

# NATIONAL FIRE SPRINKLER NETWORK

## MEETING MINUTES

10<sup>th</sup> July 2007

10:30 hours

Venue

John Thorpe Centre - P9 Gate 4, Moulton College,  
Pittsford Road, Moulton, Northampton. NN3 7QL

| <b><u>Members Present:</u></b>   |            | <b><u>Apologies:</u></b>           |
|----------------------------------|------------|------------------------------------|
| Len Allen (Beds & Luton FRS)     | <b>LA</b>  | Simon Barratt (Viking)             |
| Peter Armstrong (BAFSA)          | <b>PA</b>  | Ken Bishop (Tyco)                  |
| Mark Bennet (South Wales FRS)    | <b>MB</b>  | Graham Blight (Avon FRS)           |
| Dave Beverly (FBU)               | <b>DBe</b> | Alan Brinson (EFSN)                |
| Roger Brason (SY FRS)            | <b>RB</b>  | Steve Bryant (MAWW FRS)            |
| Alistair Brooker Northants (FRS) | <b>AB</b>  | William Butler (Homesafe)          |
| Ray Casar (Lancs. FRS)           | <b>RC</b>  | Sinikka Freidhof (Lubrizol]        |
| John Cook (Lincs FRS)            | <b>JC</b>  | Andy Goves (Wiltshire FRS)         |
| N Cornforth (Cleveland FRS)      | <b>AC</b>  | Tim Gray (Wilts FRS)               |
| Iain Cox (Royal Berks FRS)       | <b>IC</b>  | Mike Hagen (Merseyside FRS)        |
| Rosemarie Everton                | <b>RE</b>  | Chris Hartrick (D&S FRS)           |
| Les Fielding (NFSN Secretary)    | <b>LF</b>  | Stewart Kidd (BAFSA)               |
| Baz Fox (Northants FRS)          | <b>BF</b>  | Adair Lewis (FPA)                  |
| Alan Gibson (D & D FRS)          | <b>AG</b>  | Steve Marin (Humberside FRS)       |
| Ian Gough (BAFSA)                | <b>IG</b>  | Ingval Maxwell (Historic Scotland) |
| Paul Hardy (Herts. FRS)          | <b>PH</b>  | Brian Mellor (Kirklees DC)         |
| Luke Hodson (Northants FRS)      | <b>LH</b>  | Julian Parsons (Wilts FRS)         |
| Peter Holland (NFSN Chair)       | <b>PMH</b> | Keith Pratley (Welsh Water)        |
| Chris Howard (Merseyside)        | <b>CH</b>  | Simon Rooks (Tyco)                 |
| Ian Jallands (H & W FRS)         | <b>IJ</b>  | Steve Seaber                       |
| Ronnie King (NFSN Vice Chair)    | <b>RK</b>  | Terry Sellars (Humberside FRS)     |
| Earl Kinnoull (Staysafe UK Ltd.) | <b>EK</b>  | Susanne Taylor (Homesafe)          |
| Henry Lloyd (Staysafe UK Ltd.)   | <b>HL</b>  | Ian Whitaker (Yorkshire Water)     |
| Robert Martin (MAWW FRS)         | <b>MR</b>  | Jo Fowler (East Sussex FRS)        |
| Joe McAferty (TYCO)              | <b>LM</b>  |                                    |
| Steve Mills (WM FRS)             | <b>SM</b>  |                                    |
| Andy Perry (Shropshire FRS)      | <b>AP</b>  |                                    |
| Myles Platt (Merseyside)         | <b>MP</b>  |                                    |
| Nigel Reynolds (Oxfordshire FRS) | <b>NR</b>  |                                    |
| Richie Rickaby (T&W FRS)         | <b>RR</b>  |                                    |
| Lee Sheares (Cheshire FRS)       | <b>LS</b>  |                                    |

| <b>Members Present cont...</b>   |   |                    |
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| Ian Sloss (Staffs FRS)           | <b>IS</b>   |                    |
| Duncan Stainthorpe (WY FRS)      | <b>DS</b>   |                    |
| Andrew Was (FM Approvals / EFSN) | <b>AW</b>   |                    |
| Dawn Whitaker (Northants FRS)    | <b>DW</b>   |                    |
| Peter Wilkinson (FPA)            | <b>PW</b>   |                    |
| Jeremy Williams (Bucks FRS)      | <b>JW</b>   |                    |
| Steve Yeomans (Autoquench)       | <b>SY</b>   |                    |
| <b>Agenda</b>                    |   | <b>Action</b>      |
| <b>1.</b>                        | <b>Minutes of NFSN meeting 18<sup>th</sup> March 2008 – Matters Arising</b>   |                    |
| 1.1.                             | <p>Introductions and apologies</p> <p>Dawn Whitaker DCFO Northamptonshire Fire and Rescue Service welcomed the network members to the meeting.</p> <p>The Chair thanked Northants for hosting the meeting and providing an excellent venue.</p>   |                    |
| 1.2.                             | Accuracy – accepted as a true record  |                    |
| 1.3.                             | The Chair introduced Iain Cox to the meeting and announced that Iain was to step in to the role of Chair for the NFSN on his behalf, to be confirmed at the next AGM. This is due to increasing involvement in other matters including his forthcoming CFOA Presidency. (the opportunity would be taken at a later date, to acknowledge the huge commitment attributed to Peter Holland since the Network's foundation 10 years ago)  |                    |
| 1.4.                             | Matters Arising not on the agenda   |                    |
| a)                               | (1.1.7) Schools risk analysis Wiltshire J. Parsons – LF to liaise with Julian   | <b>LF</b>          |
| b)                               | (1.1.10) Sprinklers / Ventilation Chair to write to CLG – PMH dealing   | <b>Chair (PMH)</b> |
| c)                               | <p>(3.3) Welsh Competence order – RK informed the meeting that on behalf of the NFSN he had contributed to the process, explaining the current position with regard to the order. More information can be found in the link below.</p> <p><a href="http://www.assemblywales.org/bus-home/bus-legislation/bus-leg-legislative-competence-orders/bus-legislation-lco-2008-7.htm">http://www.assemblywales.org/bus-home/bus-legislation/bus-leg-legislative-competence-orders/bus-legislation-lco-2008-7.htm</a></p> |                    |
| d)                               | (3.4.3.a) Carbon Footprint of fire J. Marsden – Not present at the meeting C/Fwd to August meeting in Liverpool. LF To agenda   | <b>LF</b>          |
| e)                               | <p>(8.1.f) Sprinkler Statistics (See also agenda Item 6)</p> <p>RK has raised the issue of fire statistics through FOBFO.</p> <p>PMH Discussed the difference between the UK and other European Countries etc.</p> <p>IC reports that Max Hood LFEPA is now coordinating IRS fire safety data collection for CFOA National Fire Safety Committee</p>  |                    |

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| <b>2.</b> | <b>Chairs Report on NFSN Progress – Chair</b>  |                   |
| 2.1.      | Bernadette Hartley Memorial – NFSN propose an annual award for innovative work promoting sprinklers and invite submissions. The award will take into account, innovation enterprise or achievement. LF to include a header to go out with the minutes.   | <b>LF</b>         |
| 2.2.      | Warehouses – No progress with the request for review of the Building Regulations.<br><br>IG ABE Building Controls including approved inspectors are reporting that the Fire Service is not demanding on the requirements of ADB 5 “Access for Fire Fighting”.<br><br>PH reports that Herts. FRS has developed standard paragraphs regarding access for fire fighting and also using the information from BDAG (Building Disaster Assessment Group). AW reported that there is an increased use of sprinklers in warehouses that is being driven by insurance companies.  |                   |
| 2.3.      | DB referred to the Olympic site. IC reported that a joint building control team has been set up for the Olympic site and the planning process is very complicated. He advised that sprinklers could have an important role to play.<br><br>DB asked how we can influence the design to ensure that sprinklers are considered during the design stage.<br><br>IG reports that the design of the site is multi faceted with many different design consultants and architects involved which makes influencing quite difficult. There has been some success regarding the athlete accommodation.<br><br>IC suggested that the NFSN write to Pamela Castle and Ron Dobson to express the NFSN Views on this.   | <b>Chair (IC)</b> |
| 2.4.      | Care Homes – No further progress despite strong representation from the NFSN, it is now clear this will not be considered further until the next ADB Review in 2013. RK elaborated on the correspondence that took place between the NFSN and the CLG, resulting in the need to look at Non-Regulatory routes to achieve a greater installation of Sprinklers.<br><br>The Chair noted the recent death in a care home in Kent which is a direct contrast to the successful sprinkler stop also in a Kent care home that was fitted with sprinklers and reported recently on the NFSN Web Site<br><br>He reported to the meeting his visit to the sprinkler protected care home in Dorset where a fire fatality occurred. The elderly gentleman died as a result of chest problems following the fire (as a result of smoke inhalation).<br><br>However:<br><ul style="list-style-type: none"><li>• No other people were affected</li><li>• Damage to the room was minimal</li><li>• The fire was controlled only a small amount of water</li><li>• No damage outside room of origin</li><li>• No loss of business continuity</li></ul> |                   |

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|           | <p>2.5 cont...</p> <p>TL advised the meeting that the cost of fitting sprinklers is not excessive and that a recent 80 bed care home development in East Sussex, costing £5.5 million had been fitted with sprinklers for a cost of £75,000</p> <p>The Chair referred to a West York's Initiative that provided an engineered solution where the provision of sprinklers was cost neutral. The case study for this is available on the NFSN Web Site.</p> <p>LF advised the meeting of a test carried out in Scandinavia to prove difficulties with evacuation when only a small number of staff are available.</p> <p>IC reported on the Residential Care safety organisation NASHIC's which is looking to set up a specific fire safety group.</p> <p>It was felt that Information on the cost of sprinkles would be useful on web site</p>  |    |
| 2.5.      | Residential Sprinklers – Discussed in 2.6 below  |    |
| 2.6.      | <p>Water Liaison Group – RK</p> <p>RK informed the meeting that the original plan (in respect of lower cost sprinklers) for a pilot of 30,000 homes, has now been considerably scaled down to something like 12 homes and even this will require a relaxation of the water regulations.</p> <p>Non-regulatory route – paper from the CLG who have commissioned a cost benefit analysis by NERA consulting to look at the cost benefit of sprinklers in large new developments. Kent FRS is assisting with this and RK has provided information in support of this. CLG Paper appended to the minutes.</p> <p>Water supply pipe size Water Companies are now recommending a 50mm external diameter supply pipe.</p> <p>Use of booster pumps is also not supported by some water companies yet is supported by others. Design guides produced by water companies, LF to put samples on the NFSN Web site.</p> <p>The early indications are good and there is a mutual desire to progress issues forward, however progress is likely to be slow.</p> <p>IC discussed Seven Trent water company opportunities.</p> | LF |
| <b>3.</b> | <b>Financial Up-date</b>   |    |
| 3.1.      | Accounts – Current Balance £27,557.81 as at 30/06/08   |    |
| 3.2.      | <p>Subscriptions</p> <p>6 sprinkler companies and twelve Fire &amp; Rescue Services are still to pay subscriptions; reminders will be sent out this week.</p> <p>RK advised the meeting of the FRS subscriptions outstanding so that members present could follow this up:</p> <p>Avon Fire &amp; Rescue Service</p> <p>Gloucestershire Fire and Rescue Service</p> <p>Grampian Fire &amp; Rescue Service.</p>   |    |

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|           | <p>3.2 cont...</p> <p>Hampshire Fire &amp; Rescue Service</p> <p>Hereford and Worcester Fire &amp; Rescue Service</p> <p>Highland and Islands Fire &amp; Rescue Service</p> <p>Lothian and Borders Fire &amp; Rescue Service</p> <p>Norfolk Fire &amp; Rescue Service</p> <p>Northumberland Fire and Rescue Service</p> <p>Suffolk Fire &amp; Rescue Service</p> <p>Surrey Fire and Rescue Service</p> <p>West Midlands Fire Service</p> <p>The Chair commented on the healthy financial situation and complimented the Vice Chair, the Secretary, and the Accounts assistant at the FPA, on the success in dealing with subscriptions.</p> <p>The Chair went on to say that the current financial situation will give the NFSN the opportunity to start to be more proactive in future campaigns.</p> |  |
| <b>4.</b> | <b>NFSN Events</b>   |  |
| 4.1.      | Meetings   |  |
| a)        | Meeting 27 <sup>th</sup> August 2008 – Liverpool (Fire Exhibition)   |  |
| b)        | Meeting 16 <sup>th</sup> October 2008 – West Ex College, Exeter, Devon (Sprinklered)   |  |
| c)        | NFSN Meeting and AGM 11 <sup>th</sup> March 2009 – West Midlands   |  |
| 4.2.      | Seminars and Promotional events  |  |
| a)        | <p>10 Year Celebration Dinner 16<sup>th</sup> October 2008 – Woodbury Park Hotel, Golf and Country Club</p> <p>PMH discussed key people the NFSN would wish to invite</p>  |  |
| b)        | <p>NFSN Parliamentary Seminar 2<sup>nd</sup> February 2009 – Westminster</p> <p>RK has now produced a draft programme, and he asked members to attract delegates from the “Need to Reach” organisations within these areas, such as Architects, Building Control Officers, Environmental Health Officers, Owners of Care Homes, Social Landlords, Housing Associations, Home Builders etc..</p> <p>BH Memorial award winner presentation.</p>  |  |
| <b>5.</b> | <b>Schools – Feedback Re: application of schools risk assessment tool kit.</b>   |  |
| 5.1.      | This subject raised much discussion:   |  |
| a)        | NR – Oxfordshire Academy is deemed to be outside the influence of the county education department that has a policy of fitting sprinklers and has a policy to use the fire authority to carry out the risk assessment.   |  |

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|    | <p>IG advised that Academies are effectively private schools.</p> <p>PFI schools and grant maintained schools are also a problem to influence.</p> <p>NC reported that Cleveland are also having problems influencing Colleges</p>   |  |
| b) | <p>RC Lancashire – New sixth form block separate to any of the other school buildings. No indication that they have used the RA tool or the CBA tool. To add more difficulty to this we are also unable to get a response from Lancashire Education Authority as to their intended approach or policy towards the two tool kits”.</p> <p>As a result RC rang Richard Daniels to inform him of the situation and seek his advice and views from a DCSF perspective as the building process has now commenced.</p> <p>He effectively stated that it was well known that the RA tool will always show that a school should fit sprinklers. He went on to say that even when using the CBA tool unless the insurance company involved is going to offer considerable reductions in premium or excess there is not much likelihood that there will actually be any cost benefit to fitting sprinklers. He stressed on a couple of occasions that there is no new money for sprinklers to be fitted to schools and as such they would be justified in saying that there isn't a cost benefit to fitting them and as such this justifies not including them in the design, particularly as they are not being fitted for life safety.</p> <p>RC asked him if this included the consequential losses such as finding other schools for the affected pupils, the effect on the community, environment etc. Unfortunately to this he waffled a bit but in short mentioned that the CBA tool had to be kept simple in order to make it user friendly and as such not everything could be included.</p> <p>From RC's discussion with Richard Daniels it clear that the DCSF have no intention to monitor the use of the tool kits and in fact have very little power to do anything about.</p> |  |
| c) | <p>DW asked if there was merit in approaching the National Association of Insurers to establish their view.</p>  |  |
| d) | <p>CH Merseyside – Most schools are not just used for education, they are a community asset and fire safety provisions should be provided for the additional uses and user groups that schools are put outside school time.</p>  |  |
| e) | <p>LH Northants – Dcsf web site makes a clear statement clear that sprinklers should be provided for all but very low risk.</p>  |  |
| f) | <p>IC Royal Berks - RBFRS have had some success with grant schools</p>   |  |
| g) | <p>JC Lincolnshire suggested the NFSN write to Jim Knight to ask for a list of proposed schools in the building schools to be provided as when he finds out about a school development in his area the design is already completed.</p>  |  |



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|      | <p>Centre and Fire Control are situated in the 'East Side' redevelopment area of Birmingham and are fitted with sprinklers throughout.</p> <p>Additionally a major refurbishment of two floors of the WMFS Training Centre in Smethwick is being carried out and these refurbished areas will have sprinklers fitted.</p> <p>WMFS position on sprinklers is that we are now fitting these on all major refurbishments and have installed them at Fallings Park and Stourbridge Community Fire Stations. We will be specifying sprinklers on all future larger schemes.</p>  |  |
| b)   | <p>Following help from Chris Colgan from Kent Fire and Rescue Service, WMFS personnel have been invited to speak at a CPD event in November for Members of RIBA (Royal Institute of British Architects) in Birmingham.</p>  |  |
| c)   | <p>At just after Midday on 24th June 2008 a fire started at Arden Wood Shavings, a timber processing plant in Solihull, West Midlands</p> <p>A fire resulting from a drive bearing in a shavings separator caused a dust explosion that resulted in fires burning in various areas of the building, carried via ducting systems.</p> <p>The building was fitted with a sprinkler system and it is estimated that as many as twenty sprinkler heads, in the separator machine room and in the main bulk storage area, operated to control and suppress the fires that followed the dust explosion until arrival of the Fire Service.</p> <p>Six pumping appliances from West Midlands Fire Service were used to suppress the deep seated fires that followed.</p> <p>Given the nature of the stored materials and processes, the sprinkler system may well have prevented a total loss of the on site processing and storage facilities.</p> |  |
| 8.2. | PA BAFSA  |  |
| a)   | <p>Fire Sprinkler 2008, Marriott St Pierre, Chepstow, 13 November has proved very popular. All the exhibition space has been sold and the dinner is almost full. The hotel is full on the night of the dinner (12 November) but there are many nearby hotels. There are fewer than 20 conference places left. Conference flyer can be downloaded from BAFSA web site: <a href="http://www.bafsa.org.uk/pdfs/snews/00000668.pdf">http://www.bafsa.org.uk/pdfs/snews/00000668.pdf</a></p>   |  |
| b)   | <p>New Publications</p> <p>(i) BAFSA Information Files: Hotels: Health Care Premises; Maintenance</p> <p>(ii) BAFSA Technical Guidance Note No1: Design and Installation of Residential and Domestic Sprinkler Systems. Free download from: <a href="http://www.bafsa.org.uk/pdfs/publications/00000054.pdf">http://www.bafsa.org.uk/pdfs/publications/00000054.pdf</a></p> <p>(iii). DVD explaining benefits and advantages of sprinklers will be completed by September and will be distributed at no cost to fire and rescue services.</p>   |  |
| c)   | <p>Campaigns</p> <p>(i) Research into attitudes by education authorities in respect of sprinklers in schools being finalised. Report will be published by LGA and will feature as programme item at Fire Sprinkler 2008.</p>  |  |

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|       | (ii) Care Homes - work continues and Wise up to Fire website has recently been updated. Joint BAFSA/FIA seminar in June was very well attended (120 +). BAFSA is considering exhibiting at Care Home Show in Bournemouth in April 2009.  |  |
| d)    | Water Suppliers Problems<br>BAFSA will work with NFSN and EFSN to reach a fair conclusion to these problems but is deeply unhappy at the way some water company employees are interpreting their own guidelines. BAFSA is prepared to go to OFWAT if necessary.  |  |
| e)    | IG Scotland are far more positive allowing sprinklers as for three storey premises, this is a good standard and would be beneficial, particularly for Olympic site.  |  |
| 8.3.  | JC Lincolnshire – County Council have policy for protecting new and refurbished schools with sprinklers.   |  |
| 8.4.  | LH Northants – County Council Policy for sprinkler protection of new and refurbished schools. Focusing on Residential and Warehouses   |  |
| 8.5.  | HL Staysafe – ADB 5 HL Provided examples of large domestic properties where FRS had agreed on extension over 45m access without requirement for alternative controls such as sprinklers.<br>DS advised that there is no duty for planning authorities to consult with fire service for domestic properties.<br>IG added that whilst this is true, any submission that fails to satisfy ADB 5 the fire authority should be consulted for a determination.<br>HL Offered to bring BCO from London to the next meeting.<br>IC advised that this could be flagged up with ACAI (Association of Consulting Approved Inspectors) |  |
| 8.6.  | CH Merseyside Good progress still being made being made  |  |
| 8.7.  | RM South Wales working with authorities to increase the provision residential sprinklers   |  |
| 8.8.  | IS Staffordshire, FRS premises being fitted with sprinklers  |  |
| 8.9.  | DS West Yorkshire – DS advised the meeting that there is an increasing number of dry riser valves being stolen from high rise building do to the value of scrap metal, whilst this is not a sprinkler issue he felt it was an opportunity to bring the problem to the attention of members.  |  |
| 8.10. | RR Tyne & Wear - The new Tyne Tunnel will be protected by sprinklers as will the refurbished existing tunnel   |  |
| 8.11. | PW FPA - PW asked what effort has the NFSN made to get the message to Fire Risk Assessors Group. IC recognises the opportunity to do this.   |  |

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| 8.12.     | RC Lancashire – Potential pilot scheme for low cost sprinklers in Lancashire   |  |
| 8.13.     | JM TYCO - Problems testing sprinklers in schools due to restriction on test valve size.<br><br>JM also advised the meeting of an Advert for IBM misrepresenting sprinklers, PA advised the Stewart Kidd had written expressing his concern to the advertising standards agency and to IBM  |  |
| 8.14.     | Disability support grant for the provision of sprinklers, has any Authority had any success.   |  |
| 8.15.     | AG Darlington & Durham - Success with schools, however, one school changed to approved inspector and sprinklers are no longer being fitted, D & D are keen to become involved in low cost sprinkler pilots if the opportunity arises.  |  |
| 8.16.     | RB South Yorks – SYFRS have requested information on schools and discovered that sprinklers are being installed even though the risk assessment tool has not been applied.<br><br>3 new care homes are being fitted with sprinklers<br><br>Lunch time seminars inviting architects using different themes for discussion have proved successful.<br><br>Sprinkler Demonstration Unit now available should any members to use – contact R Brason <a href="mailto:rbrason@syfire.org.uk">rbrason@syfire.org.uk</a> Photo appended to minutes |  |
| 8.17.     | SY Autoquench – Birmingham City Council have been slow to take up residential sprinkler initiatives and BCO's have limited experience of residential sprinklers and where they can be applied. SY believes that installers have a role to play in advising BCO's   |  |
| 8.18.     | LA – Beds & Luton, Water mist system being provided in sheltered accommodation.  |  |
| <b>9.</b> | <b>Any Other Business</b>  |  |
| 9.1.      | There is an opportunity to explore the possibility of producing a Fire Risk Management magazine supplement to celebrate 10 years – Reflect and look ahead articles and case studies and articles from members are welcome.   |  |
| 9.2.      | JC suggested if the NFSN could get the support of TV presenters like Architect Kevin McCloud of Grand designs this would be a good way to showcase the effectiveness of sprinkler protection and start to get an effective message across to the public.   |  |
| 9.3.      | HMO network conference Liverpool EHO's<br><br>Ray Cassar and Steve Mills attended on behalf of the NFSN<br><br>RC attended a plenary session given by Kevin Thompson who is the project officer at LACORS responsible for co coordinating the national guidance on fire safety standards for residential accommodation.  |  |

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|            | <p>9.3 cont...</p> <p>In the relatively short time he had he was not able to go into detail in relation to the content of the guide which is due to go public.</p> <p>RC was quite concerned at the attitude he expressed towards fire safety in these premises as the speaker commenced his session by comparing the number of fire deaths per year (he said a few hundred) to the number of deaths attributed to cold weather (27,000 according to him) and used the term "we need to stop getting so uptight about fire as a problem". He also described FRS approach to fire safety as "Cabin Crew" mentality i.e. like the cabin crew who come round before landing to make you put your seat into the upright position. The speaker also gave a very unrealistic situation regarding route protection and travel distances. He gave the scenario of how long does it take to walk from the second floor of a property to the front door! 30 seconds according to him. What he failed to mention was a the conditions experienced in the event of a fire especially if the fire goes undiscovered for some time, the reaction of the people under stress conditions and the fact that in many cases there is only one way in or out.</p> <p>RC pointed this out to him during the Q and A session.</p> |  |
| 9.4.       | <p>World Road Association (PIARC) - LF reported that he has been nominated as one of four UK Representatives on the World Road Association Technical Committee for road tunnels, for the current work cycle, until 2011. He also sits on two Working (sub) Groups (i) Tunnel Ventilation and Fire, on which he is contributing to the fire suppression task group, and (ii) Tunnel Operation and Safety on which he is the task team leader for developing international guidance on emergency response and exercises.</p>  |  |
| <b>10.</b> | <b>Date of next meeting – 27<sup>th</sup> August 2008, Liverpool</b>  |  |

## **Communities and Local Government Research 2008**

### **Cost benefit analysis on options to reduce the risk of fire and rescue in areas of new build homes**

#### **Background**

The Government's commitment to build new homes in areas like the Thames Gateway presents challenges to the fire and rescue service. The development of new geographically defined communities means that fire and rescue provision must be considered as part of the wider planning process.

Building new fire stations is the obvious response but there are a number of other protective measures that can be considered as part of a balanced approach to fire safety in domestic dwellings. One such measure is the provision of sprinkler protection.

#### **Purpose of the research**

Previous research has shown that providing sprinkler protection in all new dwellings would not be cost effective. However, bearing in mind the preamble above, Government considers that it is worth revisiting the installation of sprinklers as an active protection measure where large numbers of houses are being built at one time in a defined geographical area.

The economies of scale from large scale installation of sprinklers in dwellings balanced against the cost of new fire stations and the long term costs of both can be examined against the projected benefits to establish whether the overall cost effectiveness is compelling enough to persuade those responsible for the development of these communities to consider designing in sprinklers.

There is no suggestion by carrying out this work that Government would regulate for the installation of sprinklers in domestic properties. This study is about exploring the possibilities: providing an evidence base on which planners and decision makers can make economically sound decisions.

#### **Research objectives**

Communities and Local Government has commissioned Nera Consulting to look at the costs and benefits of potential options to address the fire and community safety needs of areas of new build housing.

The cost benefit analysis will look at four options:

- 1) do nothing;
- 2) installation of British standard sprinklers in all new buildings without additional fire and rescue resources;

- 3) installation of British Standard sprinklers in all new dwellings which are part of the social housing sector, without additional fire and rescue services; and,
- 4) development of additional fire and rescue service resources, such as fire stations, in the areas of new dwellings without installing sprinklers in the new dwellings.

### **Timescale**

Communities and Local Government expects the research to be complete by 31 August 2008.

April 2008

# South Yorkshire Fire & Rescue



Suppression Demo Unit



South Yorkshire  
Fire & Rescue  
WORKING FOR A SAFER  
SOUTH YORKSHIRE