

Douglas House Newsletter

Progress update

It will probably look like little is happening at the moment, but we are working hard to prepare for the work required at Douglas House.

We have partnered with Gates Construction Consultants, who will work for and represent Teign Housing on this project. Currently, we are working together to gather all the necessary information and requirements needed to appoint a contractor who can design a solution and replace the cladding with a new system that adheres to current regulations for buildings over 18 metres. After reviewing the time scale, we now expect to start on-site this Autumn and anticipate the work to last around nine months.

Replacement of communal fire doors

The communal fire doors and panels that lead off the stairwells will be replaced during the week of Monday 25 March. Finishing work around the doors will be completed the following week. MBP Fire Protection Ltd will carry out the work, which is being done to bring them up to the highest level of fire safety. Fire doors are vital for controlling fire spread and can save lives by managing the fire before emergency services arrive. Disruption will be kept to a minimum, and we thank you in advance if you have to wait to pass through.

Fire door safety

If fire doors are damaged or left open, they will not work as designed and could lead to fires being more dangerous. Always keep a fire door closed when not in use.

How can you tell if a door is a fire door? Fire doors in communal areas will have blue signage on the door. Front doors of flats do not require signage but will have a door closure and intumescent or smoke seals on the door frame.

All fire doors in communal areas of the building and front doors of flats (leading onto corridors and stairwells) must have fire rated door closures fitted. These must not be tampered with as it risks being damaged and not working when it's needed.

Although we carry out regular checks, please tell us immediately if you spot a problem with a fire door.

Fire Risk Assessments

Each month, a trained operative from Templer HomeBuild carries out a visual fire risk assessment at Douglas House. During the visit, they check the communal areas for any potential fire hazards. Any concerns found are then reported and followed up.