



Fire Safety in Social Housing

NIFHA Conference – June 2017



Standards & Regulations

Technical Booklet E

- New Build
- Materially altered dwellings
- Loft conversions
- Certain building extensions

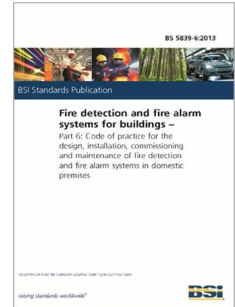


BS5839-6:2013

- New build & existing
- Recommendations apply UK wide
- The 'Best Practice' guide



- Section 4.1 – commentary

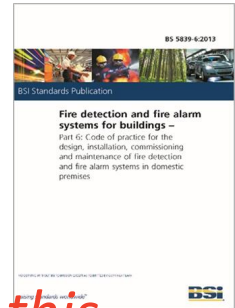


“It is considered that the level of fire risk in dwellings covered by this part of BS 5839 is unlikely ever to be sufficiently low to obviate the need for some form of fire detection and fire alarm system”

- Clause 4.2 – recommendations

*“A fire detection and fire alarm system complying with this part of BS 5839, should be installed in all domestic premises... **whether new or existing**”*

“Final design.. should, where reasonably practicable, be based on a form of fire risk assessment...”



Typical existing dwelling (subject to FRA)

- **Grade D**
Mains powered with back-up
(Lithium tamperproof 2/3
storey)
- **Category LD2**
Escape routes (hallway and
landing)
High risk areas (kitchen and
living room)





System Design

What are we trying to achieve?

- Optimal tenant protection in event of a real Fire
- Minimise alarm tampering/battery removal
- Reduce nuisance activations/call outs



How can we achieve optimal Fire protection?

- Robust Technical or Performance specification
- Standard SOR codes have minimal detail
- Technology is evolving rapidly
- Multi sensors detect all Fire types
- Increased resistance to nuisance alarms
- Rechargeable 10 year lithium cells

Other things to consider?

- Can the system be easily extended if/when regulations change in future?
- How will infirm or elderly tenants test and maintain their systems?
- Can a system be easily adapted for hearing impaired tenant?
- Is the system capable of interfacing with other systems, e.g. telecare?



Fire alarm system data extraction

Potential uses/benefits:

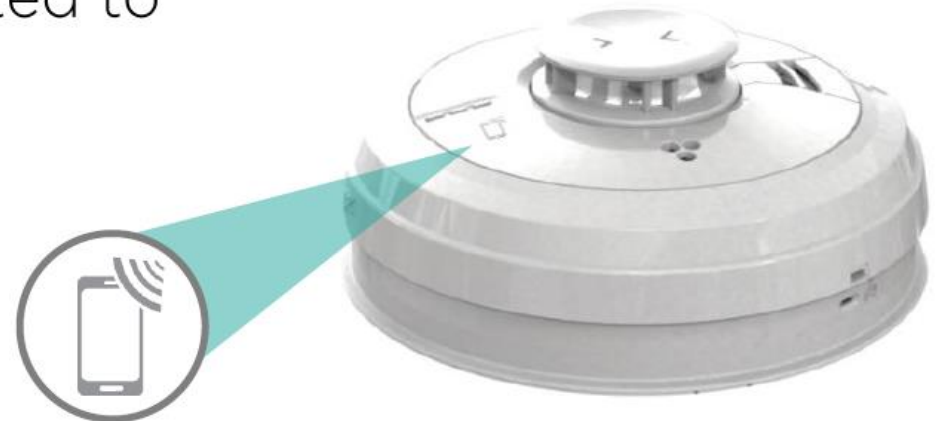
- An asset management/diagnostic tool
- Proof that alarms are present and working
- A diagnostic tool if a tenant reports an issue
- Change of tenancy checks
- Real time system monitoring of cloud connected alarms from anywhere on a simple dashboard

Data extraction by 3 methods:

1. Within dwelling via AudioLINK
2. Proximate to dwelling via RadioLINK+
3. Cloud connection via SmartLINK gateway

1. AudioLINK within dwelling

- Built-in AudioLINK data extraction
- Records data for the life of the alarm
- Data can easily be extracted to smartphone via App



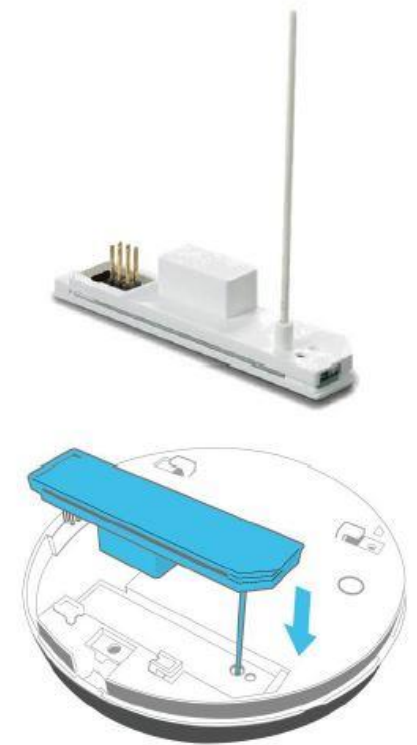
1. AudioLINK within dwelling



2. RadioLINK+ proximate to dwelling



- Wireless interconnection
- Greater flexibility in extending systems
- Data extraction and cloud connectivity
- Simple, one button House Code set-up



3. SmartLINK connection to cloud





Thank you

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and demonstrations