

SMOKE VENTS

Automatic Opening Vent (AOV) Installation

Frequently Asked Questions (FAQs)

1. Why do I need a smoke ventilation system?

Building Regulations Approved Document B (2006) sets out the requirements for smoke ventilation in buildings. These installations are needed to make sure escape routes are clear from smoke so residents can get out safely in the event of a fire.

2. Is the system a natural or powered ventilation?

Natural ventilation is much cheaper to install than powered ventilation, but natural systems do take up more floor space. We will take this into account when deciding which of the two options would be most suitable for your building or block.

3. Can I use DW144 rated ductwork as Smoke Extract Ductwork?

No. General purpose ventilation or air conditioning ductwork and its associated items do not have a fire rating. They cannot be used as - or converted into - a fire rated ductwork system, unless the construction materials of the whole system (including supports and penetration seals) are proven by test and assessment to meet BS476 Part 24.

4. How often does the AOV system need to be maintained?

It is recommended that smoke control equipment is serviced twice a year by a specialist smoke control contractor and maintenance certificates should be produced and kept in a maintenance log.

5. When will the work start and how long will it last?

Work will start on site between April 2017 and March 2018. We will provide a more comprehensive programme nearer this time, and residents will be regularly updated. We will keep you informed by delivering letters and newsletters and, where possible, displaying notices around the estate and/or blocks. Details of the Capital Programme are also placed on the Lambeth website.

6. Will there be much disruption?

We will work with our contractors to minimise any disruption. If we have to interrupt the supply of any utilities (gas, electricity or water) to your home we will always let you know in advance, by putting notices through your doors and around the estate and/or blocks. If we need to come into your homes to do any work the contractor's Resident Liaison Officer will work with you to try and find a convenient appointment time to do this work.

7. Have you conducted any independent surveys?

Our Technical Services Team at Lambeth Living employs engineers who assess what work is needed, which is also supported by feasibility studies. We can provide maintenance logs and photos which will help put the scope and context of the work in perspective.

8. Why hasn't this work been tendered and why can't I appoint my own contractor?

Works will be awarded through the Long Term Qualifying Agreement Contract Lambeth awarded in 2011 and process will be referenced against the recent external procurement exercise undertaken in 2015.

10. Why do tenders include payments to the contractor for overheads and profit?

Overheads and profit will be included in any tender the contractor completes. Contractors tender against a schedule of rates, which is composed of costs plus an agreed overhead and profit.

11. Why do tenders include payments for professional fees?

Professional fees are payments to specialist Technical Consultants who carry out the design and contract administration of the work. They also act as CDM-C (Construction, Design and Management Co-ordinator) which is a health and safety function we are legally required to provide by the Health and Safety Executive (HSE).

12. Why do we need to have site storage and welfare facilities?

We will always try to keep costs down. We have to have storage for equipment and material needed by our contractors. Legally we also have to provide welfare facilities and toilets on each site. When we are undertaking a co-ordinated programme of works we will save money by avoiding any duplication of these facilities.

13. Why do I have to pay against an estimated figure?

We are legally required to send invoices based on an estimated cost. Residents can pay against this estimate which will be reconciled at the 'Final Account'. Final Account is the actual cost provided after the 12 month defects liability period (DLP) ends.

14. What do I do if I can't afford the work?

Home Ownership Services (HOS) offer various payment options to suit the individual needs of our customers. For further details please contact HOS via our call centre number 0207 926 6000 or email the team S20majorworks@lambethliving.org.uk