

Information Governance

Fire Safety FAQs



How many tall buildings are there in North Somerset?

We are defining 'tall buildings' as those over 18m or six storeys. We only hold records of residential buildings, and we have gathered this information from various sources, and cross-referenced with information held by Avon Fire and Rescue Service.

North Somerset Council does not own any tall buildings.

There are five tall buildings designated for social housing. They are owned by Alliance Homes or Knightstone Housing.

Building name	Postcode	Type	No. storeys
Hillsborough House	BS23 3SY	Purpose Built	7
Alexandra House	BS23 3SH	Purpose Built	8
Bruton House	BS24 9DE	Purpose Built	8
Knightstone House	BS23 2PG	Purpose Built	7
Atlantic View Court	BS23 2DJ	Purpose Built	6

There are a further 18 residential tall buildings, which are privately owned:

Building name	Postcode	Type	No. storeys
7 Jesmond Road	BS21 7SA	Purpose Built	6
Hanover House	BS20 6LP	Purpose Built	7
Beach Court	BS23 1BD	Purpose Built	8
Etonhurst	BS23 1BU	Purpose Built	6
Rozel House	BS23 2BU	Purpose Built	7
Carlton Mansions	BS23 1SW	Purpose Built	8
Knightstone Beacon	BS23 2AD	Purpose Built	6
Glentworth Court	BS23 2BQ	Purpose Built	8
Madeira Court	BS23 2BH	Purpose Built	7
Villa Rosa	BS23 2JB	Purpose Built	7
Woodlands	BS23 2LB	Purpose Built	7
Tivoli House	BS23 1PD	Purpose Built	6
Western Court	BS21 7NH	Purpose Built	6
321-457 Newfoundland Way	BS20 7QH	Purpose Built	7
459-679 Newfoundland Way	BS20 7QF	Purpose Built	7
1-187 Argentia Place	BS20 7QS	Purpose Built	7
22-43 Lockside	BS20 7AE	Purpose Built	7
Centre Quay	BS20 7AX	Purpose Built	7

How many people live in the tall buildings?

North Somerset Council do not hold this information. We could try to find the information using our council tax and electoral roll records, but this wouldn't be complete as, for example, it won't detail the number of children or other family / guests living at each address. The building owner

or landlord may hold this information.

Who carries out your fire risk assessments, and what do they cost?

From 2007 – 2011, fire risk assessments were carried out by PGJ Consulting. Finance records are only held for six years, so how much this cost is no longer held.

From 2011 – 2014, fire risk assessments were carried out by OHS Ltd. The annual spend for this service was as follows:

2011/14	£38,872
2012/13	£15,041
2013/14	£20,144
2014/15	£13,784

Since 2015, fire risk assessments have been brought in-house, and are carried out by the council's corporate health and safety team.

When were fire risk assessments last completed, and what risks were identified in the tall buildings?

For buildings where the council is the landlord, fire risk assessments / reviews are carried out annually, using a risk-based approach.

Fire risk assessments for tall buildings or the common parts of residential blocks are available from the building owners or landlords.

Which buildings have the council ordered to be covered in cladding?

The council has not ordered any buildings to be covered in cladding.

Which tall buildings have been fitted with Aluminium Composite Material (ACM) cladding?

We have received verbal confirmation that none of the buildings designated for social housing are clad with ACM. All buildings have been clad with low combustible materials, and the three tall buildings owned by Alliance Homes are clad with Rockwool with wet render finish.

How many residential tall buildings have sprinkler systems and / or fire alarm systems fitted?

There are no sprinkler systems in the tower blocks owned by Alliance Homes. Information regarding fire alarm systems and the privately-owned residential buildings is not held by North Somerset Council, but should be available directly from the building owner or landlord.