

PEAKS & PLAINS
Housing Trust



Fire Safety Works

Upton Priory Meeting

11 January 22



Welcome & Housekeeping

- Introductions
- Keep your mic on mute to avoid any background noise.
- Got a question or comment? Raise your hand or put a message in the chat box.
- We'll be recording the session. This will be available on our website.
- Keep an eye out for a survey following the session.

What is the plan?

● What we need to do in your home

- Update your fire alarm system.
- Change any plastic consumer units to metal ones.
- Carry out fire stopping work in the following places:
 - between the ground floor maisonettes and the upper floor ones
 - between the upper floor maisonettes and the roof space
 - inside external walls.

(Sometimes this is called compartmentation.)

● What we need to do outside your home

- Carry out fire stopping work in the electrical riser cupboard in the ground floor lobby
- Update your fire alarm system, which will be silent and linked to a call centre.

Where are we working?

- 128 homes in Upton Priory
- 16 low-rise blocks of maisonettes around Suffolk, Lanark, Devon, Cornwall, Berwick and Berkshire Closes as well as Angus Walk.

What have we done so far?

- Enlisted the help of an independent fire expert
- Spoke to Cheshire Fire and Rescue
- Established how much we would need to spend to make our homes as safe as possible
- Contacted local councillors to let them know about our plans
- Wrote to all affected customers – both tenants and leaseholders – and sent them information about the safety work
- Set up a dedicated email address for any queries (staysafe@peaksplains.org)
- Set up meetings with residents
- Found the right contractor for the job



Next steps

- Dec 21 - Work has already started in some communal spaces.
- 11 Jan 22 – Meetings with residents
- Jan- March 22 – The first buildings will be:
 - Berwick Close 50-64
 - Lanark Walk 2-16
 - Suffolk Close 1-8 and 9-16
- March 22 onwards – Work continues on other blocks

Sharing information with you – an example



Name of estate

FIRE SAFETY - what did the risk assessment say?



Likelihood of a fire?

LOW



Potential impact of a fire?

MEDIUM

Overall risk score

TOLERABLE

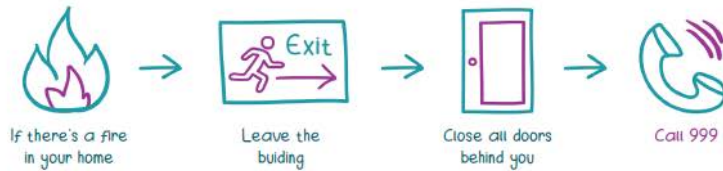
You can't get rid of all risk, but this is the second lowest score the building could have got.

It means we don't need to make major changes. There are a couple of things we can improve, but the risk isn't high.

When: DATE

Who: **the OAKLEAF GROUP**

When's the next one due? DATE



What if there's a fire somewhere else in the building?

STAY IN YOUR HOME.

Unless the smoke is affecting you, let the Fire Services come to you. If the smoke becomes a problem, leave the building immediately.



What is keeping you safe...

Buildings are designed to slow a fire down and prevent it from spreading. That's why your building is separated into compartments and why the hallways need to be kept clear. They're not always obvious, but there are lots of fire safety precautions around you - such as:



Two escape routes



Door closers in the hallways

It's tempting to prop the doors open, but this won't help in a fire.



No smoking in shared spaces
(including the hallways, stairwells, etc)



Emergency lights in the hallways



Clear hallways

Nothing that could catch fire / trip you up (e.g. bikes, plants, etc)



Fire extinguishers

which you can find...



Your Fire Risk Assessment

- Would this document be of interest to you?
- What about your neighbours?
- How often would you like to see it?
- Any other thoughts?

Actions

What's up to us?

- Fix emergency light above the entrance door to flats xxx - xx
- Adjust door to cupboard xxx so it seals properly.
- Remove Dike from communal hallway
- Confirm every flat has a working smoke alarm.

Any progress?

- Job booked for xxxx
- Fixed
- TORT notice issued, will be removed by xxx
- Done. Our policy is to fit all flats with a smoke alarm



What's up to you?

Things you do on a day-to-day basis could make a difference if there was a fire. You can make your home more safe by:

- ▶ Keeping the stairwells and hallways clear.
- ▶ Keeping doors closed.
- ▶ Tell us if you spot a problem

Some things not right?



Contact
01992 453700

Covering the cost

- If you rent your home this work is part of our responsibility as your landlord. There will be no additional charge for this work.

- If you are a leaseholder then the letter you received from us marked the start of a formal consultation about this work. As with all improvements to your block there will be a charge.



Questions and discussion

