





Building Safety Case

Building Name	Fairlie House
Construction date	1965-1974
Building Owner	London Borough Hillingdon- Place Building Safety team
Building Type	General Residential- High Rise
UPRN (Unique Property Reference Number)	RBL240618
Address	1-72 Fairlie House Pantile Walk Uxbridge Middlesex UB8 1LY
Block Assessment- Gov website	LOW
Report written Building Safety Officers	Michael Emmett – Alana Martin
Version	3: September 2024

Internal Sign off details			
	Name	Date	Signature
Principle Accountable Person	Gary Penticost	22/09/2024	
Accountable Person	Rod Smith	22/09/2024	

This report is to show how and why the building is safe and of a good standard to ensure these are safe for residents living within the High-Rise Residential building.

All the information used to manage the risk of fire spread and structural safety. The safety case will need to report the current and ongoing safety of the building. All the things we do to stop or reduce the impact of fire spread and impact of structural failure. That we have the necessary measure in place to Prevent, Control and Mitigate the risks.

Building Information

Fairlie House comprises 9 floors above ground floor with 72 general needs flats. Each floor from level 1 to 9 has 8 flats per floor. There are 2 lower levels, -1 comprises of storage areas for the tenants and the water tank room and -2 is the basement that provide access to the bin store room, storage areas for tenants and brings you into the shopping centre basement. The basement is managed by the Pavillions shopping centre.

The building is constructed using precast concrete and features decorative panels made of Glass Reinforced Concrete (GRC), as well as a pebble dash render to all 4 facades. The ground floor of the building serves as the main entrance from the shopping centre and houses various facilities, including a main foyer with a sprinkler system panel, staircases and 2 lifts accessing all floors. No general needs flats are located on the ground floor, -1 and -2. A central staircase provides access to all floors, while two lifts serve all floors including -1 and -2. Chute rooms connect the upper floors to the bin store that is located in the basement. The lift motor room is situated on the flat roof.

This building is part of a larger complex, you can access the shopping centre and additional tower blocks these are controlled via secure fob entry. The building has a height of approximately 29 meters.

Building fire safety strategy

Stay put (Defend in place)

Occupancy

72 flats as of September 2023 this is broken down to 67 LBH (London Borough of Hillingdon) tenanted dwellings and 5 Leaseholders.

Block plan

Please see appendix A:

Construction and External Wall details

Date of construction between 1965-1974. The building construction is concrete and brickwork with two facades have GRC (Glass reinforced concrete) decorative over-clad panel and pebble dash render. The over clad system comprises a 40mm tissue faced Phenolic insulation board, this is bonded to the existing concrete facade with a trowel applied adhesive compound. The render incorporates a 10-15mm reinforced mesh pebble dash finish. The windows across the building are all double glazed and were replaced in 1999.

Internal wall

Including internal wall construction and the paint covering fire rated class 0 Hubden paint throughout. Refuge store FD30s full 3rd part certificate fire doors, external ventilation wall.

Fire Doors Specification

The building is equipped with fully accredited third-party approved front entrance doors for all 72 residential units. These doors are specifically designed to prevent the spread of fire and smoke, providing a minimum of 30 minutes of fire resistance per door set. They have undergone comprehensive testing as complete fire door sets, and we possess the primary test evidence to support their effectiveness.

The installation of these doors has been carried out by Gerda TRADA trained engineers, ensuring proper expertise and adherence to safety standards. To further guarantee the quality of our fire doors, our direct labour organisation (DLO) has undergone TRADA training. This training enables them to assess fire doors and perform any necessary remedial work to a competent standard.

In addition, our tenancy officers have received fire door training in April 2023. This training equips them with the necessary knowledge to identify and report any defects or issues related to fire doors, ensuring that they are promptly addressed and maintained in optimal condition.

Communal Fire doorsets: Replaced in 2018

These fire doors undergo quarterly servicing conducted by our TRADA qualified repairs operative. Any necessary remedial work is carried out on-site whenever possible, and return appointments are scheduled to ensure that the fire doors are fully operational and meet safety requirements.

The fire doors play a crucial role in our horizontal escape routes. To enhance safety, all communal doorsets are equipped with vertical glazing. This feature allows individuals to view the compartmentation they are heading towards and assess whether it is safe to enter in case of an emergency.

Residents fire front entrance doorsets: Replaced in 2018

The front entrance doorsets of the residents undergo annual servicing by our high riser tenancy officers. Any required repairs are completed by our TRADA qualified repairs operative by scheduled appointments to ensure that the fire doors are fully operational and compliant with safety regulations.

Sprinkler system: Installed 2023

In 2023, the installation of a sprinkler system was completed at Fairlie House. Each dwelling within the building now has a sprinkler system installed in the kitchen, living room, and bedroom areas. The communal corridors are also equipped with sprinklers, but they are not installed within the escape staircase.

The sprinkler system is connected to an external generator for power supply. To ensure an adequate water supply, the system is connected to tanks that hold sufficient water reserves. These tanks are also connected to the main water supply of the building. Regular servicing of the sprinkler system is conducted every six months by our term contractor.

The sprinkler system panel is connected to a remote monitoring system. If the system is activated due to a fire, it will automatically notify the fire brigade. The sprinklers are designed to activate in the event of a fire, providing water to extinguish the fire and protect the affected area.

During the handover process, we conducted a walkthrough with the local fire brigade stations to familiarize them with the location of shut-off points and other relevant information. This ensures efficient coordination in emergency situations.

In addition to the LBH maintained sprinkler system, the Pavillions basement has a sprinkler system included to and this is extended into the 12 level storage areas and bin store room. This servicing is completed by the Pavillions contractors 6 monthly.

Automatic opening vents (AOVs)

Fairlie House is equipped with automatic opening vents (AOVs) located within the communal areas. These AOVs are strategically positioned at the ends of the corridors, with 2 vents per floor. Each AOV (Automatic Opening Ventilation) is connected to an individual smoke detector

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within the communal areas. In the event of a fire, when the smoke detector is triggered, the AOVs will activate, providing ventilation and preventing the accumulation of smoke.

To ensure their proper functioning, the AOVs are serviced quarterly by our term contractors. Any necessary repairs are promptly undertaken to maintain their reliability and effectiveness.

In the upcoming financial year 2024-25, we are in the process of preparing tender specifications for the upgrade of the AOVs. This initiative aims to enhance the performance and capabilities of the ventilation system, ensuring optimal safety measures for the residents of Fairlie House.

Fire risk Assessments: Annual

At Fairlie House, we conduct fire risk assessments on an annual basis. These assessments thoroughly evaluate the fire safety measures and identify any areas that require improvement or attention.

Electrical: Later and rising mains replaced in 2021 and LD1 and consumer units in 2022-23

We have successfully replaced the lateral and rising mains, resulting in improved fire safety, efficiency, and reliability within the building, these were replaced in 2021. As part of ongoing upgrades, fire rated consumer units have been installed in individual tenanted dwellings, further enhancing safety measures.

In addition to fire rated consumer units to tenanted properties, we have also taken additional precautions within both tenanted and leasehold properties. LD1 fire upgrades have been implemented, which include heat or CO2 detection systems installed in all rooms, apart from the bathroom. This decision was made following a consultation with the London Fire Brigade and in consideration of the sprinkler system installation.

The purpose of this additional detection is to provide localized smoke detection that can alert the tenant to a fire before the sprinkler system is activated.

These measures collectively aim to provide early warning and enhance fire safety within the building, ensuring the well-being and protection of the residents.

Lifts: Replaced 2023

There are 2 lifts within Fairlie House that were replaced to BS EN81:73 in 2019. They serve all floors from ground to level 9. These are not firefighting or evacuation lifts, but the fire brigade can control the lifts via a firemans drop key. These undergo monthly servicing.

Security

Fairlie House is equipped with an access control system that regulates entry to the main entrance door. Additionally, a CCTV system has been installed both 10 externally and 3 internal within foyer area. In addition to this we have roof hatch cameras and 2 cameras locates on the roof. This system was implemented and is connected to a control centre located in the Civic Centre.

Communal areas

On the ground floor of Fairlie House, you will find the main foyer areas, this only provide access to the central stair case and the lifts, there is the sprinkler system panel and duplicated of the PIB box. On floor 1 to 9 within the communal areas there are shared bin chute rooms that are protected with FD30 fire doors. From level 4 you can gain access over to a shared rooftop garden areas, this is only shared with LBH tower block The Goulding's. In addition to the garden room there is a lounge room that is accessible for the sheltered scheme tenants within the Goulding's. On -1 level there are storage areas that are allocated to a tenant for use -2 level provides access to the basement and parking areas. There is an additional escape route from level 1, this bring you out into open air on the roof of the shopping centre, following the green floor this will bring you to the granges car park that provides residents with 3 escape routes to follow leading them to ground floor safety.

The bin chutes in the building have their own fire doors for additional protection. These fire doors are communal and are designed to provide a minimum of 30 minutes of fire resistance. This helps to contain any potential fire incidents within the designated areas and prevent the spread of fire throughout the building.

Assembly point- Please see appendix B: Location in green.

Fire Risk Assessment Prioritisation Tool: Tire 5 (Very Low)

In line with government guidelines and collaboration with the National Fire Chief Council, we have employed the Fire Risk Assessment Priority Tool to evaluate fire risks. After conducting the assessment, Fairlie House has been assigned a score of 5, placing it in Tier 5 as a category of Very low risk. It should be noted that the lower the score, the lower the risk within the building.

Risk assessment of occupants

From the month of August 2023, we currently have 9 residents who fall under Category 1 and would require immediate evacuation assistance. This category includes individuals who require rescue by 3 or more fire fighters, need additional equipment (e.g., bariatric person, wheelchair users, stretcher users), or require medical assistance.

Additionally, we have 1 residents who fall under Category 2, necessitating assistance from 2 or less fire fighters. In this category, no additional equipment is required, and it encompasses individuals with conditions such as visual impairment, hearing impairment, or cognitive impairment. However, these residents are still mobile.

We conduct a quarterly review of these categories and their associated residents through our High-Rise Tenancy Officers. For further details, please refer to Appendix C.

Fire Signage

At Fairlie House, we have implemented Wayfinder signage on each floor within the escape staircase, indicating the floor numbers. To further enhance this system, we have placed orders for additional signage that will indicate the flat numbers on the Wayfinder signage. These new signs are scheduled to be installed by March 2024.

In addition to the Wayfinder signage, we have green fire signage strategically placed on each floor, guiding residents to the nearest fire escape routes. Furthermore, on every floor, we have prominently displayed signs stating, "do not use lift in even on a fire" and "keep closed fire

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door" on all communal doors. These signs are regularly reviewed during the weekly walkabouts conducted by our high-rise tenancy officers. If any signage is found to be damaged, defaced, or removed, it is logged, and repairs are promptly carried out. As part of our ongoing improvement efforts, we are gradually replacing the glue-based wall attachments of the signs with secured fittings. This replacement process will be completed by the end of October.

Emergency Lighting: Installed in 2018

To ensure the safety of residents in the event of a fire or mains failure, we have installed an intelligent emergency lighting system in all communal areas of Fairlie House. This includes the staircase, bin chute rooms, boiler plant rooms, lift motor rooms, and water tank rooms. This system provides 9 hours of emergency lighting, illuminating the escape routes and ensuring visibility for both the London Fire Brigade (LFB) and tenants who may need to evacuate the floors. The system is installed using fire resisting cable and incorporates a remote monitoring feature. Any defects are promptly reported to us, and we are immediately alerted when the system switches to emergency lighting mode.

Fire Brigade Access

Fairlie House has a secure information box located outside the main entrance. This box contains detailed floor plans of the building, including the locations of the shut-off switches for the sprinkler system. Access to the plant rooms is restricted and can only be obtained through the Gerda master key system, which is carried on every fire tender. The information box also contains key contact information for authorized contractors and emergency repairs outside of regular hours. Additionally, it includes a record of tenants who may require assistance from the fire brigade to evacuate the building, categorized into Cat 1 and Cat 2. The floor plans and details of the external wall system have been uploaded to the London Fire Brigade's online portal. The main entrance is easily accessible to the fire brigade without any obstructions.

Dry Risers

Fairlie House is equipped with dry risers on each floor, starting from the 1st floor. These risers are serviced alternately in wet and dry conditions every 6 months. The inlet valve is conveniently labelled and located in close proximity to the entrance doors in the basement.

Lightning Protection

A lightning protection system made of copper has been installed on the external walls of Fairlie House. This system undergoes regular servicing by our contracted term contractors every 11 months, following the guidelines set by BSEN62305 to ensure compliance. The lightning protection system plays a crucial role in providing low-resistance paths to earth for lightning currents, redirecting them safely to the ground. This is essential in preventing a fire in the event of a lightning strike. Any necessary remedial work identified during the 11-month servicing is promptly carried out to maintain the system's effectiveness.

Gas

All flats within Fairlie House are connected to the communal gas supply. They operate a 24 hour call out service for any break downs. The boiler room is located within the basement of the larger complex.

Gas and electrical L/H certification

We are currently seeking to align aspects of compliance between tenants and leaseholders to ensure a uniform approach across all tenures / occupation arrangements in our high-rise blocks.

Management of Building

The Housing Management Service, in conjunction with residents, have developed and implemented a Housing Management Offer across the Council's high-rise building portfolio. This offer has introduced:

- A more intensive approach to housing management with two dedicated Tenancy Management Officers as a key point of contact who are well trained with appropriate levels of management oversight to ensure they are doing the right thing at the right time to the expected quality threshold
- Regular inspections of the shared areas of the building in addition to a regime of property inspections and flat entrance door checks
- Improved levels of customer insight gathered on the occupiers of 'higher risk buildings' to ensure that any presenting risks can be managed and mitigated
- Changes to the Council's Approved Social Housing Allocation Policy to restrict access to new tenants who cannot self-evacuate from the building within a reasonable timeframe and the assessment and move-on of existing tenants who are unable to meet this threshold
- A structured approach to engaging with residents on building safety matters and building safety decisions linked to a resident engagement strategy which seeks to encourage participation in the management of the building and improve the effectiveness of communication with all occupiers who are aged 16 years or over
- Clear guidance for 'staying put' and carrying out partial or total evacuation of the building following direction by the fire and rescue service
- Awareness of the rights and obligations of all households who reside in 'higher risk buildings' including tenants, resident leaseholders and those who rent their home from a leaseholder
- The concept of a social contract between the Council and all occupiers of high-rise buildings which not only sets out the Council's responsibilities, but the obligations placed on residents to ensure they are 'fire aware' and 'fire safe'
- Greater levels of financial and safety related prescribed information to tenants and leaseholders including tenants exercising their Right to Buy and to prospective leaseholders who are looking to purchase an existing leasehold interest in a high-rise building
- Establishes and documents a clear list of building safety costs which the law says can be passed onto leaseholders alongside the statutory protections regarding such costs
- Establishes a new Complaints system dedicated to 'high rise living' and building safety concerns

Taking a 'whole building approach' to fire safety necessitates the need to be more transparent, develop new relationships and improve existing ones with every household across the 10 high-rise buildings. The Council is committing to more contact with residents, more inspections, more information sharing and improved channels of communication. The Council knows that the people living in our high-rise blocks are our greatest source of intelligence about the

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buildings and must be listened to. Within its Housing Management Offer the Council is keen to 'get the balance right' between safety, intrusion, and cost.

Caretaking is on site 5 days a week and report any defects and clear/report communal areas. This includes weekend bin rotation.

Residents Fire Safety Packs

We have provided customized information packs to all residents, containing crucial details about key areas within their building. The purpose of these packs is to ensure that residents are aware of the safety features in their building, giving them confidence and encouraging them to report any damages they may notice. Each pack is specifically tailored to the corresponding block and includes key contacts for reporting concerns, specific escape routes from each flat, block-specific details, advice on appropriate actions during emergencies, instructions regarding the "stay put" policy, and information about fire doors.

Electrical charging in communal areas

It is strictly prohibited to store any items, including charging mobility scooters and e-bikes, in the communal walkways. The responsibility for managing and monitoring this policy lies with the high-rise tenancy officers, who conduct weekly walk rounds to ensure compliance.

Ongoing maintenance

We maintain internal records of safety inspections and maintenance performed on shared systems. These records are diligently kept providing evidence of compliance history.

Servicing Area	Intervals	Term Contractor or in house repairs
Emergency Lighting	Monthly servicing and 6 hours drain down annually	Remote monitoring testing completed
Fire Risk Assessment	Annual	Term Contractor
Automatic Opening Vents	Quarterly	Term Contractor
Fire Extinguishers	Annual	Term Contractor
Dry Risers	6 Monthly	Term Contractor
Lightning Protection	11 Month	Term Contractor
Sprinkler System	6 Monthly	Term Contractor
EICR- Communal and dwelling	5 yearly	Term Contractor
Passenger Lifts	Monthly	Term Contractor
Ventilation	6 Monthly	Term Contractor
Communal Fire Doors	Quarterly	In house repairs team
Front Entrance Doors	Annually	High Rise Tenancy Officers
Gas	Annually	Term Contractor
CCTV	6 Monthly	Term Contractor
Asbestos	Annual	Term Contractor

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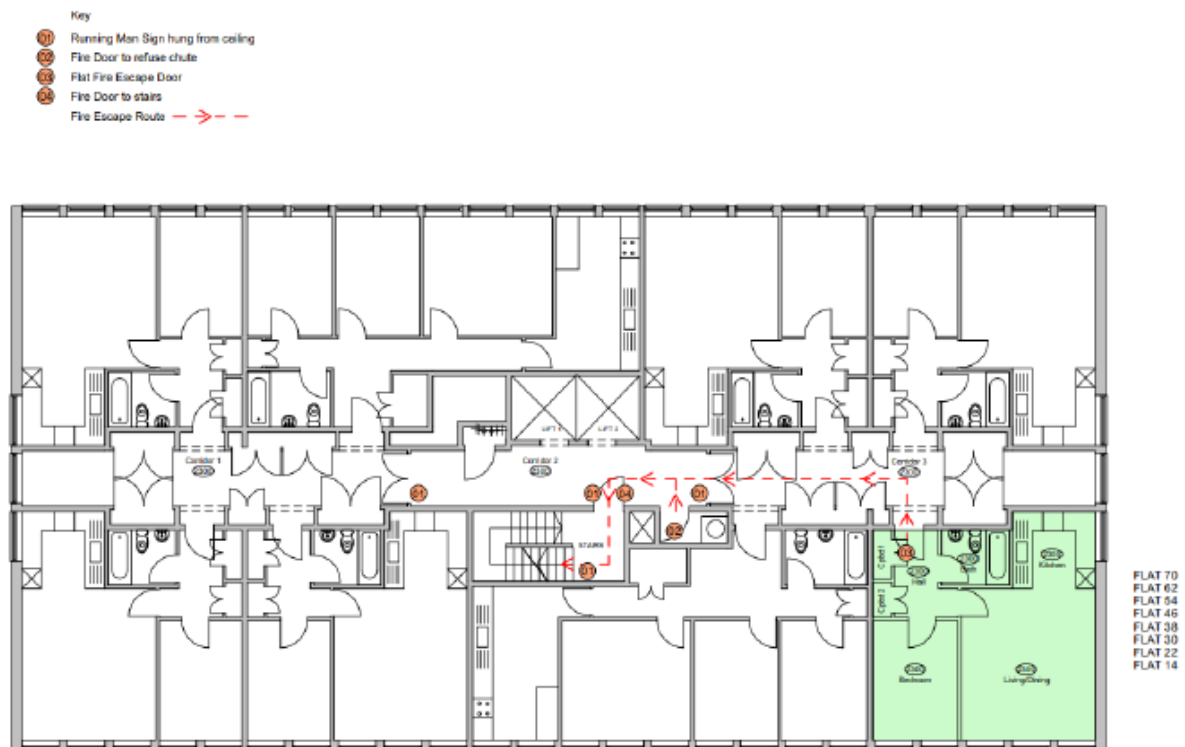
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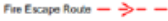
Continual improvements:

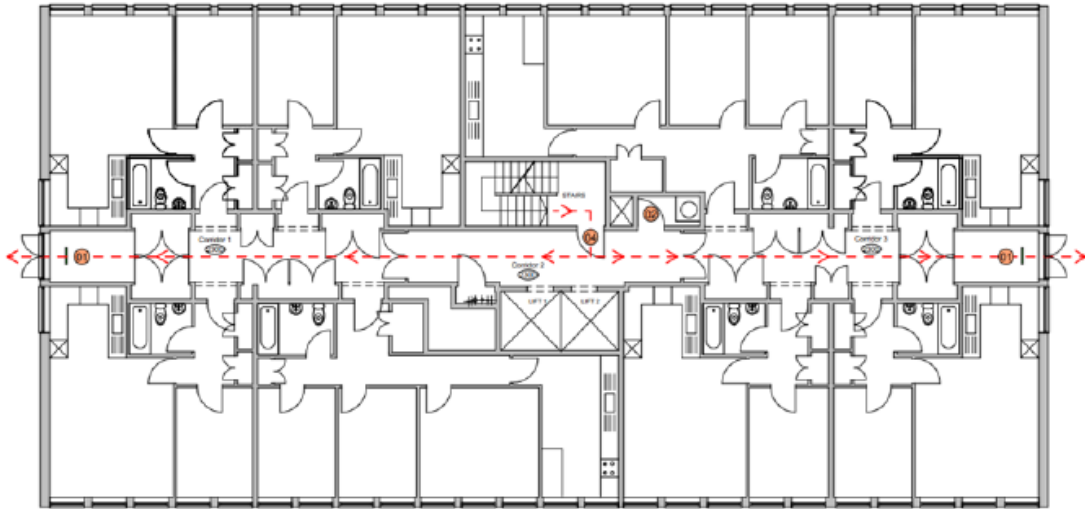
Building safety is a continuous process that requires regular review and prompt adaptation. We have implemented a yearly planned review to ensure that any necessary updates are made promptly. In the event of any changes, this document will be urgently updated with all relevant information.

Appendix A:

Will be added following the receipt of the resident fire safety packs



- Key
-  Running Man Sign hung from ceiling
 -  Fire Door to refuse chute
 -  Flat Fire Escape Door
 -  Fire Door to stairs
 -  Fire Escape Route - - - - -



01 Fire Escape Route First Floor
1:100

Appendix B:

Site location plan and assembly point in green.



Appendix C:

Cat 1 Red- Person requiring rescue by 3 or more fire fighters and/or additional equipment e.g. bariatric person or wheelchair user or requires stretcher or medical assistance.

Cat 2 Orange - Person requiring rescue or evacuation by 2 or less fire fighters with no additional equipment required. e.g. visual impairment, hearing impairment or cognitive impairment but mobile.

9th Floor	65	66	67	68	69	70	71	72
8th Floor	57	58	59	60	61	62	63	64
7th Floor	49	50	51	52	53	54	55	56
6th Floor	41	42	43	44	45	46	47	48
5th Floor	33	34	35	36	37	38	39	40
4th Floor	25	26	27	28	29	30	31	32
3RD Floor	17	18	19	20	21	22	23	24
2nd Floor	9	10	11	12	13	14	15	16
1st Floor	1	2	3	4	5	6	7	8
Basement		Electrical intake Room						