



Your sprinkler system

Your questions **answered**



Why is the sprinkler system being installed?

The sprinkler system is required as part of the fire safety improvements following an assessment of the building. This upgrade will improve the building's safety rating and provide additional protection for residents.

Why are sprinklers so important and why do we need them?

There is clear evidence that sprinklers are effective in stopping fires from spreading and putting them out, ultimately saving lives.

When used in both converted and purpose-built flats, sprinklers are 100% effective in controlling fires. Greater Manchester Fire and Rescue Service (GMFRS), along with fire services across the country, support the use of sprinklers as there is clear evidence that they are effective in stopping fires spreading and putting them out, ultimately saving lives.

Are the works mandatory?

Yes, the installation of the sprinklers is mandatory. This requirement is based on Sections 83 and 84 of the Building Safety Act 2022. All properties within the building, including leasehold, will be subject to these works due to the serious implications a fire can have on the entire block if risks are not managed.

The installation has been approved by the Building Safety Regulator (BSR), which is a Government body, set up following the Grenfell Tower tragedy to improve safety standards in high-rise buildings. As part of the new building safety laws and regulation, improvement work such as sprinkler installations, must first be approved by the BSR.

Will there be any costs to customers or leaseholders?

No, customers or leaseholders will not be charged for the installation of the sprinkler system.

Who is carrying out the works?

Emanuel Whittaker has been selected as the main contractor, with GTM Fire Protection Ltd as the specialist subcontractor for the sprinkler system installation. Emanuel Whittaker was awarded a place on the investment framework following a competitive tendering process.



Can customers see the work before it begins?

Yes, a show flat has been set up where you can see an example of the sprinkler installation before work begins in your home. In the show flat, you will also be able to view how the minimal boxing in is carried out. This boxing in is mainly shown in the hallway, and in two-bedroom properties, the sprinkler heads are located on the wall with only a small amount of boxing in required.

If you would like to visit the show flat before the works recommence, please contact **Sue Croll** – **07483 069276** to arrange access.

How will the installation be planned for each home?

Each customer will have the opportunity to talk about when they would prefer the work to take place, with our team as part of the 'Getting to Know You' survey. This will help us minimise disruption by considering your preferred working hours, availability on specific days, and any other personal circumstances.

The survey will also allow us to plan if the work will need to be tailored to individual fixtures and fittings.

How long will the work take?

The installation will take 17 weeks, from **2nd June 2025**. We will confirm more specific timelines for each home after completing the resident surveys.

Will there be noise or disruption?

There will be some drilling noise during the installation process. We will share further details about when and where any noise will occur as we approach the start date.

What if asbestos is found?

Asbestos surveys have been completed. Any asbestos identified will be safely removed by a specialist contractor following strict health and safety regulations. You can be assured that you will not be at risk.

What if I am selling my property?

If you are in the process of selling your property, please inform your conveyancer about these works so they can advise potential buyers accordingly.



Can I ask more questions?

If you have any further questions or need additional information, please do not hesitate to contact us at **0800 218 2000** or email **myhome@salixhomes.co.uk**.

How do sprinklers operate?

A sprinkler system has individually heat-activated heads connected to a network of water pipes. When the heat from the fire through hot gases reaches the sprinkler head at a specific temperature (usually about 68°C), that sprinkler head activates, delivering water directly to the source of the heat.

How can we be sure sprinklers will work in a fire?

Most sprinkler systems are very simple. There are normally no moving parts to fail, and the pipes are to a higher standard than domestic plumbing pipes. The pipes are charged with water, usually from the mains supply. The sprinkler head closest to the fire will activate and release water to suppress the fire. If you have water in your pipes, the sprinklers will work.

Why are sprinklers so effective?

A fire starts small. If detected and tackled early enough, it can be controlled with very little water. Sprinklers operate automatically, even if you are asleep or not at home, releasing water directly over the source of the fire and, depending on the type of system installed, sounding the alarm.



Evidence shows that sprinkler systems are highly reliable and work on **94%** of occasions. When sprinklers do work, they put out or contain the fire on **99%** of occasions.

Sprinklers keep people safe by washing the larger particles out of smoke, reducing its density and toxicity, giving people longer to escape without being affected by smoke. In addition, the water cools the smoke, making it less harmful.

We already have smoke alarms. Isn't that enough to prevent a fire?

The best way to keep safe is by reducing the risk of fire in your home, but we know that fires cannot be prevented completely.

Smoke detectors save lives by alerting people to a fire so they can leave their home. However, they don't stop fires from developing or spreading. That's why GMFRS and other fire and rescue services believe sprinklers can play an important part in keeping residents safe as part of a package of fire safety measures.

What if they go off accidentally?

The chances of this happening due to a manufacturing defect are incredibly rare, and unlike some fire alarms, sprinklers don't give a false alarm as they need heat from a fire to activate them.

I don't want my home to be flooded?

Each sprinkler head must be activated by heat, so only the head affected by fire will activate. This is usually enough to stop a fire from developing and spreading, and will sometimes put out the fire completely.

The amount of water released by sprinklers is a lot less than firefighters tackling a fire using hoses. This means there is less likelihood of water damage from a sprinkler system compared to the fire service trying to put out a fire that has spread throughout the room or flat.

What about smoke?

Smoke is a serious issue if you have a fire in your home. Not only can it cause serious injury and, in some cases, death as people escape from their homes, but it also seriously damages belongings. A fire that is allowed to develop will normally cause smoke damage to all rooms – this can mean that all furniture and clothing are affected and often destroyed.

Don't sprinklers look ugly?

Modern sprinklers are compact and in many buildings, may not even be noticeable. You can view the sprinkler system in the show flat.

I don't want the disruption – can you force me to have them installed in my flat?

It only takes a few hours to install sprinklers in each flat, and the aim is to minimise disruption where possible. The installation process is relatively simple, requiring low levels of any on-site building work.

What if I smoke in my flat or burn food in the oven/grill – will this set off the sprinklers?

It's not possible to activate a sprinkler accidentally by smoking or overcooking food, as the heat would not be high enough to reach and/or activate the sprinkler head.

The images show sprinklers and boxing in as an example. This is just a representation - the actual design may vary based on requirements.



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If you would like to see this information in
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