



Hybrid Wireless Fire Detection to replace
WAKINGWATCH
Our recommended solution

Waking Watch

All across the UK the effects of the Grenfell Tower tragedy are still with us today, as multiple local authorities and private housing organisations continue to declare the presence of highly combustible cladding and/or insulation within their housing portfolios, rendering these assets non-compliant. The scope of work to replace all of the cladding so far identified is on-going and will take years to rectify based on conservative estimates.

During 2021 it transpired that many residents of the affected buildings have been forced to remain in their properties, unable to secure insurance or mortgages, purely because of the cladding. Whilst this continues to leave many unsure of their safety in the long-term, in the short-term there have been several solutions proposed to mitigate the dangerous cladding issue, and one of them was the “Waking Watch” scheme.

What is Waking Watch?

Waking Watches were introduced by the National Fire Chiefs Council as a temporary measure to keep residents safe, involving trained fire wardens being present on site 24/7 to monitor the building’s interior and exterior, raise an alarm in the event of a fire and assist in the safe evacuation of residents during any incidence.

But several years after the Grenfell Tower fire in 2017, hundreds of buildings across the UK still have 24-hour safety patrols in place, costing building owners tens of thousands of pounds every month. In most instances, the majority of these costs are being passed on to the leaseholders.

But updated guidance from the Council published in 2021 advised that building owners were to move to install common fire alarm systems as quickly as possible to reduce or remove the need for the 24-hour warden patrols.

Government Funding

On 17th December 2020, the UK government announced a £30m fund to help pay for the installation of fire alarms in high-rise buildings with dangerous cladding, [the Waking Watch Relief Fund](#).

On 16 September 2021 the Waking Watch Relief Fund re-opened to applications using additional £5 million funding. This application period closed on 10 December 2021.

[A third round of applications was opened in January 2022](#) under the Waking Watch Replacement Fund, with an additional £27 million being made available by the Department of Levelling Up, Housing and Communities (DLUHC). The £27 million funding can now be used to pay for the installation of fire alarm systems in buildings of all heights, rather than just being limited to those over 18 metres.

It means hundreds more buildings where leaseholders and residents have been forced by their freeholders to pay for costly fire safety patrols will now be able to install fire alarm systems instead at no cost to themselves, saving people on average £163 a month.

The UK Government also set up the [£1bn Building Safety Fund \(BSF\)](#) in May 2020 to pay for the removal and replacement of unsafe, non-ACM combustible cladding systems on high-rise residential buildings in England that are 18 metres or higher.

[Applications to this fund closed on 30 June 2021.](#)



Progress

With continuing media coverage and political pressure to make buildings such as Grenfell tower safer as a matter of urgency, a great deal of progress was seemingly made during 2021.

According to the most recent BSF update from the

UK government, by the end of December 2021, 93% (449) of all identified high-rise residential and publicly owned buildings over 18 metres tall in England had either completed or started remediation work to remove and replace unsafe Aluminium Composite Material (ACM) cladding.

With regards to the Waking Watch Replacement Fund, £27.3 million of funding had been approved by December 2021, covering 323 buildings and an estimated 24,800 leasehold dwellings.

Buildings Under 18m

On the lead up to the announcement that the Waking Watch Replacement Fund was being extended into 2022, Michael Gove, secretary of state for levelling up, housing and communities gave the UK construction industry an ultimatum – financially contribute to the remediation work required by all

of the buildings less than 18m high that still have dangerous cladding and/or exterior insulation or face a potential trading ban.

Mr Gove highlighted the fact that the three manufacturers most closely associated with the problem cladding made over £700m in profits over

the last four years.

The Construction Products Association has said in response that it is willing to continue working closely with the Government to find the right solutions for the cladding crisis.

Intelligent Fire Detection vs. Waking Watch

In the meantime, for all of those buildings that have yet to have their dangerous cladding removed, following the NFCC's recommendations for installing fire detection system to replace a Waking Watch scheme will be the only viable short to medium-term solution.

According to a study by The Ministry of Housing, Communities & Local Government, the cost of employing one person/individual undertaking Waking Watch duties exceeds the average cost of installing an alarm system in 3 to 7 months, depending on the hourly rate charged.

It should be noted that some buildings may require more than one Waking Watch individual to provide adequate interim fire safety measures.

Real Life Case Study

The Association of Residential Managing Agents provided a case study of one site in London consisting of 4 residential blocks and 191 dwelling units which received quotes for both installing an alarm system and employing a Waking Watch service.

Quotes were received from three Waking Watch providers and were based on the provision of two people/individuals undertaking Waking Watch duties per block 24 hours a day, 7 days a week.

The costs of installing a fire alarm system across all 4 blocks was quoted to be £112,000 for a hybrid wireless system, this worked out as £586 per dwelling.

The three Waking Watch quotes received all exceeded the cost of installing a hybrid wireless alarm system within 7 weeks.*



*From a study on Waking Watch costs conducted by the UK government

Trust Hochiki

Hochiki's expertise in fire detection is borne out of over 100 years of innovation in this field and our intelligent fire detection systems provide offer world proven reliability and flexibility.

In our opinion, an intelligent, reliable, well maintained hybrid wireless fire detection system is the best temporary solution to protecting both lives and property in these scenarios.

Advice issued to local authority chief executives and housing association chief executives by the Department for Communities and Local Government following the Grenfell disaster recommended a range of interim measures to protect residents within multi-storey housing with unsafe cladding issues.

These were recommended by an independent panel of experts and included the provision of a temporary communal fire alarm system, to provide early detection of a fire condition:

Provision of a temporary communal fire alarm system, comprising smoke detectors in circulation areas and plant rooms, and fire detectors (possibly heat detectors, rather than smoke detectors) in conjunction with fire alarm sounders in each flat.

This will enable the entire block to be evacuated simultaneously in the event of fire... the system may comprise a hybrid wireless system, using radio to link devices.

The recommendation for using a hybrid wireless fire detection system, installed as a temporary solution in this scenario has many benefits to both the building owner and residents:

- ▶ No cabling required, easy and quick to install, with minimum disruption to residents
- ▶ Operates on a robust, fast response intelligent radio link
- ▶ Offers 24/7 monitoring and reporting
- ▶ Can be maintained from one location within the building, via a fire control panel
- ▶ Doesn't affect the fire compartmentation of the individual flats
- ▶ Easy to uninstall once cladding removed, with no damage to building structure...
- ▶ ...or can be left in-situ and expanded upon with a mixture of wired and wireless devices to provide further protection
- ▶ One off investment plus small maintenance costs
- ▶ On site staff kept to a minimum.

“An appropriate communal fire alarm and detection system will generally provide more certainty that a fire will be detected and warned at the earliest opportunity rather than rely on using trained staff”

Guidance to support a temporary change to a simultaneous evacuation strategy in purpose-built block of flats, National Fire Chiefs Council



The Perfect Solution for the Temporary Protection of Buildings

Ekho is a hybrid wireless based family of products which can be fully integrated into Hochiki's renowned ESP intelligent hardwired system. At the core of the system is the hybrid wireless Translator module.

It is hard-wired to the fire alarm control panel loop and communicates continuously with the hybrid wireless devices. Hybrid wireless Expander modules are used to extend the radio mesh network, increasing the reach and capacity of the overall system.

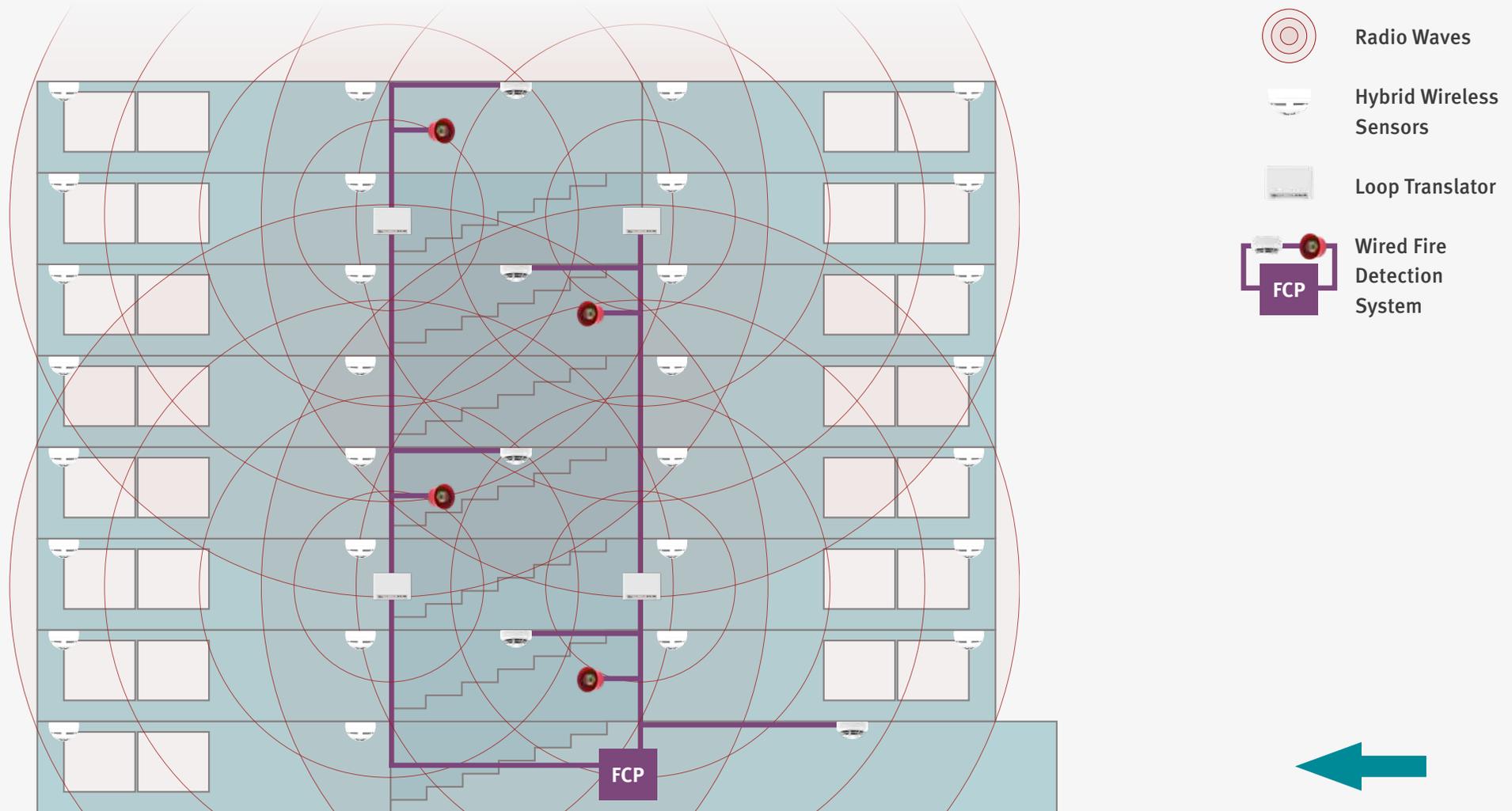
Ekho is the next generation of hybrid wireless fire detection from Hochiki.

Go to www.hochiki-ekho.com or Click here to learn more >>>



*In open air **within the 126 device capacity of associated Translator **Dependent on operational usage

Typical Hybrid Wireless Temporary Fire Detection Solution



Graphical representation only, final system design will be dependent on risk assessment, building structure and a full radio survey being conducted by fully trained personnel.

How We Can Help

There is an enormous opportunity for our customers to provide temporary life safety systems to protect cladded buildings and their residents across the whole UK over the next few years.

If you haven't arranged it yet, please speak with your Regional Sales Manager to book your installation teams onto our free Ekho training course.

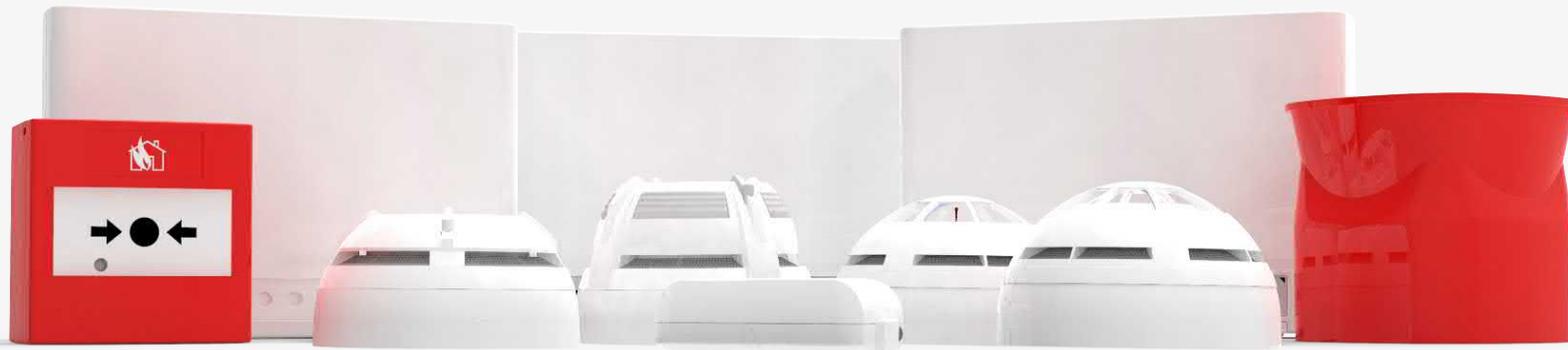


Once trained, your team will be in a position to survey, design and install a temporary hybrid wireless solution for problem buildings within your region.

Hochiki have already consulted and advised on several waking watch replacement schemes in the UK and we are here to advise you and your clients further on this issue if required.

Speak to your Regional Sales Manager for further information or visit this page on our web site:

<https://www.hochikieurope.com/wakingwatch>





COMPANY OVERVIEW

Established in Japan in 1918, Hochiki is a wholly independent, multinational, publicly listed group of companies with over 2000 employees working across six manufacturing plants, 38 sales offices and 14 subsidiaries.

One of the world's leading manufacturers of commercial and industrial fire detection and emergency lighting solutions, Hochiki has acquired global acceptance as the benchmark for high-integrity and long-term reliability.

Hochiki's facilities in Japan, the United States of America and Europe design and manufacture products and provide technical support suited to local standards and customer requirements.

Total commitment to meeting the needs of individual national markets has reinforced the company's global reputation, resulting in Hochiki products being installed in many prestigious sites and in over 80 countries worldwide.



STATISTICS TAKEN FROM THE HOCHIKI CUSTOMER SERVICE SURVEY DECEMBER 2019

91%

Respondents rated product quality as either 'very good' or 'excellent'

92%

Customers stated our market reputation is 'very good' or 'excellent'

88%

Customers are most likely to recommend our products

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ISS2/FEB22



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