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CASE STUDY

BERNESLAI HOMES ENSURE
COMPLIANCE AND ENHANCE
RESIDENT SAFETY ACROSS
THEIR HOUSING PORTFOLIO



BERNESLAI HOMES LAUNCHED THE
ESSENTIAL ROLLOUT OF 18,500
CARBON MONOXIDE (CO) ALARMS
ACROSS THEIR HOUSING
PORTFOLIO

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Berneslai Homes launched the essential rollout of 18,500 Carbon Monoxide (CO) alarms across their housing portfolio. This large-scale project had to be completed in a tight time scale to remain compliant ahead of the changes to the Smoke and Carbon Monoxide Alarm (Amendment) Regulations 2022 for England.

Berneslai Homes is an arms-length management organisation (ALMO) that are responsible for managing over 18,500 properties on behalf of Barnsley Council in South Yorkshire. Their purpose is to create great homes and communities, with the people of Barnsley.

THE CHALLENGE: ENSURING COMPLIANCE AND ENHANCING RESIDENT SAFETY

The Smoke and Carbon Monoxide Alarm (Amendment) Regulations 2022 came into force in England on the 1st of October 2022 and required all private and social landlords to ensure the following for carbon monoxide alarms in their properties:

- That a carbon monoxide alarm is installed in every room of a residence containing a fuel-burning appliance (excluding gas cookers).
- New build and materially altered properties must have a CO alarm installed.
- Landlords can use battery or mains-powered alarms in accordance with BS 50291.
- Repair or replace any smoke or carbon monoxide alarm reported and found to be faulty.

Like many organisations, Berneslai Homes had a large number of properties that required additional carbon monoxide coverage.

The organisation made the proactive decision in March to install 18,500 battery CO alarms across their housing stock, over a 6-month period, to ensure they were compliant with the requirements by the deadline.



The speed at which the regulations were brought into effect left everyone a little confused and worried, Aico put our minds at ease, explained the regulations in layman's terms and assured us they would be there to support us with the appropriate education and products.

Callum Whitehouse, Specialist Services Function Manager at Berneslai Homes



THE SOLUTION: IMPLEMENTING THE LARGE SCALE ROLLOUT OF CO ALARMS

Berneslai Homes have previously installed Aico's fire safety products across their housing portfolio and contacted their Regional Specification Manager, Adam Burch, for guidance on the new legislation's impact and support with product selection.

Adam Burch, Aico's Regional Specification Manager for Midlands North says of the project





Like many RSLs around the country, changes in legislation meant that Berneslai Homes faced the task of having to install a CO detector to cover all fuel-burning appliances within their housing stock – around 18,500 in this case.

As ever, they were quick to act on this change and set up a plan to get every property covered by the October deadline. Aico has had a strong relationship with Berneslai Homes over the years and we are always happy to provide training and support where needed and on this occasion, help them fulfil the large project they were faced with.

Adam Burch, Aico's Regional Specification Manager



Berneslai Homes opted to install Aico's Ei208 carbon monoxide alarm across the majority of their residences, this device complies with British Standard BS EN 50291-2:2019 as required in legislation. As with all Aico carbon monoxide alarms the Ei208 has built-in AudioLINK+ Data Extraction Technology. The AudioLINK+ App can extract a simple and easy-to-read 'Alarm Status' report from the alarm. The report contains data such as alarm activations, carbon monoxide levels reached, background levels of carbon monoxide and battery life. Access to real-time information offers benefits such as:

- Reduction in maintenance costs
- Enabling more efficient reactive maintenance
- Emailing data from the alarm directly, from a phone or tablet
- A record of testing

Berneslai Home's internal team worked alongside local installers to ensure the completion of this project.



The operatives were comfortable installing the Ei208 CO Alarm as this is a product they are familiar with and trust. The device also makes installation quick and simple, contributing to successful completion of the project ahead of the deadline.



As with every Aico product, it was a simple process. We always had a point of contact with our Regional Specification Manager for any advice or help.

Callum Whitehouse, Specialist Function Services Manager at Berneslai Homes



THE FUTURE: BUILDING ON PARTNERSHIPS

Berneslai Homes visited Aico's factory in Shannon, where they produce and individually test each product several times, primarily on initial assembly, at the test and calibration stage and during a final thorough test. Every CO alarm is also third party accredited to British Standard BS EN 50291-2:2019.



Our confidence in Aico products was further strengthened after a tour of the Ei factory, where the attention to detail of the products, the safety, and the real passion of the employees who genuinely care about the company was evident.

Callum Whitehouse, Specialist Function Services Manager at Berneslai Homes



Following the trip to the factory where they learnt about the quality of the products and the manufacturing process, Berneslai Homes decision to continue to work with Aico on future home life safety projects, has been strengthened and reinforced.

To find out how your local Regional Specification Manager can support you please visit - <https://www.aico.co.uk/find-a-regional-spec-manager/>