

Building Safety Case Report: Surrey Towers, Addlestone [DRAFT]

Executive Summary:

The purpose of this Building Safety Case Report is to provide an overview of the safety measures, risk assessments, and management systems in place at Surrey Towers located in Addlestone. The report aims to assess the building's compliance with relevant safety regulations and identify any potential risks or areas for improvement.

Building Information:

Name: Surrey Towers

Location: Addlestone, United Kingdom

Building Type: Residential Tower

Construction Date: 1965

Number of Floors: 16

Number of Units: 93

Regulatory Compliance:

Surrey Towers complies with all relevant building and safety regulations, including but not limited to:

Building Regulations

Fire Safety Order

Health and Safety at Work Act 1974

Fire Safety Measures:

4.1 Fire Detection and Alarm Systems:

Surrey Towers is equipped with a fire detection and linked alarm system installed on each floor, including common areas and residential units.

The system is tested (weekly, quarterly and annually), maintained, and inspected by certified professionals to ensure proper functioning.

4.2 Emergency Exits and Escape Routes:

The building has clearly marked emergency exits and escape routes, providing residents with safe and efficient evacuation paths in the event of a fire or emergency.

Escape routes are well-maintained, free from obstructions, and adequately illuminated.

4.3 Fire Suppression Systems:

Surrey Towers has no automatic sprinkler system installed.

Structural Safety:

5.1 Structural Integrity:

Surrey Towers underwent a comprehensive structural assessment by qualified engineers to assess its stability and integrity.

The assessment confirmed that the building's structure meets the required safety standards, ensuring the safety of its occupants.

5.2 Regular Inspections and Maintenance:

The building management conducts routine inspections and maintenance checks on the structural elements of Surrey Towers, addressing any identified issues promptly and effectively.

A maintenance log is maintained to document all inspections, repairs, and upgrades, ensuring transparency and accountability.

Risk Assessment and Mitigation:

6.1 Fire Risk Assessment:

A thorough fire risk assessment has been conducted for Surrey Towers, identifying potential fire hazards and implementing appropriate control measures.

The assessment includes a review of fire safety procedures, training programs, and the identification of high-risk areas within the building.

6.2 Mitigation Measures:

Fire safety training programs are regularly conducted for residents, ensuring they are aware of evacuation procedures and fire prevention measures.

Weekly inspections and testing of fire safety equipment, such as AOVs (Automatic Air Vents), are carried out to ensure they are functional and accessible.

Management Systems:

7.1 Building Management Team:

Surrey Towers has a dedicated building management team responsible for the day-to-day operations and safety of the building.

The team includes trained professionals who oversee maintenance, safety inspections, and resident communication.

Onsite caretaking team and Housing Area Manager.

7.2 Safety Reporting and Incident Management:

A robust reporting and incident management system is in place to encourage residents and staff to report safety concerns, incidents, or near-misses promptly. We have started resident consultation events and have a specific dedicated email for fire safety concerns. Residents have access to their NEC One Account which they can report repairs and matter of concern.

Reported incidents are thoroughly investigated, and corrective actions are taken to prevent future occurrences. In conjunction, we undertake an annual Fire Risk Assessment and quarterly fire door visual check along with the annual invasive door surveys.

Conclusion:

Based on the assessment conducted, Surrey Towers in Addlestone demonstrates compliance with relevant building and safety regulations. The building incorporates various fire safety measures, structural integrity protocols, and a comprehensive risk assessment framework. The management team is committed to ensuring the safety of all residents.