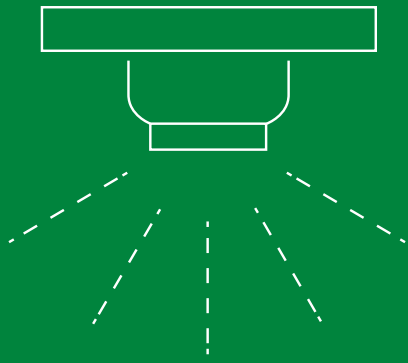




Grey Friar Court and White Friar Court

Your sprinkler system

Your questions **answered**



Why is the sprinkler system being installed?

The sprinkler system is being installed in the flat lobbies and corridor to the stairwell to help protect your escape route in an emergency situation. We are also offering customers the opportunity to have sprinklers installed in their properties as they are proven to be a lifesaving system in the event of a fire breaking out.

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.

Are the works mandatory?

Sprinklers provide a higher level of protection to people and property, so Salix Homes want to provide this to customers. However, works in your individual properties are not mandatory. If you would like to opt out of the sprinkler installation in your home, please contact your Casey Group Ltd representative. Salix Homes will be installing sprinklers in the communal areas as this is a requirement of the Building Safety Regulator (BSR) approval.

Will there be any costs to tenants and leaseholders?

No, tenants and leaseholders will not be charged for the installation of the sprinkler system.

Who is carrying out the works?

The Casey Group Ltd has been selected as the main contractor, with GTM Fire Protection Ltd as the specialist subcontractor for the sprinkler system installation.



Can customers see how the sprinkler would look in their home?

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

There are two show flats to view:

Grey Friar Court: 2 bedroom flat

White Friar Court: 2 bedroom flat

You can visit a show flat before the works recommence.

For Grey Friar Court, contact **Luke Tattersall** on **0776460092**.

For White Friar Court, contact **Andy Moxham** **07970034906**.

How will the installation be planned for each home?

If you haven't opted out of the sprinklers being installed, The Casey Group Ltd will contact you to arrange a survey of your property. 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 needs to be tailored to individual fixtures and fittings.

How long will the work take?

The work to install a sprinkler system within your home takes 3 days. We will confirm more specific timelines for each home once the property has been surveyed.

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.

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, will alert GMFRS and Salix Homes.

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.

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 a high heat 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.



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.

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.

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.

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**.

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

Notes

This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

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For this information in another format,
scan the QR code or visit our ReciteMe tool:
www.salixhomes.co.uk/sprinkler-faq

