

St Anne's Quarter Customer Update

- Car park sprinkler review summary

We recently carried out a detailed review of whether a sprinkler system should be installed in the St Anne's Quarter car park in response to your feedback.

This review looked at building information (the full design and safety information available for your building), independent fire safety reports and the measures already in place. We also visited the car park with external specialists. We've summarised the findings below:

What did the report find?

Current building rules don't require sprinklers in car parks. The car park is already fitted with the following safety measures:

- A mechanical smoke extraction system is installed, maintained and linked to the fire alarm.
- Fire-resistant materials and separation are in place to slow the spread of fire for at least 90 minutes.
- Escape routes direct people away from the car park.
- The local fire service can reach the building quickly and is familiar with the layout.

The report also showed there are no fire risks from electric vehicles in the car park, as there are no electric-vehicle charging points which removes a key risk associated with battery fires. Only electric bikes with removal batteries are allowed in the car park.

Any other fire safety improvements, such as external walls or signage, have already been identified and are being addressed as part of our ongoing safety work.

Our conclusion

Following this detailed review and specialist input, **installing a sprinkler system in the car park is not necessary or legally required**. The building's existing fire safety features and our fire management procedures provide the necessary level of fire protection.

Next steps

We will be completing the remaining fire safety actions already planned as part of our wider safety improvements to St Anne's Quarter.

- Engage openly with residents about any concerns through our regular remedial works meetings. We are in the process of arranging the next one for end of April / early May and will update you when this is arranged. If you have any concerns, please email StAnnesQuarter@orbit.org.uk.
- Review any new guidance or legal changes as they arise in line with our ongoing safety commitments as a responsible landlord.