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# **Fire Safety at the Plymouth Towers in a Post Grenfell Environment...**

# The Mount Wise Towers











# History of the Mount Wise Tower Blocks

- Built in the 60' – refurbished in 2000
- Included in the stock transfer from PCC to PCH in 2009
- Landmark buildings within the city
- Great location overlooking the water

ITV REPORT

6 November 2017 at 6:41am

# Plymouth tower block evacuated for second time in a week



Credit: ITV West Country

## evonport from Grenfell

replace the flammable cladding

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## tragedy has

by the disaster



# Impact of Grenfell on PCH

- Resident communication a priority – immediate / ongoing
- Lots of local and national media interest
- Extensive Interaction with Government / Local Authority / BRE / DCLG / Fire Service.
- Evacuation of Camden increased concerns
- Immediate review of the Towers Fire Risk Assessment
- Submission of cladding to BRE
- Citywide Fire Safety Group implemented by the Council
- BRE test failure
- Implementation of additional measures recommended by DCLG / Expert Panel
- Initial assessment of costs to replace cladding
- Further detailed work on solution identified costs of £13.5 – 14.5m
- Excluding cost of sprinklers and heat sensors as already agreed



# PCH

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FIRE DOORS

## FD60/FD60s EXTERNAL GRP COMPOSITE FIRE DOOR

1 HOUR  
EXTERNAL  
FIRE DOOR



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OUR FIRE DOORS  
HAVE BEEN TESTED  
AGAINST ALL THE  
ACCREDITATIONS  
AVAILABLE GUARANTEEING  
YOU PEACE OF MIND

Our FD60/FD60s fire door sets include all the necessary features required to meet with current fire safety regulations and comply with BS476 standard for fire tests on building materials and structures.

The 44mm thick solid GRP (glass-reinforced plastic) composite material has a fire retardant foam core and a fire resistant rating of at least 60 minutes. The hardwood frame with double intumescent and smoke strips slow the spread of fire by providing an air-tight seal surrounding the door itself.

The colour finish is low maintenance, hard-wearing and scratch resistant as the colour permeates throughout the whole skin, making it an ideal choice for landlords looking for a durable, quality product.

The multi-point locking system is tested to PAS24: 2012 + EN1670 standards and meets Secured by Design specification, and to further increase security and peace of mind for residents and home owners, all FD60/FD60s feature a high clarity security spy hole.

Every door set comes with a closure fitted as part of the installation process, which ensures doors shut as soon as the handle is released (an essential part of a fire door).

# Impact of Grenfell on the Sector

- Housing/Construction sector VS Housing Association/LA's
- Reputation / Trust
- Resident voice
- Unexpected costs
- Procurement (VFM does not mean the cheapest)
- Review of Social Housing
- Building & Fire Regulation review.
- The future... ?



# Contractor Engagement

A background image showing a red and white striped lighthouse on a grassy field. A paved path leads from the foreground towards the lighthouse. The sky is blue with some clouds, and the ocean is visible in the distance.

- Essential to have the right partners
- Working together to deliver the right solution
- Procurement process – Time / Capability / Capacity / Cost





# Delivering The Refurbishment

- Programme Design / Reality – technical
- Programme Design / Reality - people
- Retro fitting Sprinklers & Heat Sensors
- Cladding: Removal, replacement & associated work
- Fire Stopping considerations
- Availability of labour / materials



# Key Questions

- Can replacement of cladding start before the result of the Building & Fire Regulations is completed?
- RIBA, Fire brigade & others are saying that all tower blocks should be retrofitted with sprinklers – is this realistic?.
- Will there be other fire safety issues that need to be addressed when the inquiry is completed?
- Will the costs associated with this affect existing refurbishment / development programmes
- If there was a 'systemic failure of the current system of Building Regulation' who should fund the works
- How do we ensure the voice of tenants and residents is listened to and acted upon in the future?



A scenic background image featuring a tall, red and white striped lighthouse situated on a green grassy field. A paved path leads from the foreground towards the lighthouse. In the distance, there is a body of water and some buildings under a clear blue sky with a few clouds.

**QUESTIONS / COMMENTS**  
**?**