

# Lynher House

## Building Safety Report Summary

Lynher House, 2-180 James Street, Plymouth, PL1 4HH



## Key Information

<b>Address</b>	Lynher House, 2-180 James Street, Plymouth, PL1 4HH
<b>Freeholder</b>	Plymouth Community Homes
<b>Current accountable person (Principle Accountable Person)</b>	Plymouth Community Homes, Plumer House, Tailyour Road, Crownhill, Plymouth PL6 5DH, 0808 230 6500, <a href="mailto:bsc@plymouthcommunityhomes.co.uk">bsc@plymouthcommunityhomes.co.uk</a>
<b>Building Safety Manager</b>	Marc Gray, <a href="mailto:marc.gray@pch.co.uk">marc.gray@pch.co.uk</a> , 07745 291628, Plumer House, Tailyour Road, Crownhill, Plymouth PL6 5DH
<b>Nominated Safety Manager</b>	Marc Gray, <a href="mailto:marc.gray@pch.co.uk">marc.gray@pch.co.uk</a> , 07745 291628 Plumer House, Tailyour Road, Crownhill, Plymouth PL6 5DH
<b>Fire Safety Manager</b>	Marc Gray, <a href="mailto:marc.gray@pch.co.uk">marc.gray@pch.co.uk</a> , 07745 291628, Plumer House, Tailyour Road, Crownhill, Plymouth PL6 5DH

## About Your Building

Lynher House has 16 floors and a single staircase.

The building has 90, 1 and 2 bed flats and was built around 1964 constructed of concrete, brick block in-fill, insulated render system, with a concrete flat roof with rubber roof membrane. There are 10 leaseholders within the building.

Both the flats and the staircase are protected from the spread of fire from other parts of the block so it is important they are not obstructed or blocked that could prevent someone evacuating or the fire service entering.

There is a 'stay put' policy in place for your block, agreed with the Devon & Somerset Fire & Rescue Service (DSFRS). This means if there is a fire in another part of the block, you should stay within your home for as long as you feel safe to do so while DSFRS deal with the fire

The building is designed to contain a fire within the home or area where it starts. There are high quality fire doors which are inspected annually, flats are separated into individual 'compartments', with a localised smoke detection and alarms within your home

We carry out an annual fire risk assessment carried out by an independent, UKAS and BAFE SP405 accredited fire risk assessment company. Any findings from these risk assessments are recorded, monitored, and completed based on the level of risk identified.

We have spoken to every household in your block to find out about their personal circumstances, such as mobility, health needs or language support. If there is a fire anywhere in the block, this information helps PCH and DSFRS to identify who needs help to evacuate, so it is important you make your Housing Officer or Leasehold Officer aware of your circumstances, and if they change.

## **Key Contacts**

### Your Tall Buildings Liaison Officer

PCH has a Tall Building Liaison Officer who is your main point of contact for any concerns or inquiries related to building safety, compliance, estate management or any other important issues.

This officer will work closely with our housing management team, repairs team, and on-site rangers to conduct regular visual checks, maintain records, and support the Building Safety Manager in maintaining building safety, and meeting regulatory standards.

Your Tall Building Liaison Officer, Jo Rees, can be contacted by email at [jo.rees@plymouthcommunityhomes.co.uk](mailto:jo.rees@plymouthcommunityhomes.co.uk) or by phone 07519 559984. Additionally, you can visit our office at Plumer House, Tailyour Road, Crownhill, Plymouth PL6 5DH during office hours for further assistance.

We encourage all residents to reach out to Jo with any questions, concerns, or feedback regarding housing or building safety during the daytime of the working week

### Your Building Safety Manager

Your Building Safety Manager (BSM) has a responsibility to ensure the safety of your building. They are the named Accountable Person by law, and support the Principle Accountable Person, PCH, to ensure all building safety standards are kept and maintained for your building.

They also oversee and report on any works carried out to ensure the building meets regulatory requirements. The BSM coordinates the building's fire and structural safety compliance programmes, risk assessments, surveys, associated works, ensuring that fire safety systems are in place and fully functioning.

Additionally, the BSM handles building management systems, security arrangements, and evacuation plans. They also contribute to internal procedures to ensure compliance the Building and Fire Safety legislation.

Overall, their role is to maintain the safety (fire, structural and general) and security for you in your home.

Your Building Safety Manager, Marc Gray, can be contacted by email at [marc.gray@pch.co.uk](mailto:marc.gray@pch.co.uk) or by phone at 07745 291628.

## **Here is a summary of the Building Safety arrangements for your building;**

Plymouth Community Homes (PCH) has resident safety as its key priority, and ensures the following arrangements are in place for your home:

## Building Safety

- We carry out routine stock condition surveys of our buildings to ensure they are in good repair and condition. We use this data to help us develop plans for future upgrades to your building.
- We carry out five yearly inspection and test of your fixed electrical wiring, as well as the wiring in the communal area. This keeps your electrical circuits safe and free of any electrocution or overload.
- We carry out an annual gas safety check on your meter, and for the gas supplied warm air heating system.
- We also carry out an annual communal gas safety check to the communal gas supply for the laundry appliances. We also ensure the presence of carbon monoxide alarm, and smoke detection in your flat, ensuring these are functionally tested, and detectors are in date and in working.
- Our on-site rangers keep your communal areas clean and tidy ensuring the bin store areas are maintained to avoid a build-up of waste to help prevent fire risks. This keeps your communal areas in good condition but also free of any obstruction in case of emergencies. Bin chutes are kept clear and functionally tested ensuring and fire doors are provided to these areas which self-close to avoid any spread of fire and smoke in case a fire did start in the bin area.
- We provide CCTV which acts as a deterrent for any unwanted persons / third parties entering the building and to ensure that safety arrangements are suitably provided and maintained.
- We carry out competency assessments for anyone working on your building to ensure they have the right skills, ability, knowledge, relevant experience, qualifications, and exhibit the right behaviours we expect. We also ensure they have the required quality management standards and accreditation relevant to works being completed.
- We maintain controlled access to high-risk areas such as the roof, electrical intake and other plant rooms.
- We hold structural survey assessments to ensure the buildings integrity and condition is suitable for safe occupation. Further assessments are being completed to validate the structural safety.
- We operate a safety occurrence reporting system which means that if you make a complaint or raise a concern to us, we will review it, and if it identifies a safety occurrence such as fire incident, structural failure, damage caused, or wrong products used in our building, we will promptly assess and notify the Building Safety Regulator. Please follow PCH's complaints process which can be found on our website - [Make a complaint \(plymouthcommunityhomes.co.uk\)](https://plymouthcommunityhomes.co.uk)
- We have a Building Safety framework which allows us to measure performance of our building safety arrangements in your building. If there is an issue raised with us, we will review, and improve controls where these are justified to do so. We will also routinely audit our management system to ensure it is fit for purpose and provides robustness for you as our residents,
- Based on your feedback, we have developed a Resident Engagement Strategy, which is readily available to view.

## Fire Safety

- We carry out an annual fire door check to your flat entrance door to ensure it closes properly, it is free of issues requiring repair, is of the correct standard, and with legal regulations.
- We check and keep in good working order areas such as, corridors, riser cupboards and other room doors within the building.
- We provide information to residents relating to the 'stay-put' policy for your building. This is displayed on the Fire Action Notice but act as a reminder, you should stay inside your home if there is a fire elsewhere in the building until you are asked to leave, or unless you feel it is unsafe to remain. If there is a fire within your flat, you are asked to close the door to the area where the fire started and leave the building.



- We provide and maintain the sprinkler system which is designed to extinguish the fire in event of an activation. The central panel is in the ground floor communal area. PCH has a comprehensive service and maintenance agreement in place with annual planned preventative maintenance visits and servicing, and 24-hour emergency response for technical issues
- We provide clear signage throughout the building so that the fire service can quickly identify the location of a fire, the flat, and floor level.
- There is also a Secure Information Box (SIB) in the building which the fire service use to aid emergency and rescue. We conduct regular familiarisation visits with Devon & Somerset Fire & Rescue Service to ensure everyone is well prepared.
- We provide and maintain fire safety systems such as a dry riser for the fire service to connect water to for firefighting, lighting and emergency lighting which is routinely

checked monthly and tested annually to ensure walkways are illuminated, lightning protection systems which are checked annually to avoid fires from lightning strikes.

- Fire extinguishers are strategically placed for our staff to extinguish a fire in high-risk areas such as the laundry area.
- We keep communal entrance doors functioning and in good repair.
- We service and maintain the two passenger lifts to ensure that safety controls work for the fire service. This is done bi-monthly by specialist contractors.
- There are smoke alarms in your flat which are not linked to any communal system but are there to alert you in event of fire and smoke. We also have detection in higher risk areas such as the laundry room.
- We installed a non-combustible cladding to the building in 2021