

Case Study - United Communities

Conventional Fire Alarm Upgrade



When you need to ensure your tenants safety, and that your building is fully compliant...Who should you call?

The Customer

United Communities is a Social Housing Provider based in Bristol. When they needed some professional advice about Fire Safety within their accommodation, they came to BAC Fire & Security Ltd.

BAC provided a full client consultation resulting in United Communities commissioning them to carry out nearly 100 site surveys. The reports provided detailed condition reports including recommendations for bringing them up to date with current standards. The reports helped BAC and United Communities plan and prioritise a phased upgrade of Fire alarms and safety systems

Today we are looking at one of the most recent upgrades at one of their flatted schemes in the Badminton Road area of St. Paul's Bristol.

'We have dealt with BAC for a number of years now and find their service efficient, professional and very friendly'

The Building

The building was originally a large three-story residence and has been converted into six self-contained flats. The layout is well planned with a large internal staircase spanning all floors. Two flats are located on each floor with their own landing areas.

The site was equipped with an existing Fire Alarm which was inadequate based on current UK standards. This old system comprised of the Fire control panel, as well as limited detection dotted around the building. There was no detection within high risk areas such as electrical cupboards, and at the other end of the spectrum, excessive landlord system detection in some flats. This meant that the system, although effective in select areas, did not meet any particular grade and was well in excess of the recommended 10 year service life for detection.

'We regularly contact BAC for expert advice on upgrades to our existing Systems in order to meet current regulations'

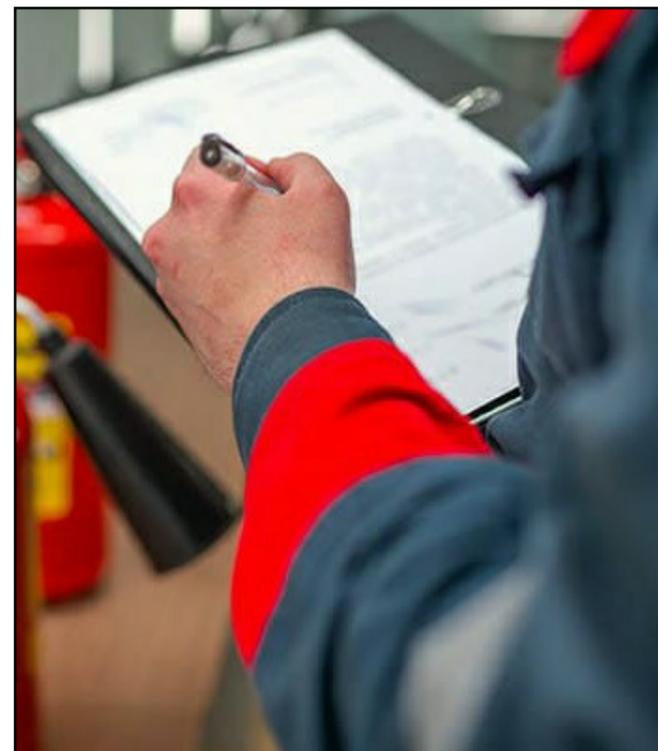
Bringing Badminton Road up to Standard

BAC first consulted the sites Fire Risk assessment, a document written by an Independent surveyor which outlines the building failings in respect of Fire safety.

The minimum grade Fire Alarm was stipulated as being 'Grade A LD2'. A 'Grade A LD2' system comprises of Automatic smoke detection in all circulation spaces, as well as rooms that form part of any escape route.

In addition to the main communal areas, Automatic Heat detection is also to be installed within each flat hallway.

Once armed with the relevant information, BAC set about designing the required upgrade elements to bring the Fire safety systems up to date.



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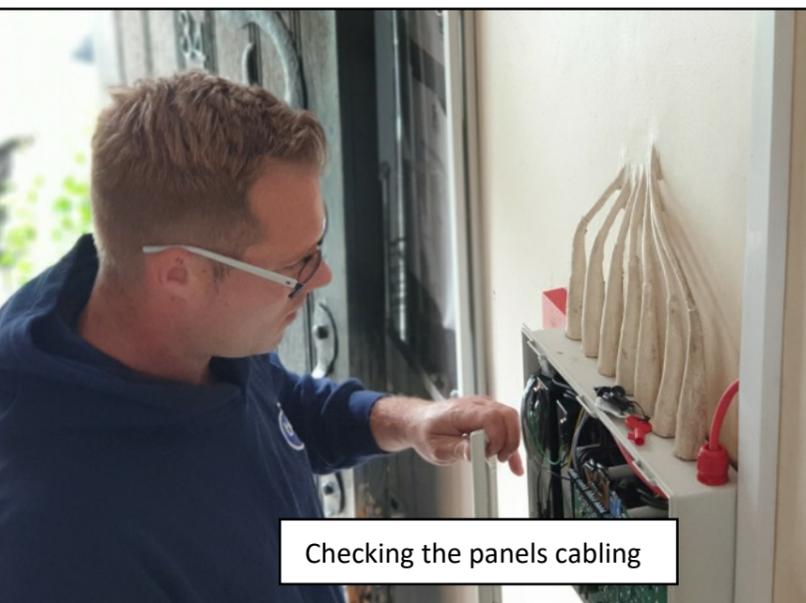
The Installation of a Grade A LD2 System

New Automatic Smoke detection was installed in all communal areas, with Automatic Heat detection inside each flat entrance. Automatic smoke detection was also installed in high risk areas such as Electrical cupboards. Manual call points were replaced, with additional points being installed to ensure the number was appropriate for the building.

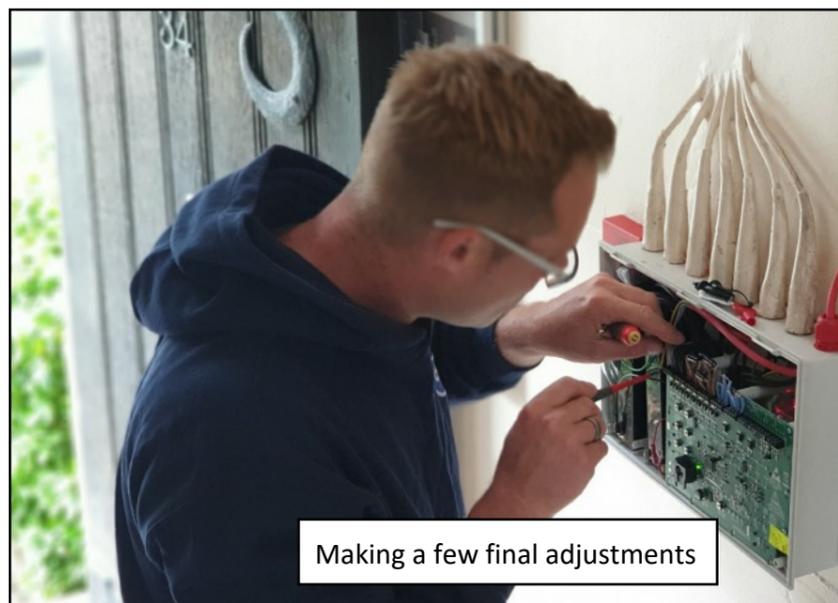
This category of Fire Alarm also includes a Mains operated contingent in the form of Mains operated Smoke and Heat detectors with integral battery back-up. These units are installed within the Lounge and kitchens of each flat and do not form part of the main Fire Alarm.

The Old Fire panel was located within the main entrance, this was replaced by the new CTEC 8 zone panel. The new 8 Zone model allows easy identification of effected areas in the event of an activation.

The location of the panel in the main entrance ensures that any attending Fire brigade can locate it immediately, verify which area is affected and act accordingly. This minor additional function saves the Brigade valuable time and subsequently can make all the difference in a worst case scenario.



Checking the panels cabling



Making a few final adjustments



Time to Caulk

Once the Installation process was completed the system was tested in its entirety, prior to a full BAFE approved commissioning taking place. BAC then provided full handover paperwork before providing certification for the client.

"In all our time dealing with BAC we have never encountered any problems with their team, We are very satisfied with the service they provide our company"

Rob Manser - Compliance Officer for United Communities

Want to know more about what we do?

Have a look at other projects within these pages, or call our team today to discuss what a change BAC could make to your organisation. BAC is fully accredited by all the major Industry bodies including BAFE SP203 and The SSAIB for the Design, Installation and Maintenance of Fire Alarms, Intruder Systems, Access Control, CCTV. They are recognised by Trading Standards for customer service and are also an approved installer of Honeywell Fire systems, Tynetec Telecare systems and Paxton Access control.

