

Existing fire safety measures and proposed fire safety improvements

Summary of estimated costs for fire safety measures

David Murray John (DMJ) Tower – existing fire safety measures

Fire safety improvements	Cost
Replacement high quality flat front entrance fire doors with integral door closer (FD30S fire door) - £1,440 per flat	£103,680
Additional hard-wired independent smoke detector to lounge and bedroom - £500 per flat	£36,000
New intumescent grills to internal bathrooms – provisional sum of £150 per flat	£10,800
Total estimated cost	£150,480

Six 10-storey general-purpose blocks of flats

Fire safety improvements	Cost
New internal fire resistant doors to all rooms without intumescent strips and smoke seals or door closers (FD20 fire doors) - £1,500 per flat	£369,000
Upgrading glazed area to half-landings in protected shaft – provisional sum of £2,000 per floor	£120,000
New intumescent grills to internal bathrooms – provisional sum of £150 per flat	£36,900
Total estimated cost for all six blocks	£525,900

George Hall Court

Fire safety improvements	Cost
Installation of fire suppressive system to all flats, communal lounge and kitchen and entrance lobby due to hazard from scooters tumescent strips	£255,000
Total estimated cost	£255,000

Medium-rise blocks of flats (3 or 4 storeys)

Fire safety improvements	Cost
Installation of escape or emergency lighting to communal areas - £3,000 per block	£135,000
Total estimated cost	£135,000

Total summary of costs £1,066,380

David Murray John (DMJ) Tower – existing fire safety measures

Existing fire safety measures and proposed fire safety improvements

Passive protection

Fire separating construction between flats with central duct for services and extract fan to bathroom

Fire resistant front entrance doors, but no intumescent strips, or letter plate or smoke seals and integral chain type door closer

Existing fire doors to intermediate or landing lobby – no smoke seals due to positive ventilation to stairwell

Internal fire doors with integral chain type door closer

Refuse chute within protected area – it is too small for modern bin bags and residents leave their rubbish in the communal area (protected area for means of escape) to be collected on a daily basis. Alternative arrangements are to be considered for the management of domestic refuse.

Two protected shafts or stairways with positive pressure ventilation for means of escape

Non-combustible materials to walls and ceilings in communal areas

Door entry check system to provide security with fail safe device

Active protection

Escape or emergency lighting

Fire detection and alarm system to communal area and inside flats

Fire-fighting equipment

Pressurised wet riser with new booster pumps

Fire-fighting lift

Proposed fire safety improvement works listed as follows:

- Replacement high quality flat front entrance fire doors with integral door closer (FD30S fire door) - £1,440 per flat
- Additional hard-wired independent smoke detector to lounge and bedroom - £500 per flat
- New intumescent grills to internal bathrooms – provisional sum of £150 per flat

Total estimated cost £150,480

Six 10-storey general-purpose blocks of flats

Existing fire safety measures and proposed fire safety improvements

Passive protection

Fire separating construction between flats with central duct for services and extract fan to bathroom

Fire resistant front entrance doors with intumescent strips and letter plate, smoke seals and overhead door closer (FD30S fire door)

Existing fire doors to intermediate lobby fitted with intumescent strips and smoke seals

No internal fire doors (constructed during the early 1960's without internal fire doors)

Ventilated intermediate lobby with fire-resisting doors

Single protected shaft with stairs for the means of escape

Georgian-wired glazed area between protected shaft and lift lobby area

Non-combustible materials to walls and ceilings in communal areas

Door entry check system to provide security with fail safe device

Active protection

Escape or emergency lighting

Fire detection and alarm system to communal area and single detector inside front entrance hallway to flats

Hard-wired smoke detector located outside the kitchen, for early detection and prevention of unwanted calls to the Fire Service

Fire-fighting equipment

Dry riser located within the intermediate lobby

Vent at 10th floor within protected shaft or stairs which the Fire Service pressurise to keep the area free from smoke, in the event of a fire

Proposed fire safety work to the six blocks listed as follows:

- New internal fire resistant doors to all rooms without intumescent strips and smoke seals or door closers (FD20 fire doors) - £1,500 per flat
- Upgrading glazed area to half-landings in protected shaft – provisional sum of £2,000 per floor
- Replacement intumescent grills bathrooms – provisional sum of £150 per flat

Total estimated cost of £525,900 for all six blocks

George Hall Court

Passive protection

Existing fire safety measures and proposed fire safety improvements

Fire separating construction between flats with central duct for services

Fire resistant front entrance doors with intumescent strips and letter plate, smoke seals and overhead door closer (FD30S fire door)

Internal fire doors with integral chain type door closer

Existing fire doors to intermediate lobby fitted with intumescent strips and smoke seals (with hold-open devices to allow easy access around the building, which release to close the doors when the fire alarm is activated)

Ventilated intermediate lobby with fire-resisting doors

Single protected shaft with stairs for the means of escape

Non-combustible materials to walls and ceilings in communal areas

Door entry check system to provide security with fail safe device

Active protection

Escape or emergency lighting

Fire detection and alarm system to communal area with detectors inside flats

Fire-fighting equipment

Dry riser located within the intermediate lobby

Automatic ventilation linked to balcony windows and staircase sky light which operates to vent the protected shaft or stairs, in the event of a fire

Proposed fire safety work to George Hall Court shown as follows:

- Installation of fire suppressive system to all flats, communal lounge and kitchen and entrance lobby due to hazard from scooters intumescent strips

Total estimated cost of £255,000

Medium-rise blocks of flats (3 or 4 storeys)

Passive protection

Fire separating construction between flats with central duct for services etc.

Generally, fire resistant front entrance doors with intumescent strips and letter plate, smoke seals and overhead door closer (FD30S fire door)

No details on internal fire doors

Single protected shaft with front entrance doors opening directly onto stairs

Non-combustible materials to walls and ceilings in communal areas

Generally, door entry check systems fitted to provide security with fail safe device

Active protection

Escape or emergency lighting fitted to approximately 50% of medium-rise blocks, as part of refurbishment works

Individual smoke detectors fitted to all flats

Proposed fire safety work to each block as follows:

- Installation of escape or emergency lighting to communal areas - £3,000 per block

Existing fire safety measures and proposed fire safety improvements

Total estimated cost of £135,000

Low-rise blocks of flats (2 storeys)

Passive protection

Fire separating construction between flats with ducts for services etc.

Generally, fire resistant front entrance doors with intumescent strips and letter plate, smoke seals and overhead door closer (FD30S fire door)

No details on internal fire doors

Single protected shaft with front entrance doors opening directly onto stairs

Non-combustible materials to walls and ceilings in communal areas

Generally, door entry check systems fitted to provide security with fail safe device

Active protection

Individual smoke detectors fitted to all flats

No initial works planned to be carried out until consultant has undertaken sample of intrusive type 4 surveys