

<b>LONDON BOROUGH OF CAMDEN</b>	<b>WARDS:</b> ALL
<b>REPORT TITLE:</b> Meeting the needs of people with hearing impairment when installing alarms through the fire safety programme	
<b>REPORT OF:</b> Director of Property Management	
<b>FOR SUBMISSION TO:</b> Housing and Fire Safety Advisory Panel	<b>DATE:</b> 25 January 2024
<p><b>SUMMARY OF REPORT</b></p> <p>This report sets out the how the needs of deaf and hard of hearing residents are taken into consideration when alarm installations are being carried out to their homes.</p> <p><b>Local Government Act 1972 – Access to Information</b></p> <p>The following documents have been used in the preparation of this report:</p> <p>No documents that require listing have been used in the preparation of this report.</p> <p><b>Contact Officer:</b> Shamsul Alam, Fire Safety Works Programme Manager, shamsul.alam@camden.gov.uk Tel: 020 7974 3349</p>	
<p><b>RECOMMENDATIONS</b></p> <p>That the Panel note the contents of the report.</p>	

Signed:



Date: 15<sup>th</sup> January 2024

## **1. Purpose of the Report**

- 1.1 This report updates the Panel on the consideration given to the needs of residents with hearing impairment when delivering fire safety improvement works to their homes.

## **2.0 Fire Safety Capital Works Programme**

- 2.1 The Council has a wide-ranging fire safety programme which will see £70m invested over the next two financial years to tenanted and leasehold homes. In total, since 2017, the Council has allocated £296m in its capital programme towards fire safety. The programme includes the installation of smoke, heat and CO detection in tenanted homes, and communal alarms, detectors and sounders in tenanted and leasehold homes where blocks have a simultaneous evacuation policy.

### **Installation of Interlinked Domestic Smoke and Carbon Monoxide Alarms**

- 2.2 One aim of the programme is to see mains powered interlinked smoke, heat, and carbon monoxide detection installed in all 22,000 tenanted Council homes. This consists of installing mains powered combined heat and Carbon Monoxide detector within kitchen and combined heat and smoke (multi-sensor) within the living room and hallway. The whole system is interlinked so if one alarm goes off all the detectors inside the flat will sound.
- 2.3 The works are being delivered through a combination of framework contractors and smaller specialist electrical contractors. For each property the contractors' Residents Liaison Officer will contact the residents and make an appointment for a condition survey to be carried out. The purpose of the condition survey is to visit the resident in their home to explain the works, find out if they already have a working system and to discuss any requirements that the residents may have. If any of the residents living within the property are hard of hearing the Resident Liaison Officer will discuss the requirements with the residents and will notify the Camden's project manager of the need to install specialist hard of hearing kits within the property so we are able to meet the needs of the residents.
- 2.4 Although several different contractors are installing the alarms across the borough, Camden's Project Manager will ensure that the detectors the contractors are installing are compatible with deaf and hard of hearing residents.
- 2.5 The Project Manager will issue an instruction to the contractor to install a deaf and hard of hearing kit so those residents who are deaf or hard of hearing are protected. The deaf and hard of hearing kit contains a strobe light and a plug-in vibrating pillow pad that will activate when the interconnected alarms are triggered to alert the residents to the danger. The equipment is mains powered and comes with rechargeable battery pack so in the event of a power failure it will operate. The kit links into the alarm system using radio link wireless interconnection technology, making it easier to add into a new

system or existing system and causing less disruption to the residents. An integral 'Test' button is present on the front of the unit, allowing residents to regularly test the strobe, vibration pad and the alarms in the system.

- 2.6 All the alarms that have been installed within the last few years are future proofed and if the needs of residents change in the future or a new resident moves in who is deaf or hard of hearing the existing system can be programmed and a deaf and hard of hearing kit added.

### **Installation of Communal Alarms to Street Property Conversions**

- 2.7 The Council owns and manages many converted street properties within the borough, these generally have a simultaneous evacuation policy. Some other blocks also have a simultaneous evacuation policy due to their construction, e.g. the Holly Lodge estate. The Fire Risk Assessments for these properties recommend installation of communal fire alarms system that comply with BS5839 Part 6, that provide smoke detection in the common areas with wireless interlinked heat detectors located in each flat. The system comprises several commercial grade mains powered smoke detectors located within the communal areas of the building with wireless sounders and beacons and heat detectors within the hallway of all individual flats within the building all interlinked to a "call panel" located within ground floor entrance area. This work will significantly contribute towards fire safety of the buildings and the system and will notify the residents of the building in the event of a fire within the communal areas or inside the circulation areas of individual flats acting as an early warning system.
- 2.8 This work is being delivered by several smaller specialist electrical contractors as well as the Councils electrical maintenance contractor. The contractors' Residents Liaison Officer will contact the residents and make an appointment to access the communal and make an appointment for an engineer to install the wireless heat detector(s) & sounder inside their home. When the engineer arrives to install the heat detector / sounder they will ask the resident if there anyone living in the property who are deaf or hard of hearing and if so, they will notify the Camden Project Manager. They will proceed with the installation of the heat detector/ sounder within the flat. Camden's Project Manager will instruct the contractor to install flashing beacons and a deaf and hard of hearing kit inside the property.
- 2.9 The deaf and hard of hearing kit consists of a strobe light and a plug-in vibrating pillow pad that will activate when the communal alarm system is triggered to alert the residents to the danger. The equipment is mains powered and comes with rechargeable battery back so in the event of a power failure it will operate.

### **3.0 Legal Comments**

Legal Comments are incorporated.

### **4.0 Finance Comments**

Contents of the report are noted. There are allocated budgets for the work to be undertaken.

## **5.0 Environmental Implications**

There are none.

**REPORT ENDS**