



## **Communal Areas Fire Safety Works - Phase 2**

### **Frequently Asked Questions**

#### **Q) Why are Adur Homes undertaking fire safety works?**

**A)** There are a range of fire safety works that have been identified in the fire risk assessments undertaken by an independent fire risk assessor. The work required in each block varies, depending on the construction, layout and existing fire safety measures. The works are to ensure Adur District Council is compliant with the legal requirements of the Regulatory Reform (Fire Safety) Order 2005.

**Below is a list of works that MAY be completed in your block, AD Construction will write to you, to confirm exactly what is included.**

- Upgrade communal fire doors
- Upgrade communal electric meter cupboards
- Replace bin store doors or upgrade bin store doors
- Replace or Upgrade storage cupboard doors FD30
- Replace locks to Electric/Store/Shed Doors
- Installation of AOV's
- Air brick upgrades in protected escape routes
- Fire stopping to gaps and holes around cabling and pipework
- Roof void compartmentation FD30 door
- Roof void hatches
- Construct a fire wall to roof void
- Roof void compartmentation
- Overhaul or Replace defective windows and vents
- Emergency Lighting installation
- Compartmentation to Riser cupboard
- Cable clip electric wiring in communal parts
- Quick release mechanisms to external doors
- Electrical works in loft voids
- Class 0 paint decoration required m2

**Q) Why are the works being done in stages?**

**A)** The fire safety works identified have been categorised as high, medium and lower risk works. The high risk works have already been completed across all of our blocks. The medium and low risk works (phase2) have been put into sets 1 to 9 and work is now commencing from Autumn 2022. Phase 2 will take 2 years to complete across all of our communal areas.

**Q) Who is carrying out the works and how will we know they are genuine?**

**A)** AD Construction Ltd have been appointed to undertake the works. Contractors will have their company identification and Adur & Worthing ID badges, which will be shown upon request. They may have sub contractors complete aspects of the works, they will also have AD Construction ID.

**Q) When will the work be starting in my block?**

**A)** AD Construction Ltd will write to all residents a few weeks before they are due to start. The letter will confirm what work is happening, when the work is due to start and finish and any instructions to residents that are required.

**Q) What times will the contractors be working in my block?**

**A)** Contractors working hours will be Monday to Friday, 8am - 5pm (no noisy works will be undertaken before 9am). Weekend working is not permitted.

**Q) Will they need access to my home?**

**A)** If your block requires the grills to air bricks upgrading, access may require access to your home. AD Construction Ltd will contact you in advance to book this in. They may require some items to be moved, depending on the location of the airbrick. If there is no communal access to the loft, AD Construction Ltd will need access via resident properties, they will contact you directly to make these arrangements.

**Q) Do I need to clear my communal way store cupboard, for the door replacement works?**

**A)** Yes, If AD Construction Ltd letter says your store cupboard door is being replaced or upgraded you will be required to remove all items in advance of the work from your store cupboard. Items will need to be stored within your flat in order to complete the work. No items can be left in the communal areas.

**Q) Do I need to clear the loft space?**

**A)** Yes, AD Construction may need full access to the loft and no items should be stored in any loft space within the block. This is a health and safety risk, as well as fire loading risk. Please remove all items as soon as possible and they should not be returned.

**Q) Will I still be able to come and go from my flat, whilst the works are taking place in the communal hallways?**

**A)** Yes, residents will still be able to access through the communal ways to flats. If their work is going to hinder access for a short duration, they will knock on your door to let you know.

**Q) What does fire compartmentation work mean?**

**A)** The fire compartmentation works involve using materials and components to ensure fire and smoke cannot spread from one part of the building to another in the event of a fire. For example filling the gaps and holes around pipework and cabling going between a cupboard and the communal hallway, or forming a fire rated wall in the loft space of a building.

**Q) Will the work be noisy?**

**A)** Some elements of the work will result in short periods of loud noise, such as drilling into brickwork or removal of door linings. They will be using battery operated tools etc.

**Q) Will the work cause much disruption or dust and debris?**

**A)** Some elements of the work will result in some dust and debris, in the area where the work is taking place. This will be cleared and cleaned at the end of the task and at the end of each working day.

**Q) How will Covid-19 impact these works?**

**A)** Our contractors will be working to the latest Public Health Guidance. However we would request that if you have tested positive and are isolating, and we are due to carry out any works inside your flat or your store cupboard, please do advise our contractors as soon as possible using the contact details overleaf.

**Q) I am a leaseholder, how will I be notified of the works and will I have to pay?**

**A)** Leaseholders will receive a Section20 notice for any chargeable works in addition to information on the programme of works for your block, including start dates etc. Some items are leaseholder responsibility to replace or upgrade including the flat front door and the store cupboard door (where applicable). Further information will be sent directly to leaseholders regarding these requirements.

**Q) Who can I contact if I have any queries?**

In the first instance please contact **Harry Finch - Customer Support Representative on 07732 681199 (AD Construction)**

**Contract Supervisor:** Jahron Harris - 07738 808 108 (AD Construction)