

# Fire doors: safety reminder

Fire doors are fitted throughout your high rise block. These provide an essential form of building security and are crucial in helping to keep all our residents safe.

Please remember these essential rules with fire doors.

- Keep fire doors closed at all times
- Never tamper with a fire door
- Never tamper with a fire doors self-closing device
- If you see any faults or damage to a fire door please report it on **0121 717 1515** immediately
- Never prop open a fire door



## Spandrel panels

As we have previously told you, a total of 16 high rises need to have their external spandrel panels updated to meet latest Government regulations around building safety.

The table on Page 2 will remind you what blocks will be having this work done.

If you live in one of the affected blocks, we will have more details about this for you soon.



## CO2 alarms

We have been busy installing CO2 alarms into all flats with a gas supply. This is another important step in maintaining high safety standards in our blocks.

The latest blocks to have the CO2 alarms installed are: Redwood House, Kingsgate House, Fircroft House, Avoncroft House, Catesby House, Demontfort House, Digby House, Kingshurst House and Wingfield House.



SCAN HERE FOR MORE INFORMATION OR VISIT OUR WEBSITE



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

# High Rise News

## Your Guide to Future Improvement Works

## Sprinkler programme now shortlisted for top award

Happy New Year to all our high rise customers.

More than half of you have now had sprinklers installed in your home. If we haven't got to you yet, we will soon! This massive safety project will be completed this year. A quick look at the table on page 2 will show when we are due to call on you if we have yet to do so.

We've had some wonderful feedback from customers who have had the work carried out, and the frontline teams from Dodd Group who do this work for us are really proud of that. An independent company regularly surveys customers once they have had the work done to hear their thoughts. The most recent survey returned 100% customer satisfaction which was great to see.

The project is also a boost for the local economy as all our partners are based within a 30-mile radius of north Solihull.

Just before Christmas the SCH chief executive Fiona Hughes was joined by Solihull MP Saqib Bhatti and the deputy leader of Solihull Council, Councillor Karen Grinsell, on a fact-finding trip to several of our blocks. They were both highly impressed with what they saw and enjoyed meeting residents and learning more about the sprinkler installation.

Access rates to flats has been extremely high. We can only do the work with the goodwill of our customers and the overwhelming majority have been very welcoming. Even those residents who initially had concerns have later fed back how pleased they are to have had the work carried out.



Our work on the sprinklers has actually been recognised by a major UK housing award; we're delighted to have been shortlisted in the 'Best Fire Safety Innovation' category for the Housing Digital Innovation Awards. As a further measure of our safety programme all our high rises will soon undergo a structural survey which will offer further insight into the overall health of the blocks.

Keeping our residents up to date with important building safety information is a priority for us. We are able to do this with this newsletter and the larger format quarterly newsletter sent to all our customers. We also share regular information on our website and across our social media channels.

We will soon be starting a trial where we install large TV screens in the foyer area of two blocks. We plan to use this to give further information, including latest news and animated safety videos. The trial will take place at Bedford House and Kingsgate House. If successful we hope to be able to install screens in all of our blocks in the future.

[www.solihullcommunityhousing.org.uk](http://www.solihullcommunityhousing.org.uk)

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Join us on social media:



# High rise sprinkler installation timetable

## Phase 1

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

## Phase 2

Due to start	High Rise	Order	In Progress	Completed*	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		✓	
Jan/Feb 2022	Bedford House	12		✓	
Jan/Feb 2022	Birkbeck House	13		✓	
January 2022	Newnham House	14		✓	

## Phase 3

Due to start	High Rise	Order	In Progress	Completed*	Spandrel Panels
February 2022	Selwyn House	15		✓	
February 2022	Somerville House	16		✓	
May 2022	Fircroft House	17		✓	Yes
May 2022	Avoncroft House	18		✓	Yes
May 2022	Keble House	19	✓		
May 2022	Linacre House	20		✓	
June 2022	Merton House	21	✓		
June 2022	Oriel House	22	✓		
July 2022	Balliol House	23	✓		
August 2022	Richmond House	24		✓	

## Phase 4

Due to start	High Rise	Order	In Progress	Completed*	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			Yes
February 2023	Demontfort House	34			Yes
March 2023	Digby House	35			Yes
April 2023	Kingshurst House	36			Yes
April 2023	Wingfield House	37			Yes

**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.**

**\*The block has a fully operational sprinkler system but there may be some other work still to be completed.**

# Fire Safety Regulations 2022 – What this means to residents

**You may be aware of the new Fire Safety (England) Regulations 2022 created to implement a number of recommendations made by the Grenfell Tower Inquiry in its Phase 1 report.**

The regulations seek to improve the fire safety of blocks in ways which are practical and proportionate to the risk of fire. These regulations come into force on 23 January 2023. For high-rise residential buildings such as yours, responsible persons (in our case Solihull Council) must:

- Display fire safety instructions in a visible part of the building and include information on the evacuation strategy for the building, how to report a fire and any other instruction that tells residents what they must do when a fire has occurred
- Share electronically with their local fire and rescue service (FRS) information about the building's external wall system and provide the FRS with electronic copies of floor and building plans
- Keep hard copies of the building's floor plans, in addition to a single page orientation plan of the building, and the name and UK contact details of the responsible person in a secure information box which is accessible by firefighters
- Install wayfinding signage in all high-rise buildings which is visible in low light conditions
- Carry out monthly checks on any lifts which are for firefighters and checks on any essential pieces of firefighting equipment



- Inform the FRS if a lift used by firefighters or one of the pieces of firefighting equipment is out of order for longer than 24 hours
- Undertake quarterly checks on all communal fire doors and annual checks on flat entrance doors
- Provide residents with relevant fire safety instructions and information about the importance of fire doors

## Fire Safety Act (FSA)



**The Fire Safety Act covers the structure of the block, external walls (including cladding and balconies) and individual flat entrance doors between domestic premises and the common parts.**

SCH has carried out a tremendous amount of fire and building safety work with our customers in recent years. We will of course continue to do this.

In the New Year we will be contacting customers about

inspections of flat doors. Please allow our staff access to your flat to carry out this important work.

We have also made sure that we also achieve all the targets, listed above, that are laid out in the new Fire Safety Act 2021 and the Fire Safety (England) Regulations 2022.

**You can read much more about this on our website. Scan the QR code and it will take you straight there**