

High Rise News

Your Guide to Future Improvement Works

Dear Resident

Welcome to the second edition of your high rise safety newsletter. We are producing these to keep high rise residents up to date with all the latest news around the sprinkler installation project.

We will also provide updates around the spandrel panel replacement work that will affect 10 of the high rises. Full details of this featured in the first newsletter that was delivered to you just before Christmas.

Both of these major pieces of work reflect our ongoing commitment to your safety at all times.

Work on the first four high rises will include those blocks with our older and more vulnerable residents.

The programme will then continue with completing works to the blocks that house our most vulnerable residents first. We have then synchronised the works so that they geographically flow so the route is efficient across the borough, taking into consideration the high rises with the largest populations.

The work is being divided into four phases and on the next page you will find a timetable which gives you a guide as to when your own block will have the sprinklers installed.

Whilst we have been preparing to carry out these works we have been carrying out 'pilot' installs to each of the 37 blocks. It was necessary to do this as all buildings are built differently and each needed to be individually tested and checked to make sure it was suitable for this work to take place.

The pilot project, in which we fully fit the sprinkler pipework and trunking into a flat, went very well. All of these installations have now been successfully completed.



Some of the pilots have taken place in occupied flats and some in properties that have been empty. We have spoken to tenants who have had the work carried out and you can read their feedback inside this newsletter.

We hope you find this newsletter informative. We will continue to keep you up to date with developments in the months ahead. Please do not hesitate to contact us if you have any further questions.

Thank you

Fiona Hughes,
SCH Chief Executive

High rise sprinkler installation timetable

Phase 1

Due to start	High Rise	Order	Spandrel Panels
April 2021	Woodbrooke House	1	Yes
May 2021	Redwood House	2	
June 2021	Wedgewood House	3	Yes
June 2021	Westham House	4	Yes

Phase 2

Due to start	High Rise	Order	Spandrel Panels
July 2021	Kingsgate House	5	Yes
August 2021	Warwick Court	6	
August 2021	Chester Court	7	
September 2021	Keele House	8	Yes
October 2021	Bangor House	9	Yes
October 2021	Clare House	10	
November 2021	Pembroke House	11	
December 2021	Bedford House	12	
December 2021	Birkbeck House	13	
January 2022	Newnham House	14	

Phase 3

Due to start	High Rise	Order	Spandrel Panels
February 2022	Selwyn House	15	
February 2022	Somerville House	16	
March 2022	Fircroft House	17	Yes
April 2022	Avoncroft House	18	Yes
April 2022	Keble House	19	
May 2022	Linacre House	20	
June 2022	Merton House	21	
June 2022	Oriel House	22	
July 2022	Baliol House	23	
August 2022	Richmond House	24	

Phase 4

Due to start	High Rise	Order	Spandrel Panels
August 2022	Trevelyan House	25	
September 2022	Wadham House	26	
October 2022	Mansfield House	27	
October 2022	Cheshunt House	28	Yes
October 2022	Dillington House	29	Yes
November 2022	Greyfriars House	30	
November 2022	Darwin House	31	
January 2023	Downing House	32	
February 2023	Catesby House	33	
February 2023	Demontfort House	34	
March 2023	Digby House	35	
April 2023	Kingshurst House	36	
April 2023	Wingfield House	37	

Please note: Dates shown are a guide as to when each phase of the project begins. You will receive a letter from us nearer the time with full details about when the work will take place inside your flat.

We're really pleased with it all! They've done a really good job

A number of tenants volunteered to have the sprinkler installation 'pilot' conducted in their flat. Thank you very much to everyone who offered to work with us in this way.

We paid some of them a visit a few days later to see how they found things and to share some of their thoughts with other tenants.

Among the first to have the pilot carried out were Sheila and Barry from Redwood House in Kingshurst. They praised the team for being well organised and explained that the work lasted four days, although not every day was a full day.

"The first day they did a survey and marked out where the holes needed to be drilled and where the pipes would go," said Barry. "Then each team followed after each other, the drilling team followed by carpenters, plumbers and electricians.

"They took great care at all times and covered the carpets and put covers over everything, even the landing where they also worked."

Sheila added: "We're really pleased with it all! They have done a really good job, the trunking is very neat and everything is sealed. There was just a bit of dust at times but they had covers over everything and moved furniture when they had to.

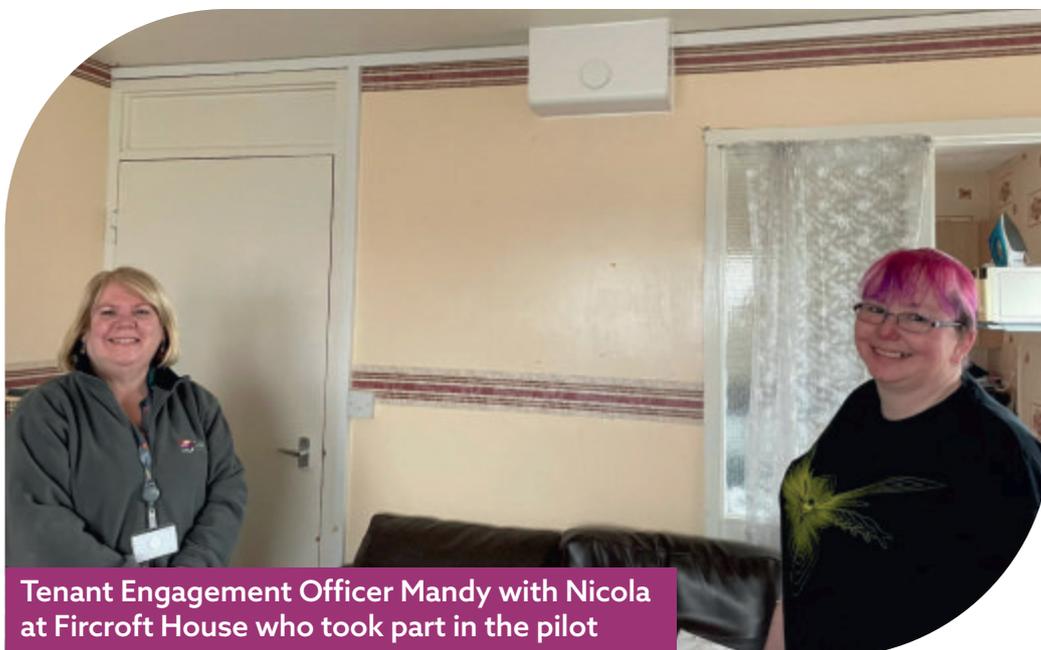
"The only downside was the noise from the drilling. But that didn't take long and they even gave us ear plugs for when this was taking place. They cleared up every bit of dust when they finished.

"It is a really good thing to have and will help residents to feel safe in their own homes. To know that in the event of a fire the sprinklers will come on and put out the fire makes us feel safer."

Nicola, of Fircroft House, also offered to take part in one of the trial pilots and was surprised just how smoothly things went.

"They were all very nice and explained everything to me as they went along. They took care to cover things up and cleaned up once they had finished for the day," she added.

"The drilling was very noisy but it is worth it for the peace of mind the sprinklers give you," said Nicola. "If a fire were to happen you wouldn't lose everything that is precious such as photographs as the fire would be put out quickly by the sprinklers and not cause as much damage to the whole flat."



Tenant Engagement Officer Mandy with Nicola at Fircroft House who took part in the pilot



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INFORMATION OR
VISIT OUR WEBSITE

Work with us to keep your high rise safe

We're looking for residents in your block to work with us as a Building Safety Advocate.

This is a great opportunity to learn about building safety, get involved in safety processes, report concerns and take part in safety events.

By working with us you can help us to keep your homes safe.

We want you to tell us if there are any fire safety concerns and get involved with works that are happening in the block.

You can build relationships with our staff and trust them with your concerns, enabling us to deal with any issues quickly.

We also need Block Advocates to become our eyes and ears in your block. You can help us by reporting repairs and monitoring things such as the communal cleaning and grass-cutting.

Our blocks are now cleaner and better managed but with your support and involvement they can become even better places to live.



Please get in touch with us if you would like to learn more about becoming a Building Safety Advocate or a Block Advocate.

Please visit our Frequently Asked Questions (FAQs) page on our website at www.solihullcommunityhousing.org.uk for further information about the projects highlighted in this newsletter.

It includes details on how to become a Building Safety Advocate or a Block Advocate. If you have any questions after reading the FAQs you can phone our High Rise works number on **0121 717 1599**.

Meet the Team



Mandy Carless
Engagement
Officer



Andy Eccles
Clerk of Works



Phil Bagnall
Project Manager



Steve Murray
Contract officer



Tony McIntosh
Customer Liaison
Officer

Please visit our website to see a demonstration video of the sprinkler installation process



www.solihullcommunityhousing.org.uk

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