

Private student lessons

There are safety lessons to be learnt from the private rental sector, as demonstrated by refurbished student housing protected by Kidde smoke, heat and CO alarms, and visited by London Mayor Boris Johnson to launch the new London Rental Standard.

Kidde customer and specialist student housing provider Rob Hunter, Managing Director of Place Group UK, is the first private landlord to be awarded Mayor Boris Johnson's 'London Rental Standard' badge of accreditation. Earlier this year, the Mayor joined Rob at one of his properties in Haringey to meet tenants and to hear about their positive experiences of renting from an accredited landlord. Rob was selected as the first private landlord to be awarded the so-called 'Boris badge' as a pioneer of accreditation and a vocal supporter of higher standards in the rental property industry.

Importance of Fitting Alarms

The London Rental Standard is a voluntary set of minimum standards that the Mayor expects from landlords, as well as managing and letting agents. Properties must comply with licensing schemes where applicable and must have no 'Housing Health and Safety Rating System' (HHSRS) 'category 1' hazards or significant/multiple 'category 2' hazards. HHSRS identifies both fire and carbon monoxide poisoning as primary risks and the importance of fitting appropriate alarms - already top of Rob's list of priorities. Rob's company has been operating for 20 years in north London and provides students with high specification, refurbished 5 and 6 bedroom shared HMO accommodation in upgraded, traditional Victorian houses. In all his properties, original battery powered alarms have been replaced with Kidde's Slick smoke and heat 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.



Rob Hunter with Boris Johnson

Wireless Technology

In existing properties, wireless interlinking technology can save time and disruption to the building fabric - particularly important with older, 'listed' properties - when interconnecting smoke and heat alarms. By

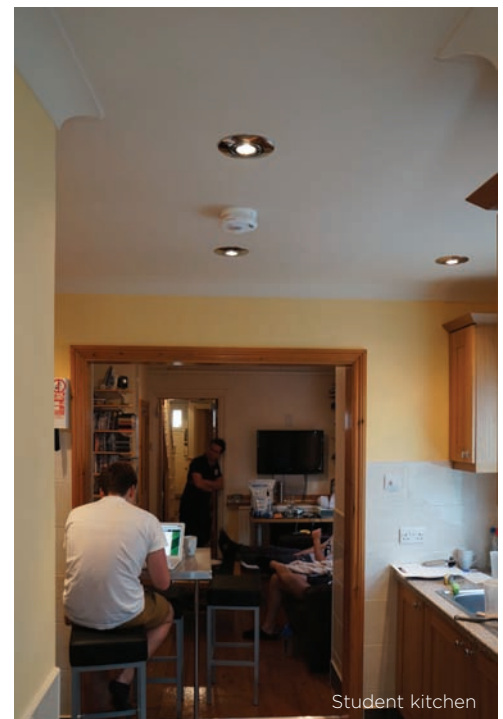
using Kidde's Slick® Wireless Alarm Base, intrusive wiring between mains alarms, each powered from an adjacent lighting circuit, can be eliminated. This is also useful for extending an existing hard-wired interconnect installation of the company's products. And it enables a Remote Test & Hush switch accessory to be used, which is helpful for elderly or disabled people, or where alarms are fitted on high ceilings.

"we make sure that Kidde is specified by each and every contractor we use"

Rob Hunter commented: "We needed a fast-fit system of smoke and heat alarms using wireless interconnect to minimise disruption to the building fabric with wiring, that also allows us flexibility to deal with any future changes. The alarms also had to fit our ethos of providing robust, quality housing and anticipating higher standards to come. Kidde has given us tremendous support and back-up. They are quick to reply and offer a no quibble satisfaction policy that is wholly supported and managed by very experienced staff. As we expand out of London to Lincoln, we have ensured that Kidde is specified by each and every contractor we use to ensure that we future-proof our work there".

CO Alarms

In addition to smoke and heat alarms, Kidde's hard-wired CO alarms with digital displays are installed on each floor in Rob's properties. But current Regulations and the Code of Practice also allow use of battery-only CO alarms, where the battery is designed to operate for the whole working life of the alarm. Here, Kidde leads the way with 10LLCO, the only range of 10-year guaranteed alarms with CO sensors - the key component - actually tested throughout a 10-year period or longer. Kidde also manufactures its own



Student kitchen



Slick wireless alarms

sensors, allowing tighter quality controls to be applied. The alarms also have an extra End-of-Life/Fault LED and an alarm sounder designed to protect occupants and installers' hearing when testing, with an initial lower level of sound being generated.

For more information, call +44 (0)1753 766392 or email: sales@kiddesafety.co.uk
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