



FIRE

Tribune

Kenya

ISSUE 003 AUGUST 2020

The Importance of Chimney Sweeping

Outsourcing Fire and Rescue Services

**Kwangu Kwako, Winning The Fight
Against Slum Fires One House At A Time**

Fire Safety is Our Priority

CONTENTS

The Importance of Chimney Sweeping.....	4
Outsourcing Fire and Rescue Services	6
Kwangu Kwako, Winning The Fight Against Slum Fires One House At A Time.....	12
The Fallacy Of Safety In Kenyan Homes.....	17



INTEGRATED FIRE PROTECTION SOLUTIONS TO LIFE & PROPERTY

Talk to us today:

Perigrinus Fire & Engineering Ltd
Kilimani, Nairobi.

Tel: 0795-326725

E-mail: info@perigrinus.co.ke

www.perigrinus.co.ke



Voice Evacuation Systems

The voice alarm has been born from the public address industry. It is used mostly as an address system connected to the fire alarm panel to help with phased evacuations. It helps give the nature of the emergency that bells and sounders can't deliver. This phased evacuation using clear, easily understood and pre-recorded messages ensure that even untrained personnel are evacuated speedily and efficiently.

FIREXPO EAST AFRICA

FIRE DETECTION, PROTECTION AND PREVENTION

SARIT EXHIBITION CENTRE, NAIROBI, KENYA

10-12 NOVEMBER 2020

Co-located with:

SECUREXPO
EAST AFRICA

► COMMERCIAL & HOMELAND SECURITY ► FIRE ► SAFETY ► CYBER SECURITY

SARIT EXHIBITION CENTRE, NAIROBI, KENYA
10-12 NOVEMBER 2020

**EAST AFRICA'S
LARGEST FIRE
EXHIBITION AND
CONFERENCE**

CONTACT US NOW

Jacob Birundu, East Africa Sales Manager
jacob.birundu@montgomerygroup.com,
+254 (0)769 358 111

**BOOK YOUR
STAND NOW**

www.securexpoeastafrica.com/fireexpo    Securexpoea

1896 MONTGOMERY GROUP
EAST AFRICA

FROM THE EDITOR



Hello, and welcome to this edition of Fire Tribune!

The cold season is with us again here in Kenya. This season is expected to go on until the month of August. During this season, Kenyans bundle up in warm clothes and hot drinks around cozy fireplaces. However, before you light up your fireplace this year, kindly consider, when was the last time you had your chimney inspected and cleaned? Dirty chimneys can cause chimney fires, which damage structures, destroy homes and injure or kill people. Find out more here.

This month, we meet Simon Dixon, a passionate social entrepreneur with Kwangu Kwako Ltd (KKL) who is providing affordable dignified fire safe houses in informal settlements and low-income areas. Simon, who was motivated to help people improve their lives and opportunities when he co-founded KKL, shares with us insights on his background, his role at KKL, and the revolutionary product KKL have made available to the Kenyan market.

Chris Thain, the Business Development Manager at G3, writes on fire safety, prevention, response and protection, the combo that is dubbed Onsite Fire and rescue Services. He ably delves on the pros and cons of Onsite FRR and the areas where these services are typically needed.

For this and much more, Karibu!

Enjoy!
Annie Nyambura

Fire Tribune Kenya is a monthly publication.
To advertise call: 0775 736 005 or Email: firetribune@gmail.com

Design
Sinbad Designers

All rights reserved.
No part of this publication may be reproduced, adapted, stored in a retrieval system or transmitted in any form or by any means, electronic, mechanical, photocopying, recording or otherwise, without the prior written permission of FIRE TRIBUNE

The Importance Of Chimney Cleaning

Article by Fire Tribune



Fireplace with fire burning

The cold season is with us again here in Kenya. This season is expected to go on until the month of August. Kenya generally enjoys a warm tropical climate most months of the year. So, when the cold season peaks on the 13th of July with an average low of 120 C (54°F) and a high of 220 C(71°F), it is the time to bundle up in warm clothes and hot drinks around cozy fireplaces. However, before you light up your fireplace this year, kindly stop to consider, when was the last time you had your chimney inspected and cleaned?

A chimney has two primary functions, first, when you use your fireplace, it allows the passage of dangerous ignition gasses. Secondly, the chimney allows in air necessary to keep the fire burning.

Chimney cleaning increases the efficiency of some appliances. In addition, according to the National Association of Chimney Sweeps(NASC), when you clean your chimney, it helps in removing soot, bird nests, cobwebs and any other blockages. It also removes creosote, which can cause dangerous

chimney fires.

Creosote

Creosote is a black or brown residue that can be crusty and flaky...tar-like, drippy and sticky...or shiny and hardened. All forms are highly combustible. There are certain conditions that encourage creosote buildup. These include restricted air supply unseasoned wood and cooler than normal chimney temperatures.

Dirty chimneys can cause chimney fires, which damage structures, destroy homes and injure or kill people. The majority of chimney fires go undetected. Slow-burning chimney fires don't get enough air or have fuel to be dramatic or visible and they often go undetected until a later chimney inspection, but, the temperatures they reach are very high and can cause damage to the chimney structure.

How often should you get your chimney cleaned?

This depends on the fuel that you use in your



Fireplace with fire burning

fireplace. NASC recommends that if you use oil or gas, you should have your chimney cleaned at least once a year. If you use coal you should clean your chimney twice a year, but if it is smokeless coals, at least once a year is enough. If on the other hand you use Wood, then you should have your chimney cleaned every three months when the fireplace is in use. If you use Gas Appliances, once an year is the best amount of time within which you should clean your fireplace if it is designed for sweeping. Finally, if you use Oil Fired Appliances, again, once an year is sufficient amount of time within which to have your fireplace cleaned,

To clean a chimney that has an installed insert in the fireplace with a properly sized liner, insert a brush into the fireplace and flue and sweep up to the top. This is the only fireplace that you can clean yourself. It is important to have professional technicians install and clean and your appliance to ensure you are not at risk from carbon monoxide poisoning. Professional chimney technicians use high-powered chimney vacuums and specialized chimney brushes on extending rods to physically scrub and clean the

inside of the chimney.

What should a professional chimney cleaning include?

1. Sweeping the fireplace, checking the firebox, liners, smoke chamber and flue, chimney exterior and inspecting the appliance for proper clearances.
2. Recommendations for proper operation or replacement of equipment and necessary repairs to equipment or structure.
3. A video inspection. It may mean an additional cost, but it could detect hidden damage.

Tips for safer chimneys

Here are some top tips for safer chimneys:

- Keep chimneys and flues clean and well maintained
- Make sure embers are properly put out before you go to bed
- Always use a fire guard to protect against flying sparks from hot embers

PROFESSIONAL CORNER



Are you a small medium enterprise? Do you need to outsource your payroll? Do you need professional HR advise in drafting employment contracts?

Meet Caroline Gateru. Caroline has extensive experience in the field of HR having worked for over Twelve (12) years in Human Resource Management.

Her tenure in strategic HR positions has seen her champion the development of various HR polices in the various organizations she has worked for. Her fields of specialization include payroll management, drafting employment contracts, development of HR manuals, code of conduct, service charter, welfare benefit schemes, career progression guidelines, design of organizational structure and advising on staffing requirements among others.

She works with a team of HR professionals with experience in both the public and private sectors to

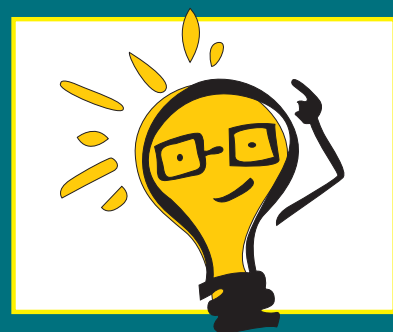
ensure that your company gets the best of minds in offering management solutions.

Caroline is industrious, thorough and meticulous in her work, this has enabled her built a successful career in HR. She is currently pursuing a Doctorate degree in HRM at the Jomo Kenyatta University of Agriculture and Technology.

In addition to this, Caroline holds a Masters degree in Human Resource Management from the Jomo Kenyatta University of Agriculture and Technology (JKUAT), a Bachelors Degree in Education from Kenyatta University , a Diploma in HRM from the Kenya Institute of Management and a Diploma in IT from Wantech College. She is a licensed member of the Institute of Human Resource Management in Kenya.

For further details kindly Email: carolgateru@gmail.com

Hella



HR PROFESSIONAL SERVICES ?

OUTSOURCING FIRE AND RESCUE SERVICES - EFFECTIVELY MANAGING RISK AND RESILIENCE



Firemen at work

The effective provision and management of on-site fire safety, prevention, response and protection is a core responsibility of operators of hazardous high-risk critical infrastructure and industrial manufacturing facilities around the world. Such services are typically needed at oil refineries and petrochemical plants, power stations and nuclear facilities, mines, airports, manufacturing sites and port terminal facilities.

Controlled by strict legislative obligations and international fire safety and prevention standards, many organisations are required to maintain and operate an on-site Rescue and Fire Fighting Service (RFFS) or for airports, an Aircraft Rescue and Fire Fighting (ARFF) Service, in order to fully meet their compliance and operational certification

requirements.

Failure to fully comply with and maintain services to these standards will prevent the organisation from gaining or keeping its license to operate and, in the event of an incident, potentially expose the organisation to serious financial liability, as insurers demand that risk is minimised and mitigated before they provide insurance cover for the site and its operations.

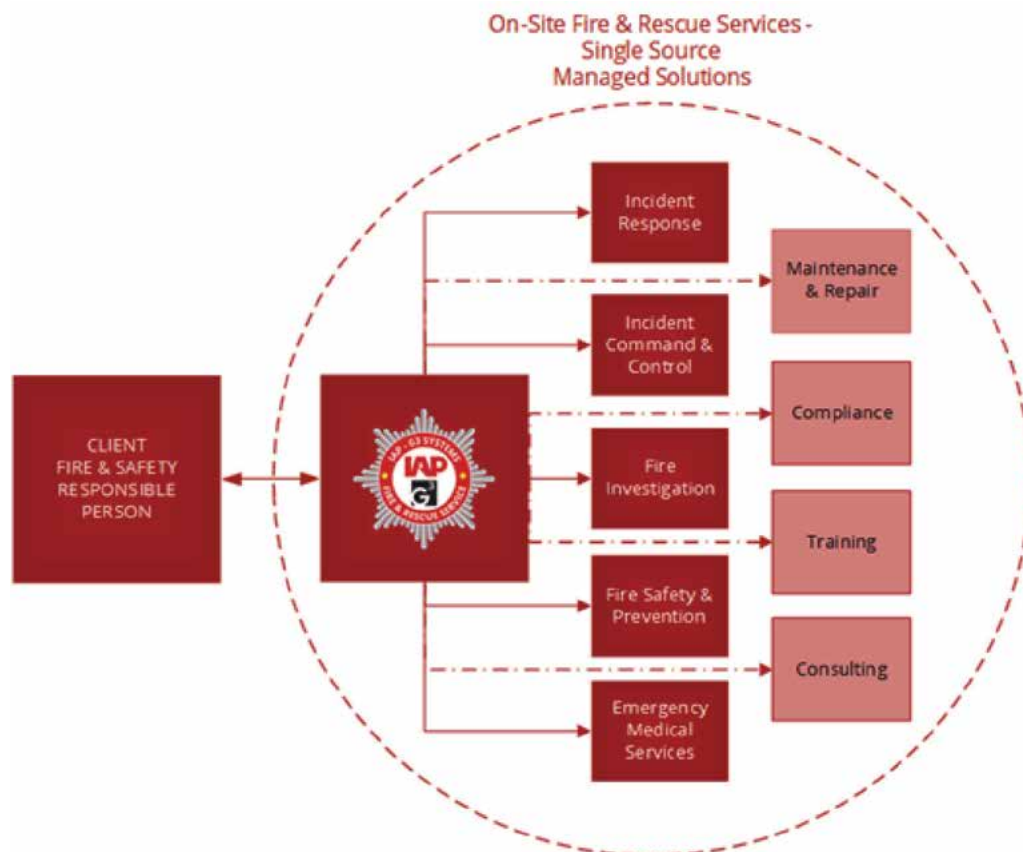
Notwithstanding the availability of local or municipal resources to react in the event of an emergency or serious incident, the on-site RFFS, which will often provide the vital 'First Response' to any incident, is generally a choice between two main options; a fully employed service or an outsourced service.

While many organisations elect to invest in their own Fire and Rescue Services, which normally includes the provision of a dedicated Fire Station(s), skilled personnel, response vehicles and life-saving equipment, others have turned to outsourced or sub-contracted service providers, to enable them to meet their operational and compliance needs in a more cost effective and compliant manner.

So what are the factors that influence an organisations decision to outsource its FRS function and how should you choose between these options? Managing risk and improving resilience

The requirement and resources for an on-site fire and rescue service will be determined chiefly by the type of activity that the organisation is involved in at each site or facility, the assessment of the risks associated with the processes or activities that occur on-site and the impact that any emergency incident may have on the business, its employees and on the surrounding communities.

Ultimately, the motivation for investment in an on-site fire and rescue resource is rooted in the avoidance of loss, which can be both organisational, reputational and/or personal in nature and in a need to ensure



the on-going stability, security and resilience of the facility and processes in question. Compliance, reassurance and 'peace of mind' are the benefits of such an investment, but similarly when any insurance policy is purchased, it is sincerely hoped that the Fire and Rescue Service will never need to be called upon to be utilised in a real-life emergency.

A decision to outsource may be driven by purely financial or economic motives as organisations seek to reduce costs and enhance shareholder value or by other strategic and tactical factors, including business continuity, regulatory compliance, enhanced site protection or greater attention to core operations as the business seeks to re-engineer or focus itself.

Recruiting, training, resourcing and supporting an employed on-site fire and rescue service is an expensive indirect operational cost for most businesses, often consuming cash resources that could arguably be better invested elsewhere in the business.

Furthermore, the day to day management of an employed Fire, Rescue and Safety service can also sap the organisations managers of time and energy that, while imperative to the safe, legal and ultimately the profitable operation of the facility, is not actually a core function of the business itself.

Outsourcing or sub-contracting the FRS provision enables companies to focus on their core business while delegating essential but non-core processes to external specialist providers. This releases internal resources that can be put to more effective use for other purposes, leading to greater overall efficiency and competitiveness.

The question to be asked is, could an outsourced service provider deliver the required functions, tasks and compliance, maintain and improve site safety, respond effectively to any emergency incidents and add value to the organisation at a more cost-effective rate than directly employing the on-site team?



When properly executed, outsourcing the on-site Fire and Rescue Service can have a defining impact on the company's revenue recognition and can deliver improved business continuity and resilience as well as significant savings through lower operational and labour costs.

Specialist knowledge, skills and expertise

Organisations cannot realistically be experts in every business function, process and discipline, it is simply far too expensive. By utilising outsourced service providers, companies can leverage a global knowledge base and resource centre, accessing world class capabilities, skills and expertise that they may have been precluded from previously.

Managed FRS service providers often have access to a wider, more highly skilled and diverse talent pool than the client themselves and will already have in place the requisite interview and selection processes designed to select only the strongest, most appropriately qualified and experienced staff. Training and competence management can reflect global best practice, with industry and/or site-specific risks recognised, evaluated and reflected in the ongoing training provided to the FRS staff members.

Shared experiences coupled with specialist skills, learning and best working practices also enable the outsourced service provider to add value and

resilience to and further reduce risk within the client's operation.

Shared responsibilities and liabilities

Although all organisations must maintain a duty of care to operate in a safe and environmentally responsible manner, delegating Fire and Rescue Service responsibilities to external providers can release companies of day to day management functions that are difficult to administer and control, while still realizing the inherent benefit the FRS provides and crucially maintaining operational compliance and certification.

As specialists in their field, outsourced FRS service providers generally are much better at deciding how to cost effectively avoid risk in their areas of expertise without compromising safety and response than perhaps a fully employed on-site team might be. This is because the incentive to deliver a high level of service and to maintain their professional reputation and credibility while remaining profitable is potentially stronger for the outsourced provider. A further consideration if, unfortunately something does go wrong, may be that the responsibility and possible consequential contractual liability could well be shared in whole or in part with the service provider, rather than the contracting client themselves.

So what are the potential negatives?

Outsourcing or sub-contracting may in some cases result in down-sizing, job eliminations or employees leaving for other personal reasons, which in turn can have a negative effect on morale, loyalty and productivity among the personnel who remain.

In many cases for Fire and Rescue Service outsourcing, human resource levels are already stipulated by regulations, based on the site or facility risk profile and therefore it is more likely that existing employees will simply be transferred to a new contract of employment (a Transfer of Undertaking) with the new service provider, albeit perhaps on different contractual terms.

Violations of confidentiality and intellectual property



during preparation for the tendering process and before a go/no go decision is reached.

However, if or when a decision to outsource is positive, then careful selection of your partner organisation is essential; taking account of both the hard and soft delivery factors for each facility is of critical importance.

G3 Systems provide fully managed on-site structural, industrial and aviation Fire and Rescue Services to Oil, Gas, Chemical, Energy, Aviation and high-risk Critical Infrastructure operators around the world. Managing regulatory compliance and reducing the risk of emergency situations by always being prepared, ready and able to respond instantly to any incident forms the core of G3 System's Fire and Rescue Service.

We tailor our services to suit your specific industry and site requirements while providing a professional fire prevention, response, command and control function for your organisation.



Author

Chris Thain

**Business Development Manager - Fire Protection Services
G3 Systems Ltd**

Chris Thain manages Fire Protection Service business development for G3 Systems Ltd, a UK based company that provides fully managed and compliant on-site Fire and Rescue Services for industrial, aviation and military clients around the world, specialising in operations in austere and hostile working environments.

G3 Systems Ltd. is a wholly owned subsidiary of IAP Worldwide Services Inc. – a global provider of services to government and commercial customers. Chris was previously with Devon and Somerset Fire and Rescue Service, where he successfully managed the commercial trading business of the Fire Authority.
www.g3-systems.co.uk

are also of increasing concern to companies. This is particularly true for clients that outsource to providers from countries that may not have the same type or standards of confidentiality laws that prevail in their home jurisdiction.

One way to mitigate this issue is to have strong confidentiality clauses contained within all commercial contractual documentation and employee contracts and to make security of data and information a key performance indicator within any outsource contract.

Although most companies will see an immediate benefit to the bottom line when outsourcing, there are also often hidden costs that, if not managed correctly, can quickly negate many of the anticipated savings. It should not be underestimated that as in any period of change, increased ancillary costs such as travel and related expenses can accrue as employees travel back and forth for training and other meetings, particularly during the mobilisation phase of the new contract.

Making your mind up!

The decision to outsource the Fire and Rescue Service for a high-risk site or facility cannot be made lightly. A thorough and detailed examination of the associated costs and benefits must be investigated



TO BUY THIS SPACE

CALL: +254 775 736 005

EMAIL: firetribune@gmail.com

Nairobi

CALL FOR NOMINATIONS FOR THE KENYA OUTSTANDING SECURITY PERFORMANCE AWARDS

Article by Fire Tribune



Entry to the inaugural Kenya Outstanding Security Performance Awards (OSPAs) is open and anyone who provides a service to the security sector in Kenya can enter.

For the first time ever, the OSPAs have partnered with Securexpo East Africa to deliver the 2020 Awards. Nominations will close on 31st August and winners will be announced at the show in November 2020.

The OSPAs is a global awards scheme currently running in 13 countries created to recognise companies, teams, initiatives and individuals across the security sector. They are based on strict ethical principles with a transparent process to create a level playing field. The focus is on producing truly credible finalists and winners, and to then celebrate their success.

The OSPAs aim is to make the judging panel representative of the whole security sector by asking each of the major security associations and groups to nominate a judge. Many of the leading security associations and groups from Kenya are supporting the awards and have nominated a senior person

to represent them on the judging panel. All judges follow a strict code of conduct and mark all entries independently against the criteria set out in the category requirements; they are required to declare any conflict of interest on every mark sheet.

The entry process is free and simple, and can be done online. Nominations are invited in the following categories:

- Outstanding In-House Security Manager/Director
- Outstanding Contract Security Company (Guarding)
- Outstanding Security Training Initiative
- Outstanding Security Installer/Integrator
- Outstanding Female Security Professional

To view the category criteria and enter, visit <https://ke.theospas.com/enter/>

The inaugural awards will be held at Securexpo East Africa 2020; a prestigious presentation at which the best of the Kenyan security industry will be celebrated and recognised.

Contact:
h.miller@theospas.com
+44 7739 179 161

KWANGU KWAKO, WINNING THE FIGHT AGAINST SLUM FIRES ONE HOUSE AT A TIME

Article by Fire Tribune



The core team – Winnie and Symon are the far right.

Simon Dixon has a passion for social entrepreneurship. The Co-Founder of Kwangu Kwako Limited (KKL), Simon started KKL at the end of 2015 with Kenyan Co-Founders Winnie Gitau and Symon Maara to provide affordable dignified houses in Informal settlements and low-income areas.

All of the houses KKL have constructed are in Kibera and Kawangware and are made of fire-proof materials. These make them fire safe for many families living in the fire prone slums.

Simon Dixon, was motivated to help people improve their lives and opportunities when he co-founded KKL, shares with us insights on his background, his role at KKL, and the revolutionary product they have made available to the Kenyan market.

Describe your background – what did you do before you started, bought or came into this business?

I worked in construction and property development for 20+ years in the UK and needed a change, a new challenge. I came to Kenya as a volunteer with VSO in 2011 for 2 years. I was based in Kandara, Murang'a and fell in love with Kenya, I have been here ever since. After Kandara, in 2013, I joined Sanergy working in sanitation and waste recycling in Mukuru. While working in and around Mukuru and other settlements I saw the homes and the devastating effect of fires,

In 2015, after experiencing a fire in Mukuru informal settlement that left around 200 metal sheeting

and timber houses completely destroyed but left 2 concrete toilets standing, I felt something was wrong. When the toilets are better than the houses, are we missing something! Why can't we build the houses out of fire-proof materials too. Winnie, Symon and I took up the challenge to come up with a housing product that was dignified, affordable, secure, simple in design, made and built in Kenya by Kenyans to meet the challenges of informal settlement environments and the needs of families, Kwangu Kwako was born.

What people, books, or life experiences have influenced and impacted you?

Coming to Kenya and living in the Kandara community taught me so much, I was the only Mzungu and the community really embraced me, they were also very patient with me! Then, the time at Sanergy, before starting Kwangu Kwako, was invaluable. There is so much I learned there that has enabled us to move faster in KKL and not make some of the mistakes startups often make. A big thank you to the founders and team at Sanergy.

Finally, my parents who very much instilled in me a humility and curiosity. I love meeting people and learning about cultures, how communities work. That is the awesome thing about the informal settlements, there is a whole ecosystem that thrives despite all the challenges. The drive, energy and positivity we encounter is hugely motivating.

Books – I love the psychology of humans and how we make decisions, etc. Blink by Malcolm Gladwell, Hidden Brain by Shankar Vedantam are good reads on that stuff. From a business perspective - Lean Startup by Eric Ries is a must read for those starting on the journey.



The core team – Winnie and Symon are the far right.



Bedsitters, Kitengela

Describe your training, your interests, your hobbies. What do you do when you're not at the office, and why?

I trained as a Quantity Surveyor but quickly moved into project management about 20 years ago. I have always loved troubleshooting so I used to get all the projects that were going wrong..... it made the job hard but that is why it was interesting! Hobbies, travelling and learning about new cultures. I did the Mongol Rally in 2009 and that really confirmed my need to travel. In Kenya I love cycling and motorcycling – escaping to the hills, camping, etc.

Tell me all about the goals of Kwangu Kwako Limited (KKL).

The goal for KKL is to deliver safe, secure, dignified houses to enable families to create a home. Currently people keep building in mabati because there is no affordable alternative. Now there is a solution. It also works for schools and community buildings too, so we have a wider, unexpected impact.

It was important to us that it was Kenyan built. No need for importing anything from overseas, we needed to create jobs and feed the circular economy in Kenya.

We also spotted that most informal settlement homes are owned by landlords (circa 85%). To make an impact and provide dignified houses to the resident families, the solution needed to provide landlords with a reason to invest. Our homes are more secure, lower maintenance, deliver higher occupancy rates and lower turnover. Most importantly though, for the tenant families, they have a feeling of permanence, are very secure, are cooler, etc. One said "My first permanent home!"

What is the operating philosophy that the business has been built on?

KKL delivers a full service from initial design through to completion. We need happy customers, they are our best marketers. People are very cautious especially with a big investment like housing. They need to see that you have done it before, talk to previous customers etc. Luckily, we have many happy customers and people love the no stress of working with us. One customer said, "I went to check on progress and they had finished!". Trust, integrity and reliability are the key, everyone says that but, unless you constantly live by those values you will struggle. Internally KKL also have a philosophy of personal responsibility. If you see something that is not right don't walk by, don't say "oh that is not my job". Say something/do something! That is essential in a fast moving and growing business.

Briefly describe the niche you fill in the marketplace and in the customer's mind.

Market place – we actively work with and target the landlord/lady sector. Most others fear this sector due to misconceptions and stereotypes. We have taken the time to know and understand them. Most landlord/ladies live in or are from the communities we serve. They have a passion for the community and want to be part of the improvements. We can help them deliver that.

Customers mind – We offer hassle free construction. We stick to the price and the timeline. We have proven that time and again. Sadly, few others do that. We are constantly fighting against the stereotype of the crooked builder. Thankfully, over time we are building a pool of happy customers that help new customers to understand our difference.

What's your market potential (universe) and your current share of



Bedsitters, Kitengela



Winning the Sankalp Africa Awards 2019

that market?

In Nairobi alone there are around 400,000 informal structures/homes. We have built 100 to date and are targeting 5,000 in 5 years. With support we could deliver more and to more towns and cities.

How have your methods for doing business, or the product(s) or service line(s) you market, changed since the inception of your business?

Yes, we used to market to community groups etc but these days most of our initial contacts come from social media. While we still do the community meetings we do less of them now. 2020 is the year for us to take social media a lot more seriously. We are currently looking for an in house social media person. We have external help at the moment but want to develop and grow young talent in that area in house.

Why did customers originally buy from you?

We were lucky, we found a few “early innovators” who were prepared to take a chance. They could see the advantages of our product in terms of life span and maintenance etc. Plus, the customer feedback from the demo homes we built helped people believe in us. We had a house on the ground not just glossy images and a slick website.

What kind of guarantee or warranty do you give your customers and how does it compare with your competitors or with the industry at large?

We give 6 months’ defects cover. However, being a newish company, we live (or die) by our reputation. People talk, if our product was not good everyone would know. Therefore, if there are any issues that are our fault (thankfully not many to date) then we fix it no question. Most issues to date have been customer generated/mistreatment of the homes. For every issue though, even if not our fault, we help the landlords/owner devise the best solution. We never stop learning and evolving the product

When you first started, how did you attract your first customers (what process, method or action did you use)?

A lot of leg work in the community, through some very supportive partners who connected us and word of mouth. It took time to build and earn the confidence of people to commit to us. Now we have a growing critical mass things are getting easier, plus we have learned a lot in the past that is paying dividends now.

What do you believe your single most competitive advantage is?

Price and the hassle free way we work.

What do you really want from your business? Do you want to become filthy rich? What are your goals?

Nope, I had a good job in the UK, I was good at it, but over time it was stopped being fulfilling. I needed a new challenge, I wanted some more purpose in what I was doing. I don’t need much materially etc. What drives me is making a difference, helping people achieve their potential, small changes and inputs can really unlock people’s abilities. I would love to leave the business in the safe hands of the Kenyan leadership, especially the younger managers, who we really throw in at the deep end. But with a little encouragement and support they love it.

Describe the role you are playing in Fire safety in slums.

KKL homes were envisioned following a slum fire. The solution we have contains fires within our homes so it does not spread to the neighbors’ homes.





The workshop and office – Sameer Business Park

Our homes also act as a fire break when fires occur elsewhere. By having no flammable/combustible materials in the structure we ensure our homes are the solution not part of the problem. By rebuilding in KKL panels etc rather than mabati people not only have a much improved home but they contribute to reducing the impact of fire and the spread of fire.

Which slum communities have you impacted with your product?

We have built in Nairobi: Kibera (housing and community building), Kangemi, Kawangware (housing and a school), Pipeline. Also Kisumu – Nyalenda (training centre)
Other locations include, Kitengela, Ngong, Athi River and Kinani.

What kind of support would you like to receive from Government in your work in preventing slum fires?

Our homes need approvals whereas the competition (mabati homes) ignore that. Either removing or simplifying the process/costs to speed up construction. We have a proprietary system that is the same every time. Maybe a type approval that works for all projects in an area.

Where do you see your industry in five years?

Hopefully by showing that you can make truly affordable housing work as an impact business, more people will join us. There is a huge market. However, too many of the current ‘affordable’ solutions are not really accessible/affordable to the common man or woman. I hope that will change, it has to!

What are you most proud of about your business, product or service?

In the beginning so many people said it could not be done, we cannot build in the slums, especially

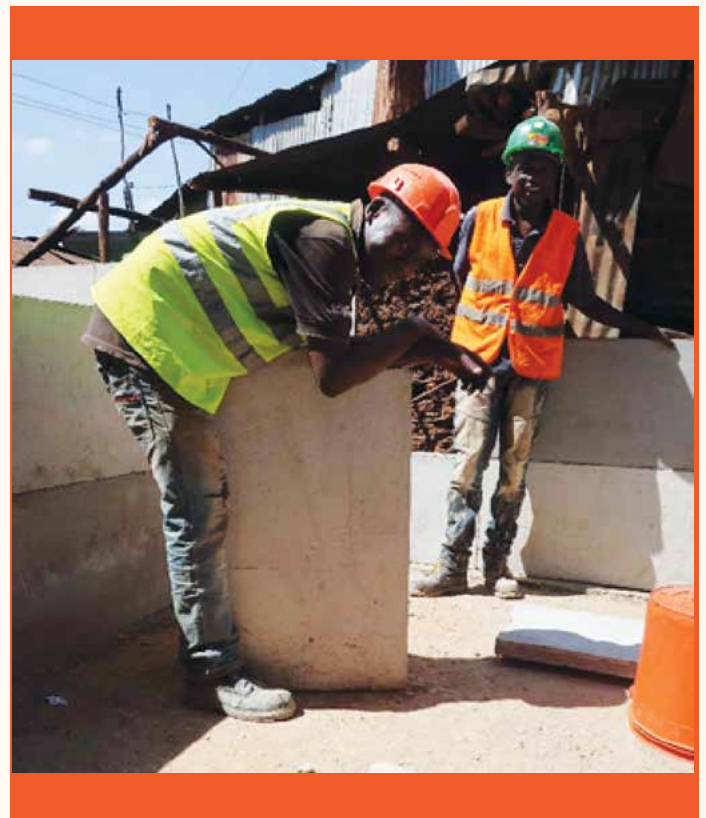
Kibera. It is too hard. Well now we are approaching our 100th home. We can and have done it. Proving the doubters wrong is one of the many motivators. We love a challenge!

What are the most frequent objections you hear?

People will always say the price is too high. However, unless you build in mabati, we know we are cheaper. Many people only quote materials and then add extras as the job goes along. We don’t play games, our first price is what we stick to. Once people understand and are realistic about what is missing from the other pricing then we make progress.

What one thing, more than anything else, do you want to accomplish in your business before you get out?

Profitability. Then we have really proven the model. We are well on the way to that and without Covid we would have broken even in 2021. We are a scale business, thankfully we don’t need that much to break even then after that we are financially self-sustaining relatively quickly. We are lucky we have some very supportive investors who truly buy into the mission of providing dignified housing and community structures.



Some of the team from the communities they we work



SecuriSmoke ASD 535 HD: An even tougher aspirating smoke detector for extreme applications

The aspirating smoke detectors from Securiton are among the most reliable early warning systems against fires available. The SecuriSmoke ASD (Aspirating Smoke Detector) range impresses by virtue of its unrivalled performance capability. Developed in Switzerland and manufactured in Germany, the detectors are particularly reliable and robust. The ASD 535 HD (Heavy Duty) version is specially designed for extreme environments where other detectors are pushed to their performance limits.

Tried and proven over many years, the components of the ASD 535 were designed with a higher protection class of IP 66 for use in extreme conditions, thus enabling the devices to also be deployed in wet and dusty environments. All components have a special protective coating to comprehensively safeguard the electronics.

Use in corrosive environments such as agricultural and industrial applications ensures that entire systems are fully monitored. With the addition of the OPB 911 overvoltage protection board, the ASD 535 HD can also be used in areas with a higher risk of atmospheric overvoltage (lightning). Besides the

new features, the aspirating smoke detector includes the following proven parts: high-performance ventilator, air flow sensor, LVSC measuring chamber (large-volume smoke chamber), and high-power LED.

For more details, please contact:

Securiton AG

Alarm and Security Systems

Name

Alpenstrasse 20, 3052 Zollikofen, Switzerland

Phone +41 58 910 50 50

www.securiton.com, info@securiton.com

THE FALLACY OF SAFETY IN KENYAN HOMES

Article by Fire Tribune



Most of us assume that we are absolutely safe in our homes. We have erected electric fences around our houses, installed CCTV cameras, made sure the windows have metal grills on them and even made the doors a sturdy metallic reception. Some of us even go further and install motion detectors, security lights and other state of the art locks and smart security systems. This sense of security is a fallacy.

When a fire broke out in Bombolulu Girls Secondary school in 1998, those metal grills were the very thing that contributed to the death of 28 girls in their dormitories who could not escape the fire. In 2012, Kenya lost another 58 boys burnt to death and another 28 who were seriously injured in Kyanguli Boys' high school. The reasons around this large number of fatality and other fatalities in school fires in recent years are diverse but at the center of them all is lax fire safety preparedness. Of course your home is nothing like the schools. It is not a center of learning with drug-crazed, peer-influenced, arson-driven teenagers. There is not even the likelihood of politics interfering in your safe burglar proven haven. Let me bring you closer home.

The Association of Kenya Insurers Annual report 2016 places total domestic fire net claims incurred at Ksh. 525,081,872 against ksh. 1,219,056,071 of theft. Evidently according to these numbers, you are likely to have your house go down in flames or get burgled at a 1:2 ratio. The sad fact is, fire kills, and especially when you

are most vulnerable, asleep, at night, due to smoke inhalation. So how do you make sure that your house is burglar proof while at the same time fire proof? From these numbers, it shows that you need to have both. But is it possible? The idea of fire safety is that you need to be able to exit the building very quickly in case of a fire while the design of burglar proofing is that you need to keep out thieves from entering your property. What do you forgo? None. You just have to be smart about it.

You can install locks that can only be opened from the inside and the metal grill on your windows that have discreet latches that can be used to quickly exit a building. In addition, you also need to prepare for fire as a family.

According to the American Redcross, the first thing you do is install the right number of smoke alarms on every floor of the house, inside every bedroom and near every sleeping area to protect your loved ones as they sleep. Once installed, make sure to test them once a month and replace the batteries at least once a year. The alarm is working when it makes a loud noise when tested.

In addition, it is important to teach your children what smoke alarms sound like and what to do when they hear one. Fire is Every One's Fight tells us that most fire deaths happen in homes with no working smoke alarms. Secondly, you need to ensure that all household members know at least two ways to escape from every room of your home. One of these ways could be through the door or window .

Thirdly, you need to establish a family emergency communications plan and ensure that all household members know who to contact if they cannot find one another.

The sad situation is that in Kenya, our priorities when it comes to fire and rescue administration is skewed. Our authorities spend Fifty million large on fire engines for our stations but do not have a widely circulated toll free contact numbers for the fire stations.

Fourthly, and lastly, teach household members what to do in case of a fire. For example, if their clothes catch fire, they should learn to STOP, DROP and ROLL in order to kill the fire.



JOLEMAC FIRE PROTECTION LTD.

FIRE PROTECTION
FIRE DETECTION ALARMS
SUPPRESSION SYSTEMS

FIRST-AID KITS
SALES AND SERVICES
PLUMBING WORKS

FIRE TRAINING / FIRE AUDIT
CCTV INSTALLATION



HEAD OFFICE
Industrial Area, Enterprise Road. / Likoni Junction
P.O. Box 293 - 00515, Nairobi, Tel: 552250 / 84
Cell: 0722 826 774, 0725 573 509
Wireless: 020 2096823, 0733 762 250
Email: jolemac@africaonline.co.ke / info@jolemacfire.com
www.jolemacfire.com

MOMBASA BRANCH
Off Mwembo Tayari Road,
Opp. Sapphire Hotel
Tel: 014 2313509
Cell: 0774 778 593 / 0722 826 774 / 0733 762 250
Email: jolemac@africaonline.co.ke / info@jolemacfire.com
We care for your safety





Tribune
Kenya

CALL: +254 775 736 005
EMAIL: firetribune@gmail.com

Nairobi

Fire Safety Is our priority