

High-Rise Fire Safety information

Q	Does Andium conduct regular fire safety reviews of high-rise blocks? If so, when were the most recent ones conducted?
A	Yes, the most recent review was Q3 2016.
Q	Are modifications underway to improve fire safety as part of the updates to buildings to bring them in line with Decent Homes Standards by 2020?
A	Andium Homes takes every opportunity to improve many aspects of their buildings during Decent Homes refurbishment including Fire Safety.
Q	What fire safety features are included in each high-rise block? For example, fire alarms/sprinklers/additional emergency exits.
A	<ul style="list-style-type: none">• All flats are fitted with mains powered (with battery back-up) smoke detectors as a minimum.• Dry risers• Emergency lighting• Exits/Emergency exits as per table below• Fire extinguishers are provided in communal rooms, plant rooms etc.• Following consultation with Fire Service, fire blankets have been provided to a number of homes.
Q	Is fire safety guidance provided to residents of high-rise blocks when they move in?
A	States of Jersey Fire Service leaflets are included in tenant sign-up packs. These were re issued to all tenants by the Fire Service during their rapid response home visits on 14 th June 2017.
Q	One of the fears over the London high-rise fire was the use of timber within the building – can you confirm whether this is a feature of any of the current high-rise blocks?
A	Timber is a commonly used building material but protected by fire retardant products when necessary to ensure highest levels of fire safety.

Q	What is the original date of building for each block, and dates and information relating to any redevelopment/improvement works?																																			
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Q	Where can the architectural plans for each building be obtained from?
A	These are available from the Planning Department, Snow Hill, St Helier.
Q	What is the Decent Homes Standards that social housing is intended to meet by 2020?
A	<p>Copy attached</p>  <p>DH Standards.pdf</p>
Q	How many of your properties/estates have been clad with insulation materials the same or similar to that used on Grenfell Tower and how has it been applied/what systems have been used?
A	Andium Homes has not employed the materials reported to have been used at the Grenfell Tower.
Q	What fire breaks/safety measures to mitigate the risk of fire are required.
A	Materials used are independently tested and certified, and installed strictly in accordance with these requirements by trained and approved installers.
Q	Are you confident that, in the wake of the London fire, these measures are adequate and will you be reviewing them?
A	Safety of our clients is paramount. We are confident that our homes are safe, but we are not complacent. We are working with the States of Jersey Fire Service and Building Control team to review both fire procedures and how we refurbish our high-rise homes.
Q	Has a review of material/systems used been ordered on high-rise buildings? Has it started?
A	Yes, as above.
Q	Is the same contractor/builders used for this type of work as in the UK?
A	<p>No, the works are undertaken by Manufacturer approved and trained installers with strict quality control.</p> <p>The companies we use have built up extensive knowledge and experience of carrying out such works to high rise buildings.</p>
Q	As part of the tendering process, is the most fire retardant material specified as essential or are cheaper alternatives allowed as seems to have been the case in London?
A	Under Andium Homes procurement procedures the Professional Design team dictate the specification for materials to be used. This specification is followed rigorously. We are therefore confident that the best materials are used and their selection is not based on price.

Q	Is the UK followed in terms of which materials are certified for use on high rise and other buildings? It has been reported, for example, that the material used in London was banned in the United States.
A	<p>Yes, the States of Jersey Building Bye-Law Regulations are based on UK regulations.</p> <p>Our architects have confirmed that the system used at Grenfell Tower has not been used on an Andium project. We are unable to comment on whether cladding systems have been banned in the USA.</p>
Q	It has been suggested that gas poses a risk in high-rise developments. Are there gas supplies in the Island's high rises, including bottled gas, or is it solely electric power?
A	Gas is not used in the high rise buildings and Andium Homes took the decision to remove gas supplies to all its other properties a number of years ago. Additionally Andium Homes do not permit the use of bottled gas in high-rise properties.
Q	Building by-laws in Jersey require sprinklers to be fitted in all new buildings of six-storeys of above, and in basement parking areas. Have sprinkler/alarm systems been fitted as part of high-rise refurbishments?
A	The retrofitting of sprinkler systems is not a requirement of either Building Bye-Laws or the Fire Service Law. Each home is fitted with a mains wired smoke detector and inspected regularly as part of our Planned Maintenance Programme.
Q	What is the policy regarding fire-safety measures, such as smoke and fire alarms and sprinklers, in high- and low-rise properties?
A	Andium Homes fit mains wired smoke detectors to all our properties as standard. The smoke detectors are checked at change of tenancy, and replaced every 10 years as part of a rolling maintenance programme. Other fire safety measures such as dry risers & emergency lighting are inspected and maintained in accordance with the relevant British Standards.
Q	Are high-rise buildings required to have multiple routes of escape? Is ensuring multiple escape routes a requirement during refurbishments?
A	<p>No. Building Byelaws Approved Document B, vol 2 (2.20) suggests that a single escape route from the flat entrance door is acceptable if the flat is situated in a storey served by a single common stair and every flat is separated from the common stair by a protected lobby or common corridor. Based on this there is no requirement to ensure multiple escape routes during refurbishment.</p> <p>Where Andium Homes are refurbishing high-rise properties, we now fully decant the building prior to major works commencing in order to mitigate any increased risks.</p>
Q	What advice is given to tenants regarding fire escape plans, and are drills undertaken?
A	High-rise clients are issued with the States of Jersey Fire & Rescue's High Rise Fire Safety leaflet when they commence their tenancy. This gives practical measures that can be taken to reduce the likelihood of a fire occurring, and advice on what to do in the event of a fire. Following the fire in London, Andium Homes colleagues and the SoJ F&RS visited the high rise blocks to redistribute the High Rise Fire Safety leaflets and to allay any concerns that they had.

	During these visits our colleagues tested smoke detectors and reminded clients of the need to test them regularly.
Q	Whatever the outcome of the Grenfell Tower public inquiry, and the review of building control/fire safety in high rises, will Andium follow any recommendations made?
A	Andium Homes will adhere to any requirement changes that are introduced to either Building Bye-Laws or Fire Service Regulations.