

# Making student housing Safer

**A leading specialist student housing provider has demonstrated an exemplary approach to tenant safety by installing Kidde Fyrnetics hard-wired smoke, heat and carbon monoxide alarms, and exceeding local authority requirements.**

The London Student Group has been operating for 18 years in north London and provides students with high specification refurbished 5 and 6 bedroom shared HMO accommodation in traditional Victorian houses.

Originally, they were fitted with Kidde's battery powered smoke and CO alarms but in each property these have now been replaced with a comprehensive system of Kidde Fyrnetics Slick® alarms using wireless interconnect. Every bedroom now has its own smoke alarm, as well as circulation areas, and there are heat alarms in communal living areas and kitchens. In addition, Kidde Fyrnetics hard-wired CO alarms with digital displays are installed on each floor.

London Student Group's CEO Rob Hunter said: "This project aimed to meet two



*objectives. We wanted to be the first multi-site 'off street' landlord in London to be accredited under the AFS Unipol Code, an accreditation scheme operated by Unipol – the main UK student housing charity – and Accommodation For Students – the main UK student accommodation search engine - which we have now achieved. We also acted in advance of an anticipated additional licensing scheme to be imposed by the local council under Section 56 of the*

*Housing Act 2004, as we are always keen to stay ahead of the game. "We chose Kidde for its reputation and, crucially, because of the high quality technical telephone support offered when we did our pre-ordering research. Our decision proved to be the right one and the products have been a success. They were easy to install and commission, and look great – fitting into our ethos of providing robust, quality housing and anticipating higher standards to come. The fast-fit system onto wireless bases also allows us flexibility to deal with any future changes."*

The London Student Group is the LLAS/UKLAP 'Best Landlord of the Year for Student Housing 2012' and was one of the first landlords in London to sign up to the AFS/Unipol Code, the first nationwide student landlord accreditation scheme.

“ We chose Kidde for its reputation. ”

# On-line installation video

**Kidde Fyrnetics has produced a helpful video for electrical contractors, demonstrating installation and setting-up of its Slick® wireless smoke and heat alarms in housing.**

Presented by the well-known NICEIC and TV presenter Dave Austin, the video shows how to fit the Slick® Wireless Alarm Base accessory, enabling NEW Slick® smoke or heat alarms to be interconnected wirelessly. This facility is ideal in existing buildings to avoid disruptive interconnect cabling, with each alarm powered from an adjacent lighting circuit. It is also particularly useful for extending an existing Kidde Fyrnetics Slick® or Firex hard-wired interconnect installation.



As well as wiring – often from lighting circuits - using Slick's integral, double-decker, screwless terminal block on the base plate for fast, push-fit connection, the video also illustrates simple setting up communication between alarms.

Kidde's wireless Remote Test & Hush (RTH) switch accessory is also covered, which is particularly helpful for elderly or disabled people, or where alarms are fitted on high ceilings.

The Slick® video can be seen at: <http://www.youtube.com/watch?v=rVHdkVG-04Q&feature=youtu.be>



or via a QR code on smart phones and tablets.

# A fresh look for Firex

**The popular and cost-effective Firex range of hard-wired smoke and heat alarms, manufactured and supplied by Kidde, now has a new modern look for today's interiors.**

For many years, Firex has proved to be a popular range of cost-effective smoke and heat alarms in the UK, particularly with its 6-year guarantee. Its acquisition by Kidde gave the added benefits brought by the world's largest manufacturer.

The new-look Firex range offers a choice of sealed-in rechargeable (three Panasonic lithium cells) or loose battery backup products.

All models have cable harness type connection, are interconnectable up to 24 units, supplied with base-plate and feature a single 'Hush' and 'Test' button. Accessories include a wired, remote Test and Hush unit, surface pattress and relay pattress for operating remote devices.



# Safety Connections

**The recent publication of an updated Code of Practice for smoke and heat alarms in housing highlights continuing contradictions with some Building Regulations.**

Published this summer, BS 5839-6:2013 - Code of practice for the design, installation, commissioning and maintenance of fire detection and fire alarm systems in domestic premises - provides the definitive guidance for all housing.

It covers both new and existing dwellings whether for single families or houses in multiple occupation (HMOs) consisting of self-contained units. The new 2013 edition also includes sheltered housing for the first time – one of a number of apparently minor, but significant changes.

Unfortunately, illogical discrepancies in smoke alarm requirements between Building Regulations Part B and BS 5839 Part 6 remain. Part B continues to require only Category LD3 protection, with smoke alarms just in corridors and heat alarms in some (not all) kitchens – the room where most fires start.

BS 5839 Part 6 requires a minimum of Category LD2 - a smoke alarm in every principal habitable room and at least one heat alarm in every kitchen, in addition to smoke alarms in circulation areas. In contrast,

Regulations in the rest of the UK and Ireland now effectively mirror the Code.

One area where all the Building Regulations and also the Code are unanimous is in demanding Grade D hard-wired, interconnected smoke and heat alarms with back-up power.

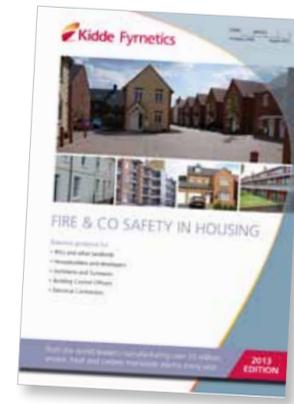
Battery-only smoke alarms are not permitted where Building Regulations apply and BS 5839 Part 6 now severely limits applications for Grade F battery-powered alarms. With another important change, this latest edition of the Code now excludes Grade F for all rented homes.

# Fire & CO Safety in Housing

Kidde Fyrnetics has published its updated 'Fire & CO Safety in Housing' Guide, reflecting the new Code of Practice for smoke and heat alarms, as well as imminent and recent regulations demanding CO alarms.

The comprehensive 2013 Guide aims to help all those involved with housing to understand the very latest requirements for protecting occupants from fire or carbon monoxide poisoning.

The new 8-page technical guide is available free of charge, either in hard copy form by emailing: [kiddefyr@ukgateway.net](mailto:kiddefyr@ukgateway.net) or PDF download from: [www.smoke-alarms.co.uk](http://www.smoke-alarms.co.uk)



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- Do you have a current project you need information/assistance on?
- Would you like a CPD presentation on residential fire &/or CO safety (groups only)?
- Would you like to receive a copy/copies of THE LANDLORDS' AND HOUSEBUILDERS' GUIDE TO FIRE AND CO SAFETY?

**AREAS OF INTEREST**

- Wireless Mains Smoke & Heat Alarms
- Mains Smoke & Heat Alarms
- Mains CO Alarms with Smart Interconnect
- Sealed-in battery CO and smoke alarms

**Issue 06 October 2013**

# Residential Safety

# update

## Residential Safety Update

The latest information on fire and carbon monoxide safety in the home.

# 'Press the Button' says South Yorkshire

**New research released by South Yorkshire Fire & Rescue service reveals that two thirds of people in the county haven't tested their smoke alarms in months, with only one in 10 saying they follow national guidance to test their smoke alarms weekly.**

The findings came as the fire service launched a major 'Press the Button' campaign to get people to test their alarms, with a free service set up to remind residents by email, tweet or for the first time - by text.

The research is based on a poll conducted by Ipsos Mori in July 2013, with a representative sample of 256 South Yorkshire adults surveyed. 95% of respondents said that they have at least one smoke alarm fitted in their home; 11% said they tested their smoke alarms weekly; but 62% said they tested their alarm longer than a month ago, with some saying it was longer than 3months to a year ago - or even more.

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# Co Alarms – Now it's the Law

**The UK and Ireland have lagged behind other countries with Regulations to address carbon monoxide poisoning in homes - a growing number of American States have demanded CO alarms in all housing for some time.**

But requirements for CO alarms began to appear in 2010 for England and Wales, followed in 2012 by Northern Ireland and, most recently, Scotland taking effect this October. Published draft provisions for the Republic of Ireland are also expected to be enacted shortly.

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## Ten Year Alarms Upgraded

Meeting all the Regulations, Kidde Fyrnetics' TenYCO range - the very first battery carbon monoxide alarms with a full 10-year guarantee covering both alarm and sealed-in lithium battery – has been upgraded. These self-contained, state of the art CO alarms are specially designed for quick and simple installation by anyone and for low cost of ownership, offering 'Best Value' over a 10-year life. They are ideal for social and private landlords, and complement Kidde's ten-year battery optical smoke alarms.

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# welcome.

Welcome to this issue of Kidde Fyrnetics' RESIDENTIAL SAFETY UPDATE, designed to give you the latest information on fire and carbon monoxide safety in the home. This publication is intended for architects, housebuilders, social housing providers, electrical installers and all those involved with safety issues for residential buildings. We hope that you will find it interesting and informative – and a useful contribution to your CPD programme. More information on all the topics covered can also be found on our website [www.smoke-alarms.co.uk](http://www.smoke-alarms.co.uk)

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Leading the way with student housing, a fresh look for Firex and a new video on Slick® installation.

Guidance & Regulation News 6

The updated Code of Practice for smoke and heat alarms, and Kidde Fyrnetics' latest Fire & CO Safety in Housing guide.

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## Rationalising Carbon Monoxide Safety

In Northern Ireland, Technical Booklet L applies to any new or replacement combustion appliances not designed solely for cooking, in all homes - both existing and new-build - and irrespective of fuel or flue type. A CO alarm must be fitted in the same room as the combustion appliance or just outside boiler rooms. Similarly, in Scotland the new 2013 Technical Handbooks will require CO alarms in dwellings and non-domestic residential buildings with new or replacement combustion appliances. And, in addition, an alarm will be required in any bedroom where a flue system passes through the room. In the Republic of Ireland, draft Technical Guidance Document J includes similar proposals.

But all these steps contrast with the 2010 Part J Approved Document, applying to England and Wales, which relates only to fixed solid fuel heating appliances. We have already witnessed a government Committee demanding resolution of discrepancies



Kidde's hard-wired CO alarms can interconnect with the company's mains smoke and heat alarms to warn of fire as well.

between Part J and the new Green Deal 'Installer Standard', recommending CO alarms wherever a relevant heating appliance is installed. Responsible housing providers, heating manufacturers and installers are already taking a similar approach. However, all the Regulations fail to recognise the manifest dangers of cooking appliances.

“CO alarms are recommended wherever a relevant heating appliance is installed.”

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## TenYCO – now even better

The brand new 10LLCO and 10LLDCO models share many of the features of the original 8LLCO alarms launched last April. In anticipation of future changes to the European CO alarm product standard, the new alarms have an extra End-of-Life/Fault LED and “ramp up” horn. They are BSi Kitemarked and comply with the latest edition of BS EN 50291:2010.

They also offer “Quick Test” functionality whereby the unit can be tested with carbon monoxide gas spray and react instantly to confirm the presence of carbon monoxide, rather than the normal response times required in BS EN50291.

Both models are small in size with a slim profile and can be wall-mounted or used free-standing.

They are simply activated by the slide-on back plate, so preserving battery freshness until needed, and a tamper resisting self-locking installation system avoids battery theft. An event activity data log for each alarm is available, upon request from Kidde.



Kidde Fyrnetics has produced a helpful video discussing carbon monoxide risks and demonstrating installation of TenYCO alarms.

This video can be seen at: <http://www.youtube.com/watch?v=waH1rXuEKOG&feature=youtu.be>



For more information on CO alarms, visit: [TenYCO.kiddefyrnetics.co.uk](http://TenYCO.kiddefyrnetics.co.uk)

## Red Kite Co initiative

Red Kite Community Housing has launched a programme to make sure that every single one of its tenanted and leasehold properties has a carbon monoxide alarm by installing Kidde Fyrnetics' 10LLCO alarms.



Kidde's 10LLCO carbon monoxide alarms were specially branded for Red Kite

Red Kite says it is the first housing association in the country to take such an initiative, resulting from a meeting with Stacey Rodgers, the founder of the Dominic Rodgers Trust. Stacey set up the Trust after she lost her only son, Dominic, who died at the age of 10 when poisonous fumes from a neighbour's boiler seeped into his bedroom.

This tragedy highlighted the need for CO alarms in every home. The 10LLCO alarms were specially branded for Red Kite and are part of Kidde Fyrnetics' TenYCO range.

Red Kite is a new tenant-led, not for profit, charitable housing organisation managing around 6,700 properties which were transferred from Wycombe District Council at the end of 2011.



Stacey Rodgers demonstrates installation of the Kidde alarms in a leasehold Red Kite home

## GHA shows the way

North of the border another housing provider – Glasgow Housing Association (GHA) – has been able to increase its CO alarm replacement cycle now that Kidde's TenYCO range is being installed.

GHA is one of the largest social landlords in the UK, with more than 43,000 tenants. The association is firmly focused on helping Glasgow residents lead better, happier and healthier lives, providing better homes and helping to deliver a better Glasgow. As part of this focus GHA has been fitting CO alarms for a decade whilst undertaking heating installations and in 2008, this was extended to maintenance contracts as well.

This ongoing commitment is not seen as a dedicated programme but a key component of everyday improvement and maintenance. As GHA's Manager, Kenny Brown explains:

*"We just get on with it. We have around 26,500 gas properties and every property is fitted with a minimum of one CO alarm. As part of the annual landlords' gas safety check*

*we verify that all CO and smoke detection is correctly positioned and operational.*

*"In addition to the annual check, we have a number of our properties independently audited in a bid to ensure that the quality of workmanship and documentation provided by our maintenance contractor is of an extremely high standard. During the audit, CO and smoke detection is checked again and I believe that our maintenance programme puts us well ahead of most housing providers. It clearly demonstrates GHA's commitment to safeguard our tenants and customers, and ensures we comply with both existing and new legislative requirements.*

*"With the earlier 6-year life alarms, we replaced each unit after 4 years in a bid to ensure our customers were not inconvenienced with nuisance alarms sounding and also to reduce investigation time for battery activated alarms. But now using Kidde's TenYCO range, with its full 10-year guarantee covering both alarm and sealed-in lithium battery, we are looking to*



*replace the unit after 9 years, which makes a real difference and, in addition, dramatically reduces our maintenance programme costs. We also chose TenYCO for its de-ionised water based cell and advanced testing functions, as well as giving the reassurance of a reputable firm able to meet our needs."*

*As well as lowering costs, the 10-year guarantee improves sustainability with a lower carbon footprint.*

“the reassurance of a reputable firm able to meet our needs.”

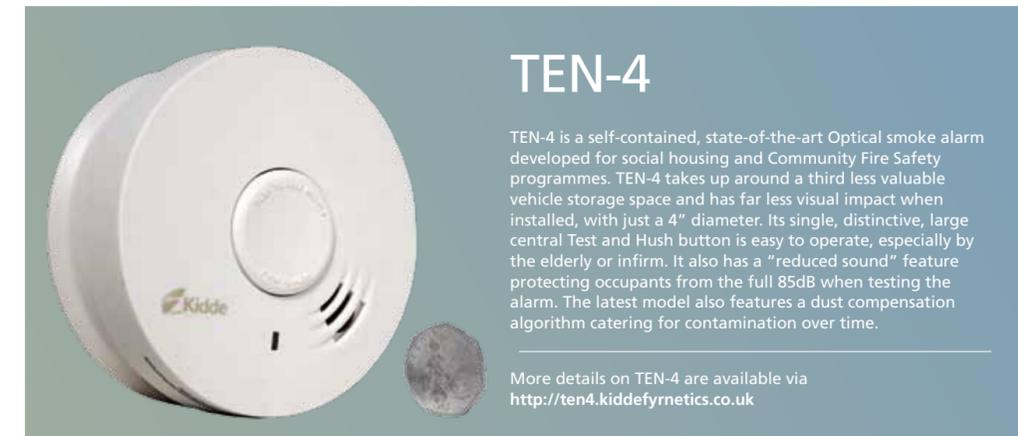
This initiative demonstrates a clear trend for those involved in supplying, installing and maintaining combustion appliances to offer CO alarms as well. Apart from increasing business, this approach now mirrors recently implemented and proposed Building Regulations requiring CO alarms.



*priority and we came up with the proposition of offering customers a free CO alarm with every service.*

*"We selected Kidde's 5CO battery alarm for its quality and 7-year warranty. The offer has been promoted through various channels, including our website, customer ezines, bill inserts and sales collateral. We immediately saw an increase in gas boiler service bookings as a result, as well as positive feedback from customers.*

*We then decided to give a Kidde CO alarm as standard with every gas boiler repair and replacement as well."*



## TEN-4

TEN-4 is a self-contained, state-of-the-art Optical smoke alarm developed for social housing and Community Fire Safety programmes. TEN-4 takes up around a third less valuable vehicle storage space and has far less visual impact when installed, with just a 4" diameter. Its single, distinctive, large central Test and Hush button is easy to operate, especially by the elderly or infirm. It also has a "reduced sound" feature protecting occupants from the full 85dB when testing the alarm. The latest model also features a dust compensation algorithm catering for contamination over time.

More details on TEN-4 are available via <http://ten4.kiddefyrnetics.co.uk>

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## South Yorkshire Fire & Rescue Respond to Research

Kevin Ronan, head of community safety, said: "I'm shocked so many people fail to properly maintain what is potentially a life saving device. Smoke alarms provide an early warning of a fire and can give occupants vital extra minutes to escape, especially at night. But a detector can only save your life if it is working and the battery is checked regularly."

The fire service has been to more than 100 house fires in the last 3 years where

smoke alarms were fitted but not working because the battery was missing or flat or the alarm was faulty or had been removed. To help counter these issues, the fire service now fits Kidde's TEN-4 smoke alarms with a 10-year life, guaranteed for both alarm and sealed-in battery, and a separate base plate with tamper-proof locking option. When selecting Ten4, the fire service's Regulation & Compliance Officer worked with the Community Safety team to: "evaluate and procure a



*product that met legislative requirements and proved value for money, taking many factors into account".*

## Record Recognition for Buckinghamshire

Last year, Kidde sponsored special plaques for ten of Buckinghamshire Fire & Rescue Service's fire stations, celebrating a new record for the number of Home Fire Risk Checks (HFRCs) carried out in people's homes in Buckinghamshire and Milton Keynes.

Buckinghamshire Fire & Rescue Service serves a population of more than 750,000 in the South East of England, covering an area from the outskirts of London to the South Midlands. Kidde Business Manager (Professional and Fire Brigade Channels) Gerald Jones said:

*"We are delighted to sponsor this important initiative. It follows the development of an excellent working relationship with Service personnel during the testing*

*and introduction of the TEN-4 smoke alarm for Home Fire Risk Check programmes."*



## Silent Night

At this time of year, low temperatures can drag down the voltage of a smoke alarm battery, recovering when the heating comes on. With many alarms this may well induce a regular 'low battery' warning beep, typically in the middle of the night when temperatures are lowest and, of course, sound most disruptive.

In contrast, Kidde's TEN-4 alarm has a unique 'silent night' early warning feature for low battery level with a flashing LED - but no sound. Just one press of the 'Test/Hush' button resets the alarm to normal operation.

In its 'silent night' state, TEN-4 is still operational as an alarm and will sound as normal if smoke is detected. After 30 days of visual warning, the alarm will then 'chirp' for 30 days more to reinforce its end-of-life state. This important feature avoids the temptation for householders to interfere with smoke alarms and put their lives at risk by disabling them.