

Case Study - Bromford Housing

Bluebell Gardens - Planned Preventative Maintenance of all Systems

Prevention is always better than a cure. Read how BAC keep Bromfords portfolio safe through a regimented maintenance programme.

The Customer

Bromford are a housing association – one of the Largest in the country. They have Over 44,000 homes spread across central and south west England housing 100,000 residents. They believe in providing warm, safe and secure homes, and they rely on BAC to ensure the safety of their residents and properties.

With so many properties, all of which have multiple safety systems in place, it's no small task keeping everything up to date and fully functional. Bromford trust BAC to deliver a Planned preventative maintenance program for each and every one of their sites, keeping them fully complaint and their residents safe.



The Building

Bluebell Gardens is one of Bromfords flatted schemes for Older People, located in the Bradley Stoke area of Bristol. The site contains 24 separate flats and well located close to the Willow Brook Centre and Library. There is an onsite laundry for residents, a communal lounge, Space for scooter storage and a communal garden. All residents are over 50 with some requiring a high level of support.



The Buildings Systems

Bluebell Gardens, like all of Bromfords sites, is protected by a multiple Systems. The building enjoys the security offered by a full access control system which includes intercoms to each flat.

In addition to Access control, the site is covered by HD CCTV giving residents Peace of mind and providing an excellent visual deterrent.

The site has an excellent Fire protection system comprised of a Fully addressable Fire Alarm, a central AOV (Automatic opening vent) system spanning all floors and integrated door closers throughout.

To assist resident mobility there are self opening doors within main entrance and Buggy store areas, all of which require resident key fobs for access. The overall result is a superb building offering excellent security and safety without restriction of the residents independence.



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The Planned Maintenance visits

BAC pride ourselves on our quality of service to Housing providers. When our teams arrive at a Bromford site, the first thing they will do is speak to the residents.

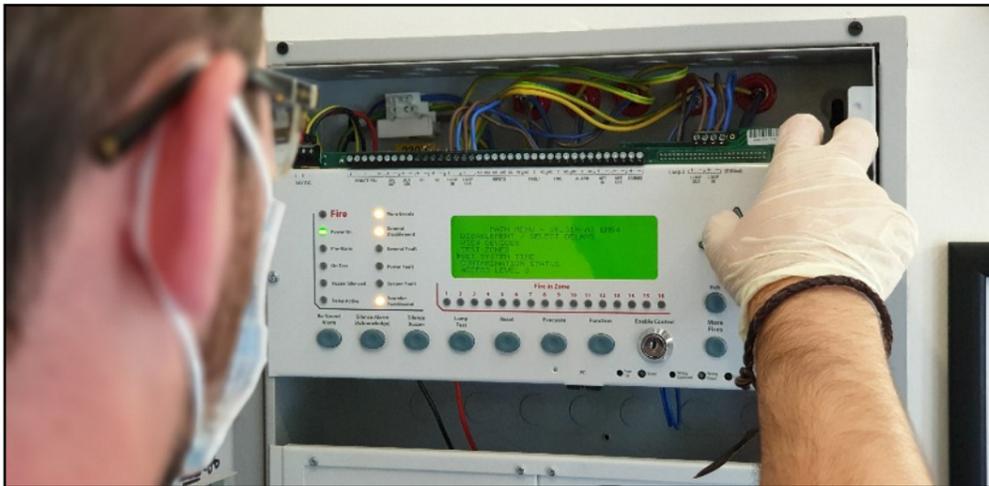
Although residents are generally informed of any upcoming visits, Our Engineers always give a courtesy call to anyone who may be in, just to manage expectations of noise or any disruption.

Once residents are consulted, they then set about putting Systems into test mode and make their way around the Building.



The Fire Alarm

The Fire Alarm at Bluebell Gardens is an Intelligent Addressable system, this means that any attending engineer or Fire Brigade can consult the panel on arrival and be told the exact location of any activation or fault. This saves valuable minutes in the event of a fire and allows engineers to spend less time on site diagnosing faults, which in turn saves Bromford money in respect of labour costs.



Above: Speaking to the resident Before starting work.

Left: Callum places the Fire panel into test mode and makes his way around the building.

Each detector is tested with Simulated smoke before being Reset. All manual call points are also triggered and reset.

Below: Jack checks the CCTV system Making a minor adjustment to one of The cameras.



The Access Control System

On our visits, each lock, reader, safety beam and closer are tested for ease of function and response time.

Any adjustments required are then made to ensure a Smooth opening and closing. Door holders that are connected to the fire alarm are also tested fully.

The CCTV System

The visit includes cleaning of all lenses, adjustment of any cameras that may need refocusing. Finally a check of the recorders is completed including a test of the hard drive and its playback function.

Left: Jack tests a doors external safety beam.



Want to Know more about our Planned Maintenance Services?

BAC are fully accredited by BAFE for the Design, Installation, Monitoring and Maintenance of all grades of Fire Alarm system. Have a look at our other Case studies and projects that can be found on our website, Call our friendly team on **0117 958 38 38**, or email your enquiry to info@bacsecurity.com

