the less popular options were poor tradespeople at 10th (up from 11th), untrustworthy manufacturers (up from 13th), a lack of sprinklers at 11th (up from 4th), a lack of council funding at 12th (up from 6th) and flammable products at 13th (down dramatically from 2nd).

Another barrier highlighted in our study was a lack of clarity around who is ultimately responsible for fire safety in rented social housing. While the majority (57%) believed landlords are ultimately responsible (+6% from our last study), another 27% believed building owners to have the main culpability (-13%), 9% tenants (+7%), local council 3% (-2%), 1% builders (-1%) and 10% 'other' (+10%) – including a range of answers, from 'everybody' to property managers.

Another barrier shown in the survey results was around reporting issues. Though this statistic would be unlikely to change drastically over the last two years, the relative consistency in numbers of those saying they have recently, or have ever been in a position where they felt uncomfortable or lacked the ability to report issues of fire safety or malpractice again highlights the persistent reality that there are still many housing professionals who are confronted with this problem.

This year, while 83% reported that they have never been in such a position (-1% from the last study), 17% either know someone that has been (3%; -7% from last year), have previously been in such a position (7%; -4%) or are still in such a position (7%; +3%) – meaning that again, almost one in five housing professionals have seen pressure exerted to prevent them reporting vital safety issues.

Trust in product manufacturers also remains a barrier for a minority of respondents, and fortunately this had reduced in the last two years. When asked how respondents' trust levels had changed recently, 8% said it had changed negatively or very negatively (down significantly from 35% in the previous study). Similarly, 67% reported their trust is unchanged (+16%), 18% positively (+9%) and 7% very positively (+4%).



What do you think are the main reasons these risks remain present?
Major Reason Minor Reason Unsure/Don't know











GREATEST RISKS

s well as identifying the barriers to preventing fire risk, *Housing Management & Maintenance* again looked to ascertain what the most prominent risks to buildings and occupants were in terms of fire safety.

Following relatively closely to the previous study, the following data serves to further demonstrate the unchanging areas of concern.

GREATEST RISKS FOR FIRE SAFETY

When asked what they believed to be the greatest causes of fire risk in the housing sector, electrical faults were at the forefront, with 66% believing it to be a large risk (a 28% jump from last year's study), 31% a small risk (-8%), with 3% being unsure (-20%) – a trend across the results showing this years respondents were significantly less unsure.

Perhaps surprisingly, candles were cited as the second highest fire risk in properties, with another 66% believing it to be a large risk (+14%), 29% a small risk (+6%), and 6% being unsure (-20%). This was followed by faulty appliances with 66% picking it as a large risk (+23%), 33% small risk (+2%) and 3% unsure (-25%). Then came older properties, at 62% large risk (+42%), 36% small (-10%), and 2% unsure (-32%), then cooking, at 61% large risk (+30%), 36% small (-14%) and 5% unsure (-16%), followed by 'poor regulation,' at 61% large risk (+32%), 35% small (-3%), and 4% unsure (-29%).

Of the listings seen as a large risk by 60% or fewer of respondents, tenant failurest was a large risk for 60% (+18%), small for 36% (+12%), and 3% were unsure (-28%). The other risks mentioned were were smoking, at 57% large (-4%), 42% small (+15%), and 1% unsure (-11%), broken fire doors at 50% large (equal to last year), 46% small (+17) and 5% unsure (-17%), lacking fire safety information, at 48% large (-6%), 46% small (+18%), and 6% unsure (-12%), flammable products, at 47% large (-6%), 51% small (+14%), and 6% unsure (-8%), ageing products, at 42% large (+10%), 52% small (+16%), and 6% unsure (-26%).Lastly, holes in walls were seen as a large risk by41% (+9%), where 51% said it was small (+15%), and 8% were unsure (-26%).

Beyond this, of the options unlisted last year, 56% of this year's respondents also believed insufficient escape routes to be a large risk, with 35% small and 4% being unsure, insufficient smoke ventilation at 54% large, 37% small and 9% unsure, and insufficient sprinkler systems at 52% large, 41% small and 7% unsure.



"Do you work on any housing that falls under the Fire Safety Regulations 2022 updates this year that require a Responsible Person?"



In your experience, do 'better' fire safety products significantly reduce fire risk?

FAILED FIRE RISK ASSESSMENTS

Next, *Housing Management & Maintenance* looked into the main causes of failed fire risk assessments for our survey respondents, to see how this compared with the areas housing professionals see as wider risks to the sector.

As in the last study, broken fire doors were again front and centre for respondents, picked as the most common source of failure for 40% (-14%). Next, were holes in walls, with 24% of respondents reporting it as a main source of their failed fire risk assessments (+7%). Older properties followed, listed by 24% of this year's respondents (-4%), followed by ageing products at 21% this year (-3%).

Of those listed by 20% or less, were smoking guidelines at 20% (+1%), flammable products at 17% (+4%), lacking fire safety information at 15% (-4%) and poor regulation at 15% (-3%).

Not listed for last years' respondents' picks, 15% reported insufficient smoke ventilation as a cause of failed fire risk assessment, with 12% reporting insufficient sprinkler systems, and 12% insufficient escape routes.

With the largest gap between our two studies being just 14%, our new findings highlight a notable lack of change in views and insights from our readership of housing professionals, with the most common fire risks remaining consistent over the last two years.

PRODUCT QUALITY

Another cause of fire risk highlighted in our last study – and reinforced by this year's respondents – was the quality of fire safety products available.

When asked, in our respondents' experience, whether 'better' fire safety products were likely to 'significantly' reduce fire risk, the vast majority (91%) said yes, up from 85% in the last study.

As to how they would define a 'better' fire safety product, reliability again was the most highly listed among the criteria provided, at 77% this year and 91% last. This year, ease of use followed at 72% (59% last). Next were durability at 71% this year, 59% last year, trusted brands at 57% this year, 59% last, detailed information at 55% this year, 61% last, and remote access at 53% this year and 28% last.

Of the options for defining a better product that were listed by half or less of our respondents,installation guides were chosen by 50% this year, (48% last), 'manufacturer-led installer' at 50% this year, 41% last, recommendations at 49% this year, 39% last year, high cost at 24% this year and 20% last, and low cost at 17% this year and 20% last.

Largely following the same trends, this again raises the question of why 'better' products are not specified in general.

As in our last year's study, however, while a lack of confidence in product manufacturers is still present to some degree, it is still costs that appear to dominate housing professionals' decisions.











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FIRE-DNA CASE STUDY

FireDNA digitally monitors Fire Doors and Passive Fire Products

While The New Fire safety Regulations having been in force since January, and with further legislation changes due in early October, Contractors, Fire Door inspectors and Building Owners see the real benefit in using the FireDNA Software & App. In a recent case study, BAML, a large London based property management company, recognised that they would need specialist Software and a Mobile App solution that could be used by a team of qualified Fire Door Inspectors to undertake an immediate Fire Door and Doorset asset audit and review.

BAML chose FireDNA as its digital partner to not only capture and deliver that data, but to also enable them to keep that information maintained and up-to-date going forwards in-line with the lifecycle of the products and the required inspection regimes, and any required remedial works. This was to make sure all of its Fire Door and Doorset assets were meeting the new fire safety and compliance standards in-line with the legislative change that came into force in England in January 2023, and to be ready in advance of further legislation that comes into force in October around digital compliance; amendments to Section 156.

The programme is being rolled-out across 10 developments in London, managed by BAML, including Embassy Gardens in Nine Elms, Wardian London's iconic two towers in Canary Wharf, Royal Wharf in the Royal Docks area and the Brentford town centre regeneration project adjacent to the River Brent. The programme entails Auditing, Inspecting and Reporting on around 25,000 Fire Door assets.

Once the inspection data and supporting photography is in the system, synced with the cloud, report generation is largely automated, formatted into MS Word and Excel documents, for issue.

On receipt of the Reports BAML were able to immediately review the findings and digitally assign remedial works to Contractors, all within the FireDNA desk-top portal using the 'Share Building' functionality. In turn, the Contractors were then able to update the 'live status' data as remedial works were completed, adding asset notes and photography whilst on-site, which BAML could monitor and track on a daily basis.

The overarching measurable benefit and improvement to fire safety by using FireDNA is two-fold; BAML on completion of the project will have a fully compliant digital asset register of all of their 25,000 Fire Doors and Doorsets, which will be able to be kept updated in-line with the required legislation and compliance requirments. Tenants and Residents in the buildings managed by BAML are able to scan the QR Codes or NFC Tags, using the free App to see when their Fire Doors were last inspected, if any remedial works are required, and if they are safe, giving them 'peace of mind' that their landlords are taking their 'duty-of-care' seriously and are doing so in an open and transparent manner in-line with the latest legislation.

To find out more about FireDNA, our products and services call us on 01403 597590, or visit our website at www.fire-dna.com













PROFAB ACCESS CASE STUDY

The Building Safety Act 2022 represents a new era of accountability for the construction industry, aiming to reform the government's current testing regime and ensure UK homes are constructed using 'safe' materials

Throughout their properties as part of new build or retrofit applications, they can ensure the highest standards of fire compliance and safety by specifying products that have been independently bi-directionally tested and are supplied with comprehensive testing evidence and certification, as this ensures no assumptions have been made regarding the suitability and performance of the door.

COMPLIANCE IN PRACTICE

Profab Access, the UK's first riser door manufacturer to bi-directionally fire test its riser doors by an accredited third party, was specified as part of a significant residential development in Dublin.

Over 200 INTEGRA 4000 Series Fire Rated Riser Doors were installed to deliver the highest standards of compliance, performance and aesthetics.

Extensively CERTIFIRE bi-directionally fire tested by Warrington Fire in England, the riser door sets are proven to maintain the frame and integrity for up to 120 minutes, preventing the spread of fire throughout the property for this period of time. The riser doors are also smoke sealed and airtight to Part L and feature intumescent smoke seals to enable occupants to safely exit the building in the event of a fire.

The lightweight nature of the steel riser doors streamlined the installation process for contractors, whilst the unobtrusive exterior provides permanent access to mechanical and electrical services housed within the riser core, without comprising the scheme's overall interior concept.

By specifying the CERTIFIRE bi-directionally fire tested INTEGRA 4000 Series Riser Doors, the development is actively future proofed as the comprehensive testing certification provides a complete and transparent audit trail of due diligence that evidences the products are not only fit for purpose, but meet the duty of care required to ensure legal compliance



THE FUTURE OF RISER DOOR INSTALLATION

In practice, the installation process of a riser door poses a number of risks to the overall fire integrity of the construction through variables such as the packer type and intumescent mastic bead application.

That's why Profab Access has launched the PRECISION Adjustable Frame, which makes the installation of riser doors 30% faster, whilst ensuring complete compliance.

The first system of its kind and supplied as standard with Profab Access' INTEGRA 4000 Series, the patented frame can be fully adjusted to meet the specific dimensions of each structural opening, when installed into masonry walls, shaft walls and drywall partitions.

Featuring a continual adjustable steel packer system that provides the highest standards in accuracy, it also removes the requirement for traditionally used packers during installation.

The engineered frame also features built in factory applied intumescent fire rated mastic strips to the outer frame, which provides fire stopping between the wall and the frame. This eliminates the reliance of the correct thickness of intumescent mastic bead being applied, removing any potential margin for error and ensuring compliance and adequacy of the entire installation.

For further information on Profab Access and its range of access panels, riser doors and steel doors, please call 01827 718222 or visit www.profabaccess.com













10 REVISITING THE APPROACH TO FIRE SAFETY IN SOCIAL HOUSING





FIREANGEL CASE STUDY

Incorporating AI-powered predictive safety as the missing pillar of your fire strategy

In the prevented from even happening.

There has never been more pressure on housing providers to go above and beyond to protect their residents. And as the cost-of-living crisis pushes many households into fuel poverty, additional fire risks are rising through an increase in alternative, unsafe heating and cooking practices happening behind closed doors.

REINFORCING CURRENT FIRE SAFETY STRATEGIES WITH ARTIFICIAL INTELLIGENCE (AI)

Effective fire strategies are grounded with passive fire safety measures, the first strategic pillar, which aim to prevent the spread of fire. The second strategic pillar is active fire safety measures, which focus on fire detection and evacuation. But neither passive nor active fire strategies aim to prevent the fires happening in the first place, which is where harnessing the power that AI predictive technology offers comes into its own.

In 2010, as an industry first, FireAngel introduced a battery-powered smoke alarm with diagnostics capability which stored alarm events within its internal memory. Close to 10 million of these alarms have since been installed during Home Safety Visits completed by Fire & Rescue Services across the UK.

If any of these devices were in properties where a serious fire took place, they were sent to FireAngel's head office for forensic investigation. The retrieved data soon highlighted that in many cases, there were multiple activations in the weeks or sometimes days before the larger, and in many cases fatal, fires had occurred.

During these pre-cursor occurrences when a smoke alarm was activated, the device would log events, including the duration and frequency of all recent alarm events. These indications reinforced both national statistics and anecdotal messages from Fire & Rescue Services that many fires are caused by repeated behaviours.

At FireAngel, we used data collected from these activations or 'near misses' to develop the accessible AI fire risk tool Predict[®], which uses a unique algorithm patented in application.

BUILDING THE FINAL PILLAR OF FIRE SAFETY

Predict^{*} provides a step-change in the fire industry that protects residents, properties and communities from preventable fire risks using unrivalled insight. The fire risk tool provides a real-time view of the active risk in a property in two simple outputs: either low risk with no further action required or high risk which requires urgent interventions to prevent the probability of a future fire.

This is the only tool available that can identify high risk behaviours behind closed doors. Predict[®] is built as standard into FireAngel's Connected smoke and heat alarms, which when installed and connected to the cloud via a gateway, will provide ongoing risk mapping unique to all properties without manual spreadsheet trawls or data analysts.

Looking at the trends in fire deaths since 2000 reveals a plateau in recent years. It's only through a combination of preventative and predictive fire safety, using the insight AI-powered tools can provide us, that the industry will ever be able to achieve our goal of zero deaths caused by fire. FireAngel Predict[®] is unique in its ability to support this goal.

For more information, please visit www.fireangel.co.uk















SENTRY DOORS CASE STUDY

Securing FD60 Flat Entrance Doors London tower block projec

Since our eight-year contract with one of our key major contractors began in April 2019, we have supplied over 1,000 fully certified, timber fire and security doorsets to a major tower block project within a London Borough. And due to the project's unprecedented success, it could be given a further seven-year extension.

Our fire doorsets were selected as part of the repair and maintenance to various flats in the London borough. We supplied a range of FD60s flat entrance door styles, including FED20 flush door, four panel design FED11, and FED16 glazed doors. Doorsets installed to the tower blocks were paired with the TS008 Letterplate and Cowl, which provides better protection against manipulation and fishing.

Achieving dual certification (Q-Mark Fire Door Manufacture and Q-Mark Enhanced Security), our FD60 flat entrance doorsets offer full compliance and peace of mind.

We also supplied PAS24: 2016 Secured by Design doorsets, fitted with hardwood thresholds and Rutland TS5204 overhead door closers. All FD60s doors are equipped with Winkhaus AV2 locking systems, while sheltered blocks are furnished with a Balmoral Lever handle, featuring a 3-star cylinder, and an additional spyhole for wheelchair users.

This major contractor commented, "For something as critically important as fire rated doors, we only work with suppliers who can offer the highest standards of quality and service. That's why Sentry Doors is our supplier of choice for fully certified fire safety and security doorsets."

MAJOR CONTRACTOR

The council's properties will soon undergo planned improvements, which will involve replacing bathrooms, kitchens and windows, as well as decorating and developing communal areas. We work closely with our partners to improve the safety of resident's homes and meet exacting project timeframes. If you're considering fire doorsets for your next project, look no further than our fully certified Internal/External UKCA Flat Entrance and Internal Communal Doorset range.

Contact Sentry Doors today to see how they can assist you and your fire door project requirements.













SIDERISE CASE STUDY

Project: Woodberry Down, London Siderise Products: EW | Cavity Barriers and Firestops for Masonry External Walls; BB-CB | Balcony Bracket – Cavity Barrier

Woodbury Down is an ambitious landmark 64-acre regeneration project near Finsbury Park. As one of Europe's largest single-site estate regeneration projects which was first planned back in the 1990s, the project is currently in phase 3 of development.

The Siderise range of cavity barriers in conjunction with its innovative balcony brackets have been installed on Block B designated for residential use. Working with developer and housebuilder, Berkeley Homes, and façade contractor, Swift Brickwork, Siderise provided the EW Cavity Barrier for masonry external walls and the BB-CB Balcony Bracket. The balcony bracket is a ready-to-fit cavity barrier solution with a 2-hour fire resistance that addresses the complex detailing where a balcony interacts with the building envelope and allows for simple abutting of the EW system to provide continuity of the cavity barriers for compartmentation.

Close collaboration with Berkeley Homes led to Siderise recommending the EW cavity barrier to seal the gap between the inside of the floor slabs and the exterior brick façade, and the BB-CB balcony bracket cavity barrier to address the complexities of detailing at bracket locations.

Siderise developed the innovative ready-to-fit BB-CB solution for balcony applications to help accelerate the installation process whilst providing a tested fire compartmentation solution for an area where high workmanship skills were required.



In addition to the bespoke technical support and guidance provided throughout the build, the Siderise Inspection App offered the developer an efficient way to effectively inspect, record and audit the quality of their installation work on this residential building throughout the contract. By capturing the relevant information on a standard smartphone or tablet device, Swift Brickwork was able to highlight any issues in need of a resolution and ensure 100% quality assurance on the installation of the cavity barrier system.

A new masterplan covering phases 5 to 8 of the 30-year regeneration is currently being developed in consultation with residents.

Please visit www.siderise.com for more information.















CONCLUSION

he imperative nature of fire safety in housing cannot be overstated, as evidenced by tragic incidents like the Grenfell Tower fire that have left a lasting stain on the national consciousness, and the social housing sector.

Housing associations and private landlords carry both a legal and moral responsibility to ensure the safety of residents within their properties, yet despite efforts to enhance building safety standards, *Housing Management & Maintenance* has highlighted persistent deficiencies in fire safety practices, even four years after the tragedy.

A substantial portion of failed fire risk assessments still take an extended period to be addressed, some respondents still feel uncomfortable reporting safety concerns to authorities, and a concerning proportion of respondents still lack understanding of fire safety regulations. Moreover, despite some advancements, a sizable number of housing professionals continue to struggle with implementing vital safety measures, including unsafe cladding yet to be remediated.

A number of barriers remained problematic for our respondents and were hindering the adoption of fire safety measures, with cost remaining a significant impediment, while issues such as uninformed tenants, lack of government support, and poor product quality were further contributors to the ongoing challenges.

Despite the continued experience of these barriers however, it is imperative that the sector as a whole finds ways to overcome them to ensure a safer living environment for their residents. Regulatory changes and enhanced practices have driven improvement, but the pressing need to address lingering challenges and enhance collaboration across the housing industry remains.

The majority of respondents may be acting accordingly, but the minority who aren't is still far too high. Lives are at risk. The housing sector has to tackle the issues acknowledged in our survey, and well known across the industry.

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