

Fire Strategy

Fire safety generally is of paramount importance and standards are continually being upgraded by means of both tighter legislation in choice of materials and enhanced escape procedures. The South Beach Apartments are relatively low, but as a company, Millennium Homes are proactive in safeguarding resident safety and in January 2017 commissioned a Fire Strategy report by BWC Fire specifically for the South Beach Apartments. This report is available on request to any prospective owner. The recommendations of this report were fully discussed with Local Authority Building Control and on 25 January 2017 a meeting was convened at their offices with the area Fire Officer and the Senior Fire Engineer of East Sussex Fire and Rescue at which it was agreed that the following measures would be taken to ensure maximum safety :

Appropriate internal doors would have 30 minute fire protection. (and fire doors have been installed even where they are not required by legislation).

Appropriate internal doors would have fire and smoke seals.

Fire collars would be installed to prevent upward spread of fire.

Fire compartments would be installed to prevent lateral spread of fire.

Smoke alarms would be installed in each apartment.

Hydrants would be installed on every floor.

Installation of a mechanical smoke extraction system which, in the event of a fire, extracts the smoke through a vent in the corridors to the roof. (It is generally accepted that smoke is significantly more dangerous than the actual fire.)

We have agreed with East Sussex Fire and Rescue that full 'as built' plans will be handed to them on completion for download onto their systems and that they will fully familiarise themselves with the building at that time. These plans are available to appliance crews so that they are fully conversant with the geography of the building even prior to arrival.

As the construction of the building is predominantly concrete and there is minimal timber content we consider that every conceivable precaution has been taken to minimise the risk and effects of a fire.