

DERBY HOMES BOARD
26 JUNE 2003

ITEM 17

SMOKE ALARMS AT DONNINGTON CLOSE

Report of the Assistant Director (Investment & Regeneration)

SUMMARY OF REPORT

1. This report outlines the issues surrounding the problems experienced with the smoke alarms at Donington Close during mains power failure.

RECOMMENDATION

2. That the Board notes the actions in place to replace the smoke alarms at Donington Close and other sheltered housing schemes with similar alarms.

MATTER FOR CONSIDERATION

- 3.1 The smoke alarms in some of our sheltered housing schemes are over 15 years old. It was recently discovered that there is a problem with the smoke alarms when the mains electricity fails.
- 3.2 In the event of an electricity mains failure the smoke alarms are falsely activated throughout the scheme. This results in numerous repeated calls through to Care Link.
- 3.3 The smoke alarm is connected to the recently renewed warden call equipment. This new system connects through to Care Link via the tenant's phone line. This means there is the potential of up to 60 phone lines attempting to contact Care Link during mains failure. The older warden call system had only one line through to Care Link per scheme.
- 3.4 In addition the call from the smoke alarm overrides the tenant's use of the phone making it impossible for the tenant to use the phone if an emergency occurs during mains failure.
- 3.5 The manufacturers have now developed a smoke alarm that is compatible with the new warden call equipment and does not suffer the problem during mains failure.
- 3.6 We have agreed a provisional start date of the 14 July to replace the smoke alarms at Donington Close, upon completion the system will be tested and the programme for replacement rolled out to other affected schemes.

- 3.7 We have identified 16 other schemes throughout the City that have old smoke alarms and the potential to suffer similar problems during mains failure, these will be programmed in for replacement as soon as possible.

CONSULTATION IMPLICATIONS

- 4.1 Care Link has been consulted during the investigation following the incident at Donington Close. They have a process in place that if numerous false calls are received from a particular scheme they immediately check via the new warden call equipment to see if the call is genuine, if not they cancel the calls to the centre.
- 4.2 Wardens and mobile wardens have been consulted during the investigation and a process is in place to visit any scheme that may be affected by mains failure as a 'belt and braces' approach.

FINANCIAL IMPLICATIONS

5. The replacement costs of the smoke alarms will be contained within the capital programme.

LEGAL IMPLICATIONS

6. None.

PERSONNEL IMPLICATIONS

7. None.

ENVIRONMENTAL IMPLICATIONS

8. None.

EQUALITIES IMPLICATIONS

9. None.

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