

Case Study - Bromford Housing

Bromford.

Fire Additions at Rodway Court

With 100,000 residents to consider, its no small task keeping their properties up to date .

The Customer

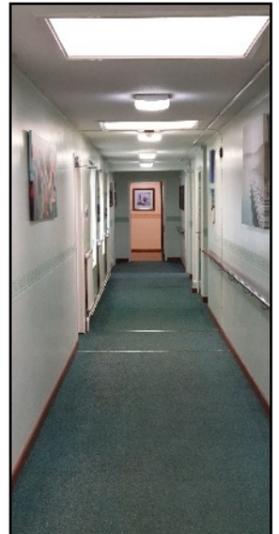
Bromford are a housing association – one of the Largest in the country. They have Over 44,000 homes spread across central and south west England housing 100,000 residents.

They believe in providing warm, safe and secure homes, and they rely on BAC to ensure the safety of their residents and properties.



The Building

Rodway Court is one of Bromfords flatted scheme for Older People in the Mangotsfield area of Bristol. The site contains 28 separate flats and well located close to the Local shops and with good bus routes. 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 Problem and the Solution

Although fully compliant when originally installed, Rodway courts Fire provisions have needed updating as time has gone on.

Fire Alarm grades are based on how much detection is present, as well as its location. Since the original installations, the UK Fire standards have been revised and now call for additional aspects to be considered within residential properties.

Bromford are committed to keeping their sites up to date with UK Legislation and so asked BAC to survey the site and make the required changes.

Once BAC had attended site, we were able to put together a plan for Bromford, utilising as much of the existing system as possible in order to achieve compliance whilst minimising cost.



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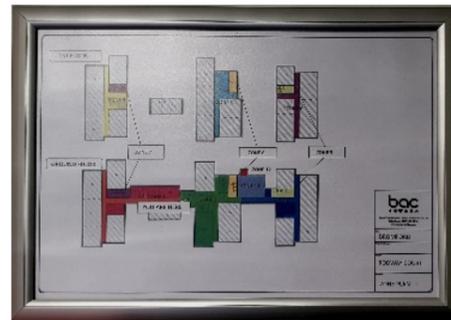
BAC started by changing all old detection for new Honeywell devices, the Main Fire panel was also upgraded to a new 'Intelligent' model allowing for the new additions.

BAC opted to use the SMS product from Honeywell®, which allowed the use of existing cabling whilst installing the new fully addressable system.

With the new system each detector or Manual Call point has an 'Address' which shows up on the Main panel in the event of an activation. This coupled with a detailed Zone drawing allows attending Fire Fighters to go straight to the effected area saving valuable time.

The next problem to overcome was the matter of Fire door compliance. Residents within Rodway court like the freedom of being able to prop open their front doors during the hotter months.

As these doors make up part of the buildings fire strategy, it is illegal to prop these doors open.

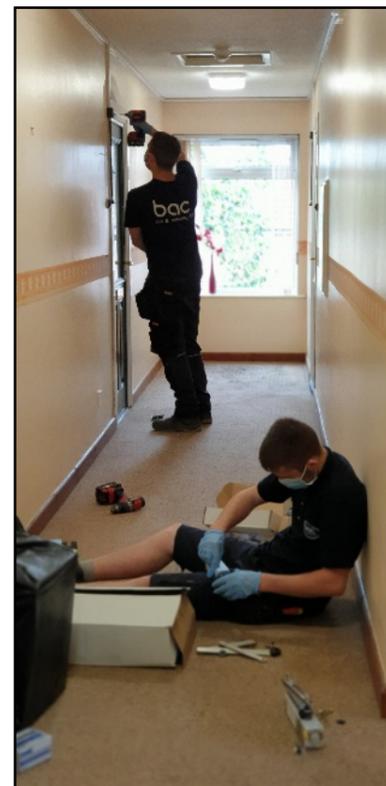


BAC have provided the perfect solution in the form of 'Swing-free' devices.

These door closers are linked to the buildings new Fire alarm and allow residents to push the door into a open position where it will hold, or push it closed when needed.

In the event of a fire these units are then activated by the Fire alarm and close the door Safely into the shut position. It allows residents to do as they please without infringing on the buildings Fire safety.

The end result of this project being a fully compliant site, Happy residents and a satisfied client.



Want to Know more about our Fire Safety 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

