



irwell  
valley  
homes

Your new  
sprinkler  
system

How it works and what to expect  
when the work takes place.

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## Introduction

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To ensure Transport House complies with the requirements of the Fire Safety Act, Irwell Valley Homes is about to begin important safety work to remediate the building.

We have commissioned three independent PAS 9980 reports in line with this legislation for Transport House along with instructing a peer review of their findings.

All of these assessments conclude that a sprinkler system, fire-stopping works in the car park and under-drawing of the walkways would bring the risk well below a tolerable level.

So far, we have installed a new fire alarm system and work is being planned to begin installing a sprinkler system, carry out fire stopping works in the carpark and under-draw the walkways.

This work has been recommended by approved Fire Engineers using the new PAS 9980 guidance and Greater Manchester Fire and Rescue Service have approved and supported this approach. There will be no charge to leaseholders for any of this work.

Your sprinkler system will become an important safety feature of your building and we hope this booklet provides further information around how the system will work and what to expect while the work is taking place.

We anticipate that the work will commence in September and we really appreciate your co-operation as we move forward with this. Our priority is to gain access to every apartment and complete the works as soon as possible so that the risks are reduced for residents.

If you are a landlord who currently rents out your apartment to a tenant, please share this information with them. We also ask for your help in arranging access to the apartment in order to carry out the necessary works.

If you have any further questions,  
please get in touch with us at

☎ 0300 561 1111

✉ [leaseholders@irwellvalley.co.uk](mailto:leaseholders@irwellvalley.co.uk)

## About the sprinkler system

The sprinkler system will be installed by Barlows our contractor and will be designed to comply with the national standard for sprinkler design, installation and maintenance (*British Standard 9251*). Barlows have previously installed sprinkler systems for us and also carry out all the servicing and maintenance to all other buildings where we have sprinklers fitted.

In the event of an incident, the system is designed to trigger in two stages. The protective cover plate comes off when it reaches a certain temperature, and then the water system is activated if the temperature continues to increase. The sprinklers only activate in the room where the required temperature has been reached.

This provides robust protection for you and other residents in the event of any fire.

It is fundamental for the safety of the whole building that every apartment has a sprinkler system fitted. We really appreciate your co-operation, and the co-operation of any tenants you may let out the home to, in allowing us access to fit this important safety measure.

The sprinkler system also includes an alert system fitted to each floor.

If the sprinklers are activated in an apartment on your floor, the red light (*an example is pictured below*) on your floor will flash and an alarm will sound.

This is to alert you and the fire service to which floor the sprinkler system has been activated on.

The light and alarm are part of the sprinkler system – not a separate fire alarm. Once all apartments are fitted with a sprinkler system, the fire alarm which is currently in place will no longer be required as the building will revert to a Stay Put policy. We have considered the option of removing the fire alarm, however, we are proposing that we leave the system in place but modify it to operate as an evacuation system for use by the Fire Service in the event of a fire. This will be an additional safety measure. The work to convert the fire alarm shouldn't require us to access your home as the conversion can be carried out from the fire alarm panel.

If the sprinkler light and alarm go off on your floor it will usually be safe for you to stay in your flat (*as long as yours is not the flat where the sprinkler system has been activated*). But if you feel unsafe, close all doors and then evacuate the building using the stairs.

To meet the requirements specified by the PAS 9980 reports, a water tank will be installed in the parking space that is currently fenced off. There will also be a back-up pump and alternative power supply to ensure the system still works in the event of a power failure.



## Fitting the sprinkler system

The work will be carried out by our fire maintenance contractor Barlows and Hamiltons. They are very familiar with the layout and specification of Transport House through previous works and have also completed the sprinkler installation in the demonstration flat.

The piping will be encased in trunking to hide it from view and to minimise the visual impact of the system on the apartment décor. The sprinkler heads are similar in size and appearance to fire alarm or smoke detector sensors.

### How long will the work take?

The sprinkler installation will take 2 days per flat, followed by one day for the installation of the trunking by a joiner. The joiner will immediately follow on behind the sprinkler installers. It is anticipated it will take 3 days to install the sprinklers to the duplex apartments.

### Who will contact me/my tenants to arrange access?

Barlows, our chosen contractor, will contact you/your tenants to book in the appointments.

### What disruption will it cause?

The contractors will place protective sheets on furniture and over flooring to protect belongings during the installation. There is no requirement to turn off the water or power during the installation in the flat. However there is a potential for the water supply to be briefly turned off whilst the sprinkler tank in the car park is filled up. This will depend on the location of the mains when a survey is carried out during the design stage.

### At what times of day will the contractors be working?

The contractor will be flexible but the core hours will be between 8am-5pm Monday-Friday.

### Will the tradespeople wear PPE when they are working in my home?

If you would like them to wear a face mask or other PPE during the installation, please let them know when they contact you to make an appointment.

### Will I have to redecorate following the works?

No re-decoration will be required.

### Will the work impact other services?

No disruption to other services is expected.

You can see what it looks like in the images here.



## The sprinkler tank

The tank which holds the water needed for the sprinkler system in the event of an emergency will be fitted in the car park at Transport House.

The tank will be situated in space number 7 - this is owned by Irwell Valley Homes and is currently fenced off. There is extra space at the side of this parking spot which is why it was chosen.

On the day the tank is installed, spaces 8, 9 and 10 will not be able to be used. We will reimburse you for any parking costs you incur during that day and will contact those affected with plenty of notice.

The sprinkler system will be serviced annually by Barlows. The main components for servicing will be the tank and pumps, as well as a visual inspection in each flat to check the cover plates.

Any repairs will be treated as an emergency and attended to within 4 hours. Repairs will then be carried out as soon as possible, within the constraints of potentially needing to source any replacement parts.

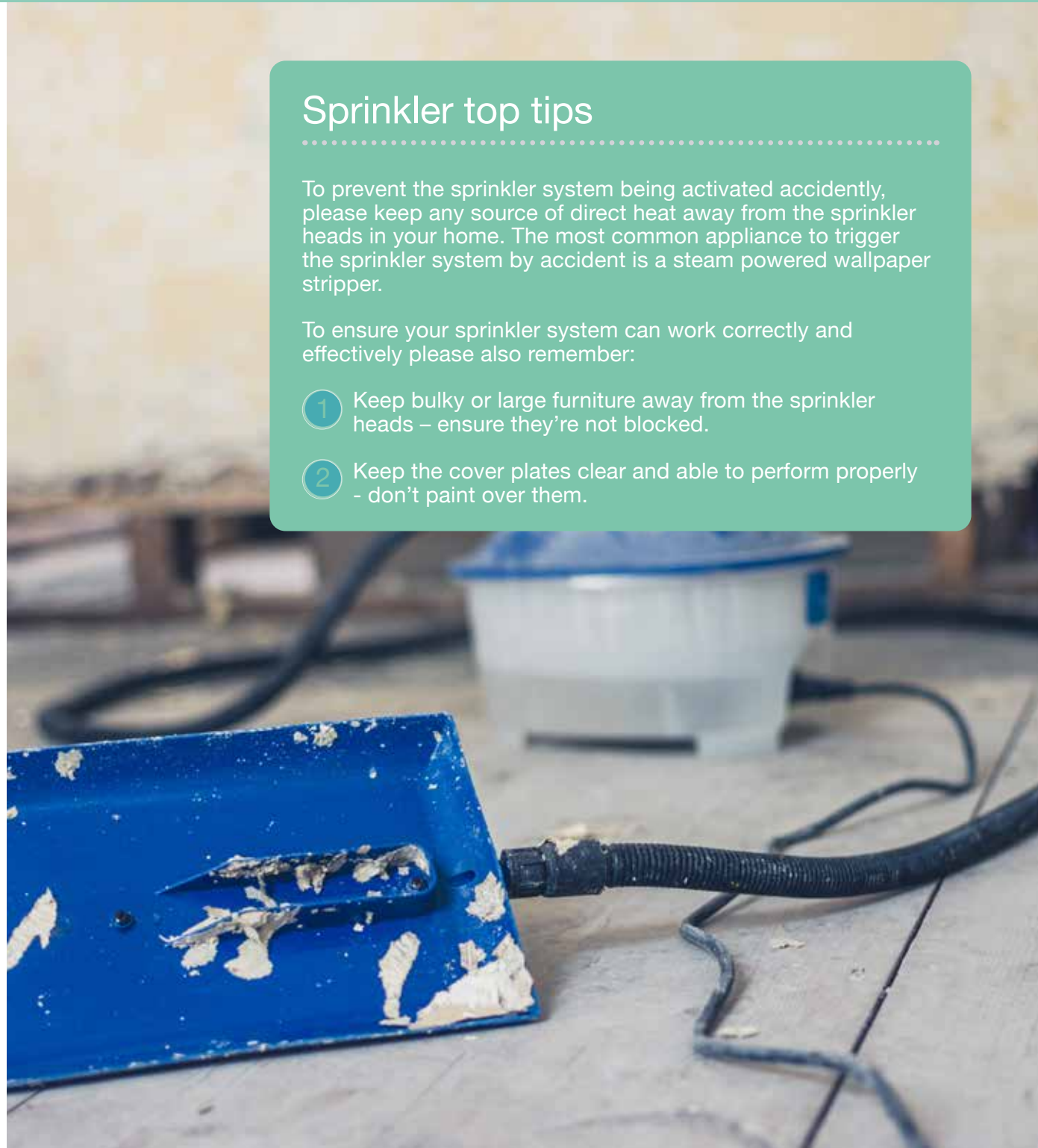
All servicing and repairs will be paid for by Irwell Valley Homes.

## Sprinkler top tips

To prevent the sprinkler system being activated accidentally, please keep any source of direct heat away from the sprinkler heads in your home. The most common appliance to trigger the sprinkler system by accident is a steam powered wallpaper stripper.

To ensure your sprinkler system can work correctly and effectively please also remember:

- 1 Keep bulky or large furniture away from the sprinkler heads – ensure they're not blocked.
- 2 Keep the cover plates clear and able to perform properly - don't paint over them.



## Other building safety remedial work at Transport House

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Along with the sprinkler system, the work at Transport House includes underdrawing the first-floor walkway with a non-combustible material – helping to minimise the risk of any fire spreading and to protect the external walls that overlook the car park– as well as installing cavity barriers to the ground floor ceiling junctions to protect the external walls from fire on the main road elevations.

We are currently engaging with our contractor Hamiltons to establish a plan and programme of works and expect to start on site this autumn. We anticipate minimal disruption or inconvenience to residents as a result of this work and will keep you updated on the progress of our plans.



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We are a not-for-profit housing association providing affordable homes and services to more than 20,000 people across Greater Manchester.

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