

Confidential Filing

Fire Precautions at Chequers.

SECURITY

Fire Detection System.

February 1978

Referred to	Date	Referred to	Date	Referred to	Date	Referred to	Date
20.9.82							
PREM 19/				<del>9/85</del>		915	



MISS PORTER

*security*  
Original held by  
Miss Porter. Copy  
made 12 Oct 82  
TSJ 15/20/82

Report on fire at Chequers on 2 September 1982

We discussed this report from Miss Thomas about the fire in the Communication Frame Room at Chequers on 2 September. I was on leave myself at the time, but you told me that Miss Thomas had kept you informed by telephone of the occurrence.

We agreed that everyone seems to have acted very properly and efficiently and it seems unnecessary to comment further on the report. A copy has of course gone to the Secretary and Local Agent of the Trust, and no doubt may be mentioned at the next meeting of the Trustees. I will, therefore, want to take these papers with me to the meeting.

We considered whether the Prime Minister (now in the Far East) and Mr Butler should be shown this report. You told me that Miss Thomas had decided not to mention it to the Prime Minister, and I think that at this juncture there is no point in doing so. There was no conflagration as such at Chequers, and this ranks more as overheating of failed equipment than as a "fire" - though the consequences could have been much more serious.

The report can therefore be placed on the record, and reference to it may be necessary if questions of replacing or extending the equipment arise at some stage. The Secretary of the Trustees will doubtless be pursuing insurance claims.

*JK*

20 September 1982



Report on a Fire in the Communication Frame Room at Chequers

At 1030hrs on Thursday 2nd September 1982

Introduction

1. The dining room, which is over the Communications Frame Room, is normally cleaned on Thursdays' after the staff tea-break. On this day, two Stewardess's went into the room and reported a "strange smell" to F Sgt Townsend who examined the room and concluded that the smell was coming from the Council road work in progress near by. A large Tarring machine was in use.

2. Cleaning commenced, but the smell got worse, and the staff reported again to the F.S.. She then noticed a smoke presence in the room, and could see nothing to cause this, but suddenly thought of the frame room under the floor, and immediately summonsed the Treasury Security person on duty to unlock the Frame Room door to which she accompanied him. On opening the door, the room was full of smoke, but no sign of flames. It was not possible to see what was causing the smoke. ~~As per~~ <sup>As per</sup> Fire Instructions, they closed the door immediately and left the Basement to take "fire action".

Action Taken

3. Before they reached the ground floor, the fire bells started ringing. I was in my office, and immediately went to check the Chubb Fire Panel to see where the fire was indicated. I met the F.S on the way, and she called out "FIRE IN THE FRAME ROOM". I dialed 999 for the Fire Service, she evacuated all persons in the house and took a Roll Call. The Security man informed The Bothy by radio and proceeded to unlock all doors to and within the house for access of fire crews and evacuation of house contents if necessary.

4. The house staff ~~is~~ evacuated, started to prepare outside fire Hydrants, and unlock gates to the front Court Yard. I remained in the area of the dining room with the nearest water hose in readiness in case of flames coming through the floor. I could see and smell smoke coming up between the floor boards, and decided it was still safe to evacuate all the dining room contents, and called for help of the workmen outside and the gardeners. All furniture and paintings were safely removed with-



a few minutes to the Rose Garden Terrace, where the Police took charge of the safe custody until safe to bring back into the house. We did not attempt to move the large carpet, as this would have helped to deaden the flames if they came through the floor.

#### Emergency Services

5.      One of The Bothy Police Team reported to me within a few minutes of the Fire Alarm being raised. His presence was comforting, and he stayed with me as near as possible to the basement access and dining room. He confirmed that all access roads to Chequers were controlled and that Thames Valley were providing more police 'cover'.

6.      Two fire engines and crews arrived 11 minutes after raising the alarm. One other arrived in 12 minutes. Also at that time a fire officer, not in fire fighting clothing, made himself known to me as Asst Sub-Officer Richards. He was satisfied with the action taken.

7.      The first fire crew went to the Basement Frame Room suitably dressed to fight a smoke fire. They found a smouldering metal component on the British Telecom frame, it was assumed to be an electrical wiring fire within the component. This had burned so badly as to nearly fall off the frame. The fire was extinguished by use of special extinguisher sited near by to deal with such a fire. The second fire crew stood by with the house fire hose (water), but it was not necessary to use water.

#### Action after Fire Extinguished

8.      I visited the frame room and identified the equipment to be <sup>com</sup>Telecom, and sent for the Aylesbury ~~Telecom~~ engineer. The Fire crew remained in attendance in the frame room until the engineer came and removed the offending component out of the building. I asked that it should be kept for inspection by Mr Leslie Wright, the Officer at The Cabinet Office to whom I am responsible to report such matters.

9.      The duration of the fire crews at Chequers was kept to a minimum. Two were discharged when the fire was extinguished, the third after the component was removed from the house.



10. I then reported the mal-function of the Chubb Fire (Smoke) detector to Mr Brinded the DOE(PSA) High Wycombe, who are responsible for the Installation and Servicing Contract of this equipment. He visited within 30 minutes and called in Chubb Fire Engineer, who confirmed that the Smoke Detecor nearest the fire did not activate at all. There is another smoke detector in the Frame room, but is rather shielded by other equipment in the room, and possibly was activated by the air intake on opening the door. Chubb report attached. A new smoke detector was installed <sup>on</sup> ~~same~~ day.

Damage caused by the Fire

11. The Telecom component taken away, has not yet been returned or re-newed, but I understand not urgent. Our Consulting Electrical Engineers, Oscar Faber & Partners have inspected the electric wiring to the equipment, <sup>socket</sup> which is Chequers Trust responsibility, and report that there is no fault in that. So any expence to Chequers Trust is ruled out in this respect.

12. The dining room contents are safely re-installed with no loss or damage.

13. Due to the unpleasant and persistant smell of smoke and Chemical fumes to the two pairs of lined and inter-lined curtains, and the two large carpets in the dining room, after airing failed, they have been dry cleaned at the cost of £132.48. Receipt attached. I await advice on whose Insurance this should be charges. ie: Chequers Trust, Chubb Fire or British Telecom,

14. No personal injuries, other than minor effect from smoke fumes to no lasting effect.

General Remarks

14. It is commendable that the two girls acted as they did on discovery of 'smells' in their work area. I have thanked them .

15. The house management staff and 'House Security' took good and correct action quickly. I have thanked them!

16. The Police support was quick and helpful, as well as being comforting! Not yet thanked.

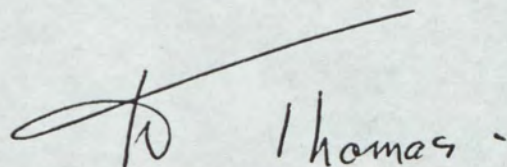
17. Fire Service was quick to react and efficient in their duties. Not yet thanked.



18. DOE High Wycombe and Oxford Area British Telecom. engineer and the Senior Engineer were quick to help.

19. It is surprising that a Chubb smoke Detector in such an important area should not activate with so much smoke. I can confirm that the contract maintenance visits are always on time. However, in conversation with the Chubb Fire engineer, who carries out the maintenance, I was surprised to hear that all detectors are not checked on each visit.

20. I have noted in our Fire Drill that Mains Electricity is to be turned off if possible to reach the area in future. On this occasion it would have been wrong to re enter the Basement to unlock that door without smoke clothing protection. There is emergency lighting in the Basement.



V E Thomas, Curator, Chequers.  
Report completed 13th September 82

Distribution

Secretary and Local agent, Chequers Trust.

✓ Miss Joan Porter, 10 Downing Street.

Mr Leslie Wright, Cabinet Office.

File at Chequers.



Please note:

The original report <sup>copy attch.</sup> has been sent to Mr Brinded, DOE(PSA),  
High Wycombe also the bill for this visit of £79 52..

V E Thomas, Curator, Chequer

INCIDENT REPORT (over-leaf) reads:-

"Checked Smoke Detector in Frame Room after fire alarm having NOT responded to smoke caused by unit smouldering . Smoke was detected by staff, and action taken before any alarm signal."

Engineers Report

"Isolator system ~~meter check~~ detectors in Frame room and adjacent Switch Room .. Found detector in the Frame Room close to point of fire did not respond. Replaced Detector. Having checked it with meater. Gas check all Basement Detectors back to NIO Re-enstate system to normal.

3.9.82 1230hrs."

Materials used

1 DIMKIV Detector 39/94060

Signed Mr K R Childs

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Mercer's Row, Newmarket Road, Cambridge CB5 8JB  
Telephone: Cambridge 0223 356426

*Please see over-leaf waiting for cleaners*

*to 1 hour Curator Chubb 2 sept*

# Incident Certificate

Slip No. ....

Customer ..... Date .....

Address ..... Time .....

Incident as reported .....

State of system on arrival of Engineer .....

Was Fire Brigade in attendance  Yes / No  If so:—

State Date ..... Time of attendance .....

### Engineers Report:—

*Handwritten report text, mostly illegible due to fading and bleed-through.*

System restored — date *31.10.82* time *12.30*

Visit by Engineer to be charged for .....

Material used:-  
*1. 1019KIV*

Time taken by Engineer including travelling time ..... Hours

Signature of Client *[Signature]* Signature of Engineer *[Signature]*

Please print Name and position .....

For H.O. E.T. .... Approved by Service Manager  
Use only M. .... T .....



SERVICEMASTER (Wafford) (South East)  
 11, COURT CLOSE,  
 PRINCES RISBOROUGH,  
 BUCKS.



W / 4563

Telephone: P.RIS. (00444) 4607

CONFIRMATION OF ORDER

V.A.T. Reg. No. 195 1009 70  
 1285614 Eng.

TIME	CC	Cash	Account	Units	Date
ACCOUNT				CLIENT	6.9.02
			Chapone Trust 2, 3, 4, 5 Lifford Cross, Nr. Aylesbury, Bucks.		
REF.				TEL	

- SMOKE DAMAGE -

To vacuum and clean carpet to Dining Room.

43.20

To plant clean curtains.

(with gold brocade interlined)

72.00

Notes: .....		Sub Total £	115.20
Ordered by (Customer's Signature)	Job Completed Satisfactorily (Customer's Signature)	V.A.T. 15%	17.21
Scheduled for 10.30/11am PRODUCTION TIME Started..... Crew Chief..... I. Codwin On Mon. 6th. Sept. Finished..... Assistant .....		Invoice Total	£ 132.41p.
On ..... Total..... Rep..... Date.....			

This order is taken subject to the limitations printed on the back hereof which are an integral part of the order.



# Chubb Fire

Chubb Fire Security Limited

Mercer's Row Newmarket Road Cambridge CB5 8JB  
Telephone: 0223 356426



Chubb Fire

## INVOICE

VAT REGISTRATION NO.  
207/7205/83

## Remittance Advice

Please detach this slip and return it with your remittance

INVOICE ADDRESS

DEPARTMENT OF ENVIRONMENT (AYLESBURY)  
CHEQUERS  
BUTLERS CROSS  
AYLESBURY  
BUCKS

CHEQUERS  
BUTLERS CROSS  
AYLESBURY  
BUCKS

DEPARTMENT OF ENVIRONMENT (AYLESBURY)  
CHEQUERS  
BUTLERS CROSS  
AYLESBURY  
BUCKS

DATE (TAX POINT)	CUSTOMER REF.	INVOICE NO.	DATE (TAX POINT)
31/05/82		7300150	31/05/82

QUANTITY	DESCRIPTION	VAT RATE %	UNIT PRICE	VALUE	NETT VALUE EXC. VAT
	TO ENGINEER'S VISIT AS REQUESTED				
	TO SERVICING FIRE ALARM SYSTEM	15.00	36.00		36.00
	TO SUPPLYING 1 IDI MKIV DETECTOR	15.00	33.15		33.15

METHODS OF PAYMENT

(a) By Cheque or Postal Order  
Please make payable to Chubb Fire Security and send with this slip to:

Chubb Fire Security Ltd.,  
Mercer's Row  
Newmarket Road  
Cambridge CB5 8JB

(b) By Credit Transfer  
Please quote Invoice No. and date shown above  
Bank: National Westminster Bank PLC  
15 Bishopsgate, London EC2E 2AP  
Sorting Code 50-00-00  
C F S Account No 03032922

VAT RATE	TAXABLE AMOUNT	VAT	TOTAL
15.00	69.15	10.37	79.52

AMOUNT DUE £ 79.52

TERMS DAYS

Subject to Chubb Fire Security Limited standard published conditions of sale a copy of which will be supplied on request.

TERMS 20 DAYS NETT



# THE CHEQUERS ESTATE

(ESTABLISHED UNDER THE CHEQUERS ESTATE ACTS 1917 AND 1958)

Secretary & Local Agent: Kenneth J. Stacey, Chartered Surveyor,  
c/o Brown & Merry, 41 High Street, Tring, Herts.  
Tel: Tring 4133-5

KJS/PR/H.11

26 February 1981

C. Peterson, Esq  
10, Downing Street  
London,  
S.W.1

*Dear Colin*

## FIRE DETECTION SYSTEM

Thank you for your letter of 25 February.

I had heard of the suggestion you outlined and I agree that it is something for the Trustees to consider. However, they are bound to ask how much it is going to cost and who is going to pay. I believe the electricians working at the house consider that in order to achieve three separate indications, a considerable amount of additional rewiring will be required.

To start with, I think I had better ask Mr. Peter Martin of Oscar Faber & Partners, for his views.

Unfortunately, nothing has been included in next year's budget to cover the cost.

*Yours sincerely*  
*Ken*



Silent copy: Mr Rylands

25 February 1981

I am writing about the fire detection system at Chequers.

You will know about the fire alarm call at Chequers on 18 January, and the background to that and the subsequent review of what happened. The Control unit showed that there was a fire alarm in the Basement, but it took some time to identify the calorifier room as the source of the alarm.

It has therefore been suggested to me that there would be advantage in replacing the present single Basement indication by three indications, as follows:

Domestic Basement  
GPO Frame Room and MV Switchroom  
Calorifier Room

the latter two being separately indicated since they are both areas where a fire is more likely to occur. No change is suggested to the types of detectors installed, other than to recommend that the rate of heat rise detector in the calorifier room should have an adequate safety margin over the normal temperature in the room.

Subject to your views this should perhaps be placed on the agenda for the next meeting of the Trustees.

C. V. PETERSON

Kenneth Stacey Esq.





Department of the Environment



London Region  
AD (Maint)M2

Property Services Agency

Room 12/22

St Christopher House Southwark Street London SE1 0TE  
Telegrams  
Telephone 01-928 7999 Ext 2371

C T Rylands Esq  
10 Downing Street  
Whitehall  
London  
SW1

Our ref  
LMT 5/67/11

Your ref

Date  
18 February 1981

*Dear Charles,*

FIRE DETECTION SYSTEM - CHEQUERS

1. The recent malfunction of the Chubb Fire Detection System installed at Chequers has brought to light certain deficiencies in part of the system belonging to the Trust.
2. As you will recall, a fire indication was given by a rate of heat rise/temperature detector positioned above the main heating pipes in the calorifier room situated under the courtyard. This caused a Basement fire alarm situation to be displayed on the indicator panel, resulting in attendance by the local fire brigade.
3. Although the basement area was investigated by the local staff prior to the arrival of the fire brigade, the natural inclination was to search the PO rooms and the domestic basement first, the calorifier room only being searched after considerable thought since it is physically remote and unconnected to the remainder of the basement.
4. This could have delayed local initial reaction, and certainly could affect the subsequent evacuation preparations. It is therefore recommended that consideration be given to segregating the fire detection indications from the somewhat vulnerable basement area so as to indicate more precisely the source of the alarm.
5. It is therefore recommended that the Trustees be advised to arrange for the present single basement indication to be replaced by three indications viz:

Domestic Basement  
GPO Frame Room and MV Switchroom  
Calorifier Chamber

The latter two being separately indicated since they are both areas where a fire is more likely to occur.

6. It is not considered necessary to recommend any alterations to the types of detectors installed, other than to suggest that the rate of heat rise detector in the calorifier room should have an adequate safety margin over the normal ambient temperature in the room.

*Yours aye.*

*Roger*

*Passed to Mr Peterson  
for submitting to  
Mr Strang.*

*18  
20/2/81*



Room 12/22

Ext 2371

Thames Valley Police  
Chief Constables Office  
Kidlington  
Oxford OX5 2NX

LMT 5/67/11

HQA/27/1/18 (VR/LB)

ATTENTION ESTATES MANAGER

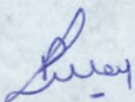
13 February 1981

Dear Sir

CHEQUERS

1. Thank you for your letter of 6th February.
2. I regret that since the Bothy at Chequers is not part of the Crown Estate for maintenance purposes it will not be possible for PSA to arrange for the supply of portable fire fighting equipment.  
You will appreciate that such equipment requires regular inspection and maintenance, which PSA could not adequately provide, and in the circumstances it would seem more appropriate if you were to provide the necessary facilities, as I understand you would in any other Police building.

Yours faithfully

  
R J LILLEY  
for AD (Maint) M2

1. Roger Lilley

Clark: - copy to info - I am sure you will agree with this!

After verify

LB  
18/2





MIR 27 Jan

as at 18-1-87

Copy of Chequers Fire Instructions

FIRE INSTRUCTIONS

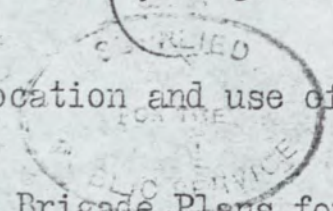
Chequers Fire Alarms and Reporting Procedure

See also front cover of this Folder (FIRE ROLL)

- Enclosure 1. Copy of Current Fire Roll (used by Duty Girl, Duty SNCC and House Security).
- " 2 " " " " " (used by The Bothy, info only).
- " 3 Details of occupants in staff bedrooms. (keep ammended)

Front Cover of this Folder (4) Fire Roll compiling and operation

- Enclosure 5 First Action to be taken in case of Fire.
- " 6 Location of Fire Alarms
- " 7 Instructions for 'EXIT'.
- " 8 Details of requirements of staff after Roll Call. (including Estate staff). (*In Amalan file*)
- " 9 Fire Prevention---Location and use of SMOKE DOORS.
- " 10 Buckinghamshire Fire Brigade Plans for Chequers. (*held in staff office*)
- " 11 House Rules...Fire prevention...Smoking
- " 12 Alarm System - Fire Detectors
- " 13 Special Instructions during Re-wiring
- " 14 How to dial The Exchange on Switchboard
- " 15





## WHAT TO DO IN CASE OF FIRE AT CHEQUERS

1. Operate the nearest Fire Alarm ( )
2. Dial 999 *Then the battery.*
3. The Telephone Operator will say 'Which Service'?  
You reply: 'Fire Brigade'. There is a fire at CHEQUERS, Butlers Cross, Aylesbury Bucks. Phone number Wendover 622248.
4. Call for help to try and put the fire out.
5. Alert everyone in the house as quickly as possible. Tell them to leave the building and wait in The Woodland Car Park to be checked off by ~~House Security~~ or Duty Girl. *The Palace.*
6. Fire Escapes are front or back stair case, which ever is passable. *Mezzanine Flat ladder, the detector bedroom.*
7. Do not re-enter the building unless asked to do so by the Fire Officer in charge.

### FIRE PREVENTION

*and learn*  
Read the detailed Fire Instructions, held by The Staff Sgt and House Security., and comply with them.

*and in the duty girl folder, and  
Switch Room.*

*Amended June 1977*

*Thomas.*  
V E THOMAS  
CURATOR, CHEQUERS.  
10.10.77



Cheamers Fire Roll

When The PM is not in residence, The Duty Girl is to complete Col 3, and hand to 'Night Security' at 2200hrs.

When PM in residence, the SNCC on duty will complete Col 3 and hand it to 'Night Security' at 2200hrs. in The Canteen. Also any ammendments until the PM has gone to bed.

The night(Treasury Security Officer) will be responsible for forwarding the above information to The Bothy as soon as they receive it, and any ammendments when Duty Girl or SNCO has gone off duty.

<u>Col 1</u> Location	<u>Col 2</u> Details	<u>Col 3</u> No at 2200hrs	<u>Col 4</u>			
			Times	Ammendments	Times	Times
Ground Floor	Curator's Flat					
	Tel Room					
	Staff Office					
	Canteen					
	Others					
Mezannine (Mens) Flat	<u>Floor Total</u>					
	Security Bedroom					
	Drivers "					
	Detectives "					
First Floor	<u>Floor Total</u>					
	1 Bedroom South/East					
	2 " "					
	3 " "					
	4 " "					
	5 " "					
	6 " "					
	7 " West					
8 " N/West						
Top Floor	<u>Floor Total</u>					
	Staff Bedroom 1 S/East					
	" " 2 West					
	" " 3 "					
	" " 4 "					
	" " 5 N/West					
	" " 6 Well					
	" " 7 Roof					
	Tel Ops 8 "					
	Astley 1 PA East					
Astley 2 roof <del>N/East</del>						
Prison Room N/East						
Small Spare Room 9						
	<u>Floor Total</u>					
Day.....	Date.....					Duty Girl/SNCC



DAY AND DATE.....1980

Location of Accommodation	Total at 2200hrs	Amendments through the night					
		NO	TIME	NO	TIME	NO	TIME
Ground Floor							
Mezzanine Flat							
First Floor							
Second Floor							
Others							
Total in Residence							
Visitors in the house, but not in residence							

USE THE

- Notes:-
1. House Security will pass this information to The Bothy by telephone at 2200hrs, and notify any amendments by Radio through the night until 0800hrs. (times of amendments to be recorded).
  2. The purpose of the above information is to give accurate and prompt situation report in case of fire to the Fire Brigade on arrival.
  3. Please note change in reporting times.



Staff Information: EMERGENCY...AMBULANCE !

In the event of an emergency requiring an AMBULANCE  
Dial 999. (Not RAF Halton).

28.11.77

~~V E Thomas~~  
V E THOMAS  
CURATOR, CHEQUERS.

DISTRIBUTION:

House Security  
Staff Sgt (To brief all staff).  
Sgt Chef  
Telephone Room  
Staff Coin Box  
Bothy: Sgt Jennings 1/c  
Park Keeper

✓ File

~~SC Apple~~  
Miss Parsons.

~~up-dal~~  
W/-



Enclosure 3

To be done

SECOND FLOOR STAFF.

- BEDROOM 1 S/MLST: GAYNE, VERNICE, ~~TH~~ Julie
- BEDROOM 2 MLST: SHARON, ~~WOMAN~~, GARY. } Mary P. Mary S
- BEDROOM 3 MLST: <sup>LIZ</sup> ~~TH~~, JULIE. D
- BEDROOM 4 MLST: ~~MARY~~. POWREN
- BEDROOM 5 N/MLST: ~~G.S. ROSE~~. F. Sgt. T.
- BEDROOM 6 MLL: ~~MARGARET~~ Karen
- BEDROOM 7 ROOF: DOROTHY. Marie





## FIRE ROLL CALL

When The Prime Minister is not in residence, The Duty Girl is to complete Col 3 of the Daily Fire Roll, and hand to 'Night Security' at 2200hrs.

When The Prime Minister is in residence, the SNCC on duty will take over this responsibility, and keep 'Night Security' informed of any amendments until The Prime Minister and family have gone to bed.

'Night Security' will continue to advise The Bothy of all other amendments during the night until 0800hrs., as soon as they occur. The first Roll, ie Col 3 should be passed to The Bothy by telephone, and others amendments by Radio.

### IN THE EVENT OF FIRE (No matter how small) Day and Night

The Duty Girl or any one discovering the fire, is to tell everyone possible to get out of the house and go to The Woodland Car-Park, where they will be checked off the Roll by The Police. (The Bothy have a copy of our Fire Roll). Or in the day by anyone who knows who is in the house.

After the Roll has been checked, The Fire Officer may ask for help in some-way, but until they ask, no one is to re-enter the house.

The Likely help required would be salvage of house contents and help with safe custody, by standing by the pile of salvaged items <sup>until</sup> other Estate staff arrive to help transport it to 'Salvage Centres'. At present, Cottages 1,2 and 3, Both Garages and the Barn and garden sheds.

### FIRE ESCAPES

Remember to tell other people in the house, that the fire escapes are back and front stairs, and Detectives window fire ladder. In the unlikely event of both stair cases being un-usable, wait on the upper slatted boards on the roof., for fire ladders.

### FIRE ALARMS AND REPORTING PROCEEDURE

Please see inside this cover.

(In detail)

*W* Thomas  
V E THOMAS, CURATOR

CHEQUERS 31st May

*Copy held by NCO i/c, House security and Bothy.*



LOCATION OF FIRE ALARMS & HOSES

Encl 6

GROUND FLOOR:-

- \* (1) LEFT OF BACK DOOR IN KITCHEN CORRIDOR (NEW)
- (2) LEFT OF BACK DOOR INTO VERANDA (NEW)
- (3) RIGHT OF DOOR INTO VERANDA - VERANDA SIDE (NEW)
- (4) INSIDE VERANDA DOOR ON LEFT HAND SIDE (OLD)
- (5) OPPOSITE INNER COURTYARD DOOR, ABOVE HOSE, IN RED CORRIDOR (OLD)
- (6) LEFT OF INNER COURTYARD DOOR - CURATOR'S CORR. DOOR (OLD)
- (7) HOSE - NORTH CORRIDOR OPPOSITE TOILETS (OLD)

FIRST FLOOR

- (1) ABOVE FIRE HOSE BESIDE PANTRY DOOR (OLD)
- \* (2) LEFT OF PANTRY DOOR (NEW)
- (3) ABOVE HOSE IN LONG GALLERY BOOKCASE II A -  
RIGHT OF JEWEL CHEST (OLD)

SECOND FLOOR

- (1) LEFT OF WASHING ROOM, OPPOSITE STAIRS DOOR (NEW)
- (2) ABOVE FIRE HOSE OPPOSITE SEWING ROOM (OLD)
- (3) RIGHT OF GOLLIWOG STORE ROOM DOOR (NEW)
- (4) ABOVE FIRE HOSE OPPOSITE RED DOOR, PRISON ROOM CORR. DOOR (OLD)
- (5) LEFT OF BATHROOM DOOR NORTH CORRIDOR (NEW)

\* NOT IN USE YET.

(as at June 1980)



## Chequers

### Instructions for EXIT intime of fire

On the advice of Buckinghamshire Fire Service, who know the layout of Chequers and who would operate and be in control in the event of a Fire Call, the way out in the event of Fire is recommended as follows:- *The following procedure is to be followed.*

#### Main Exits

1. Front Stair Case and out of the front door, which can be opened without a key.
- OR
2. Back Stair Case and out through the back door. Key is kept in glass case on the wall, left side of the door.

*3 New Verandah Door*

#### Other ways out of the building

- 3.4 On the ground floor, the South Garden door to the rose garden. Chub key in glass case on the right hand side of the door.
- 4.5 On the ground floor the North Garden door, near the flower room and Curators Suite. key in glass case on the left side on the door.
5. The Mezannine Flat has a fire escape through the window of the end bedroom. A key to the bedroom door is in a glass on the wall opposite the door. Persons in the large bedroom, used by House Security, can escape through the window onto the flat roof in the back Court yard, if they cannot reach the fire escape in the end bedroom. Persons from the middle bedroom must use one of the two escape routes above.

The roof over The Great Hall has slatted boards on the lower and higher levels and a strong iron ladder fixed to get to the top level. There is also independant lighting on the roof, the switch for this lighting is outside the roof door on the right wall. ONLY IN THE UNLIKELY EVENT OF BOTH STAIR CASES BEING UNPASSABLE DO PEOPLE WAIT ON ROOF



Introduction

Smoke Doors are designed to keep smoke isolated in the event of outbreak of FIRE. The Fire Service place great importance on their use.

Responsibility for shutting Smoke Doors

All house staff are to familiarise themselves with the location of Smoke Doors, and see that they are kept properly shut at times set out below. This includes The Duty Girl.

Day Security will also carry our periodic checks during the day, and always before going off duty at 1800hrs.

Night Security will be responsible to ensure that all smoke doors are kept shut during their duty., ie from ~~2100hrs~~ <sup>2200</sup> to ~~0700hrs.~~ <sup>0800</sup> *Recommended*

When House Security are not on duty, The Curator or ~~Staff Sgt~~ <sup>SNEO</sup> will carry our periodic checks. ✓

Location of Smoke Doors and when to be shut

Ground Floor

From The Great Hall to the Stone Hall, at all times when house not in use.

From The Great Hall to Red Corridor, always, unless required to be open for short periods to carry things into The Great Hall.

Dining Room to Red Corridor, Always when house not in use, or cleaning in progress.

Staff's office and Sitting Room door. When not occupied. Also when night security is touring the house.

Door from Panel to Pantry, and Mezzanine Flat, When the Pantry is not in use.

Both Red Doors to Kitchen Corridor, When practicable. Always at night. /2..



Contd.

Red Corridor to Curator's Flat Always at night and during the day when Curator is away.

North Garden Hall, (to The Hawtrey Room and Curators Flat), Always at night and during the day when The Curator is away.

First Floor

The Two Oak Double Doors, At all times, ~~ex~~cept from 0830hrs until The Prime Minister goes to bed, when applicable.

Cleaning Cupboard Door. Always.

Pantry Door, At all times.

Long Gallery to Cromwell Passage, Always.

Anti-Room to Great Parlour. Always.

Red Door - back stair-case (Right light above door)

Top Floor,

Door at Top of Back Staircase, At all times.

Door to Shower Room and Linen Room, Always.

Red Fire Door from staff quarters to Gollywog Passage,  
at All times.

Both Astley Rooms, Always.

Prison Room Door. Always.

Red Door from Prison Room Corridor to Staff Quarters,  
at all times.

Door from <sup>North</sup> ~~Staff Quarters~~ Corridor to Staff Quarters, Always.

18.6.77.

V E THOMAS, CURATOR.



CHEQUERS

*Duty Smt*  
*Keep in File*  
*Roll File*  
*to*  
*Kind*

ADDITIONAL FIRE PRECAUTIONS:

*Jwef* 14th March 1979

CHUBB FIRE ALARM

*H. amn*  
*Janse*  
(Not connected to the house Fire Alarms)

1. A Chubb fire alarm bell is situated on the panel above the Security Panel near the pantry. This bell will ring if the <sup>ANY</sup> ~~two~~ smoke detectors (one in the front office and one in the Alarm Consul Cupboard near the Warrant Officer's office) detect smoke leading to outbreak of fire.

*amn*  
*Janse*

2. There is also a 'Fault' alarm bell on the Chubb Panel, which will ring in the event of an electrical fault. Unlike the fire alarm bell which can be ~~silenced~~ silenced and re-set, this fault bell will ring until the fault has been repaired.

ACTION TO BE TAKEN

Para 1: When a bell is heard in this area, check if it is fire or fault. (Red flashing light for fire and Amber flashing light for fault) !

→ *Sound*

If 'Fire', ~~sound the nearest fire alarm~~ *will* and take all further action in accordance with the Standing Fire Orders.

Para 2: Check the Panel for fire or fault, if fault, (amber flashing light), ring HQ RAF Strike Command, High Wycombe, phone No. 91 26200, and ask for The RAF Controller, give no details, but ask The Controller for "the DCE authorised person", for Fire Alarm faults. This person will have access to Chequers at any time., or he will contact the Chubb Engineer cleared for Chequers.

→

In case of difficulty in locating the RAF Controller, try ringing Mr Eager direct at his home on 0240242758.

→ EXTRA FIRE ALARM . There is an extension from the fire alarm in the Varandah to the kitchen corridor (near the door to the varandah).

→ This bell does not sound the Siren, 14/3/79 *to* *V. E. THOMAS*



IMPORTANT INFORMATION

Chequers Security and Fire Precautions

(Phase 111

re-wiring)

(Stage 1)

End B ✓ 10/10/Sgt/F-5  
Hedden Sec.  
B.M.A.

Security

1. A light has been placed outside the house garage for the purpose of:-

- a. House Security or Duty Girl to turn ON for all arrivals <sup>and departures</sup> after dark. Also to turn OFF when persons have arrived or left.
- b. For the FS and Kitchen staff to use for taking refuse or swill to the Compound near the garage. They will be responsible to turn the light ON/OFF as required.(after checking for Dogs).
- c. This is a domestic light, but there is no objection to the Police using the light, as and when required for Security reasons.

NB.1.The ON/OFF switch is 'two way'. One on the ~~garage~~ door (left side , ) and one in the Red Corridor(near the back door).

2.To check if the light is on or off, after dark, switch off the backyard gate light. It is not possible to have an indication light on a two-way switch.

2. The back Courtyard gate light should be on from dusk to dawn.
3. The Courtyard gate is to be shut at dusk or by 1800hrs latest. Also on Saturday and Sundays.
4. House Garage to be locked at all times.(except when Mr Thatcher is likely to arrive or depart. ) .

Fire Precautions

5. To avoid any misunderstandings about action in case of Fire, all staff and residents must be made aware of the two systems in use at present, until re-wiring is completed., ie:-

Top Floor

- a. New Fire Alarms are in use. Staff to familiarise themselves of the positions. They are 'Red Chubb' .
- b. Smoke detectors are also in operation on the top floor. If activated, they will automatically sound the fire Alarms. But IMPORTANT, we are not connected to Aylesbury Fire Station or Police, so, dial 999.

All other floors (including the kitchen)

The new Fire Alarms are not in use.

20th May 1980

V E THOMAS CURATOR



(Encl 14)

Detailed Guide Notes on how to dial a call on the Switch Board  
for Chequers Staff information (outgoing only)

1. Use 'EXCHANGE' row holes 1 or 2
2. Pick up the first <sup>cord</sup> ~~peg~~, on the row nearest you.
3. Put the cord into hole 1 or 2
4. Push the ~~lever~~ forward (use the one opposite the cord in use)
5. Listen for dialing tone, then pull ~~lever~~ fully back.
6. Dial the code and number required.
7. Immediately, push the ~~lever~~ fully forward, you should then hear the number ringing.
8. At end of Call, first pull the ~~lever~~ into an upright position, then pull the cord out. Doing it in this order, prevents the audible bell ringing and ensures that the ~~lever~~ is in the correct position. Failure to do this, stops any incoming calls.

Notes:

1. The Switch Board is only to be used for official calls.  
REPORTING
2. In case of FIRE, you will be asked for the number, and as this is X Directory, you are to say:-  
'Wendover 623515'
3. Details for Incoming and transfer calls will be issued separately. These are only required by Duty Girl

The Switch Room is OUT OF BOUNDS to all except:-

Chequers Staff, Post Office Engineers, DOE engineers,  
and, of course NO IO Staff, and House Security.





Department of the Environment

PSA

Property Services Agency  
Room 10/16

St Christopher House Southwark Street London SE1 0TE  
Telegrams  
Telephone 01-928 7999 Ext 4897

Mr K J Stacey FRICS  
41 High Street  
TRING  
Hertfordshire

Our ref  
LRE 3002/98/03  
Your ref

Date  
18<sup>th</sup> April 1979

Dear *Mr. Stacey,*

**CHEQUERS - FIRE PRECAUTIONS**

1. We spoke about the provision of fire precautions at Chequers and I promised to send you a summary of the Fire Officer's recommendations that have been made over the past ten years. I have also included any subsequent action by either the Trust or ourselves.

2. The most important recommendations are as follows:-

(i) Fire Extinguishers

Both the Buckinghamshire Fire Officer and the PSA Senior Fire Surveyor advised that the extinguishers provided with the Government's electrical communications equipment should be withdrawn and replaced. PSA approved the funds and the correct extinguishers were installed.

(ii) Automatic Fire Detection System

In his report of February 1978, the PSA Fire Surveyor recommended the installation of an automatic fire detection system in the understairs cupboard housing the electrical control cabinet, and in the office. An earlier report in 1971 recommended that a detection system should be installed throughout the whole building. The Buckinghamshire Fire Brigade have endorsed this proposal. PSA has undertaken the installation of a system to cover the understairs cupboard and the office, the equipment we have selected will be suitable for extension to other parts of the building.

(iii) Escape Staircase

The provision of an additional escape staircase from the upper floors of the house has been recommended by both the Buckinghamshire Fire Brigade and ourselves. It has been stressed that an automatic fire detection system alone cannot be relied upon to safeguard life. An outside staircase would obviously pose a number of security problems.

(iv) Minor Works

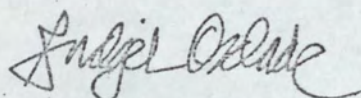
Over the years a number of minor works in various parts of the building have been recommended including the provision of fire resisting self closing doors and partitions. This seems to be an appropriate time to consider these proposals.



3. As we discussed, the cost of the outstanding items listed above, would nominally fall to the Trust. However PSA is responsible for Cabinet Ministers conducting Government business, albeit in a private house <sup>and</sup> if the Trust were unable to meet the cost of the recommendations, we might have to provide assistance. In such an event the final arbiter would be the Treasury.

4. Hopefully we will be able to draw up a programme of work and resolve any difficulties in the near future. A site meeting involving all parties would be useful for this purpose. I look forward to hearing the outcome of the meeting of the Chequers Trust on 30 April 1979.

Yours sincerely



MRS B. A. OXLADE





Department of the Environment

**PSA** Department of Architectural  
Property Services Agency Services

Lunar House 40 Wellesley Road  
Croydon Surrey CR9 2EL Room 1748  
Telegrams  
Telephone 01-686 3499 x 3386

Mr C P Rylands  
Security Officer  
10 Downing Street  
London

Our ref  
BD 16550  
Your ref

Date  
1 March 1979

Dear Mr Rylands

CHEQUERS - FIRE PRECAUTIONS

As promised I attach papers providing further information on the automatic fire/suppression apparatus for the 'office'.

Yours sincerely

*for* C Potter  
DAS Fire Branch





Department of the Environment

PSA

Property Services Agency

High Wycombe Depot  
Royal Air Force Station High Wycombe Bucks  
Telephone High Wycombe 21374

DOE/PSA

19 JAN 1979

RECEIVED IN  
FIRE SECTION

DOE/Property Services Agency  
DAS Fire Branch, Room 1748  
Lunar House  
40 Wellesley Road  
Croydon  
Surrey CR9 2EL

Our ref HWY/CF754

Your ref

Date 17 January 1979

Attention of Mr C Potter

CHEQUERS FIRE PRECAUTIONS

1. Information has just been received in the District Works Office, High Wycombe that details of the locations and type of equipment that is to be fitted at Chequers is required by DAS Fire Branch.
2. In this respect therefore I herewith enclose a copy of the particular specification and copies of the leaflets describing the equipment.
3. 1 No "IonMaster" combustion detector is to be mounted in the "No 10" office at Chequers and the other detector mounted in the cupboard housing the security alarm equipment.
4. Also in the security cupboard will be fitted a 1.4 BCF Fire Flash System which will be fired by the M10 Zonemaster control panel receiving a signal from the detector head.
5. The detector head in the office only sounds an alarm on the control panel.
6. Please note that a contract is let with Messrs Chubb and work commences on Tuesday 23 January 1979.

R SWIFT  
for District Works Officer

ENCS:



PARTICULAR SPECIFICATION

FOR

SUPPLY, INSTALLATION AND COMMISSIONING

of

AUTOMATIC DETECTION, ALARM AND BCF

EXTINGUISHING SYSTEMS

at

CHEQUERS

BUTLERS CROSS, BUCKS

for

DEPARTMENT OF THE ENVIRONMENT

PROPERTY SERVICES AGENCY

Contract No. 6F/28808/2

October 1978

Mr B H Grant, C Eng. MIMÉ  
Area Officer  
Department of the Environment  
Property Services Agency  
Area Works Office  
Barrow Road,  
Shippon  
ABINGDON OX13 6JG



## SPECIFICATION

1. The installation shall comprise 2 No. Ionmaster combustion gas detectors, F.O.C. approved and arranged in two zones to design parameters in accordance with F.O.C. rules and regulations.

2. The two detector circuits shall terminate at an MIO Zonemaster control indicator panel located in the lobby near the stairs. This unit will contain provision for six zones at this stage and shall be capable of taking up to ten detector zones accepting signals from the full range of Chubb detectors including Beam Masters.

Each zone on the right hand side of the panel will be represented by the use of twin light emitting diodes which illuminate in the event of a fire or fault condition on any one of the zones.

The left hand side of the panel shall comprise the logic circuit and contain twin confirmation fire and fault light emitting diodes plus indication of mains failure and power on to detector head circuit.

A rotary key test switch shall be incorporated to provide the following positions:-

1. Accept alarm - silence alarms and divert to integral buzzer.
2. Resét - reset system to normal following fire or fault indication.
3. Test fault - confirmation fault light emitting diodes flash on and off and all zones light emitting diodes illuminate Integral buzzer, fault buzzer sounds.
4. Test fire - confirmation fire light emitting diodes flash on and off, all zone light emitting diodes illuminate and audible alarms sound.

3. All Detector head circuits are to be constantly and automatically monitored for fault.

A relay shall be incorporated to initiate the existing 240 volt AC alarm sounders and the yodalarm sounder to be provided to differentiate between the manual and detection aspects until a full system is installed.

A further relay is to be provided to shut down power to the existing security system console and initiate dampers to under stairs cupboard, these latter items will be provided fitted and wired by others.

4. A Chubb 1.4 BCF Fire Flash system arranged to protect the security equipment cupboard and fired by Zone 1 of the control panel on a fire signal shall be provided and installed.

5. An operational 24 volt DC supply for the system available from a set of lead acid batteries and associated charger arranged to form an automatic supply on mains failure shall also be provided and installed.

6. The whole installation shall form the basis of a complete detection and alarm system should this be required at a later date thus affording the capacity to replace the existing manual system.



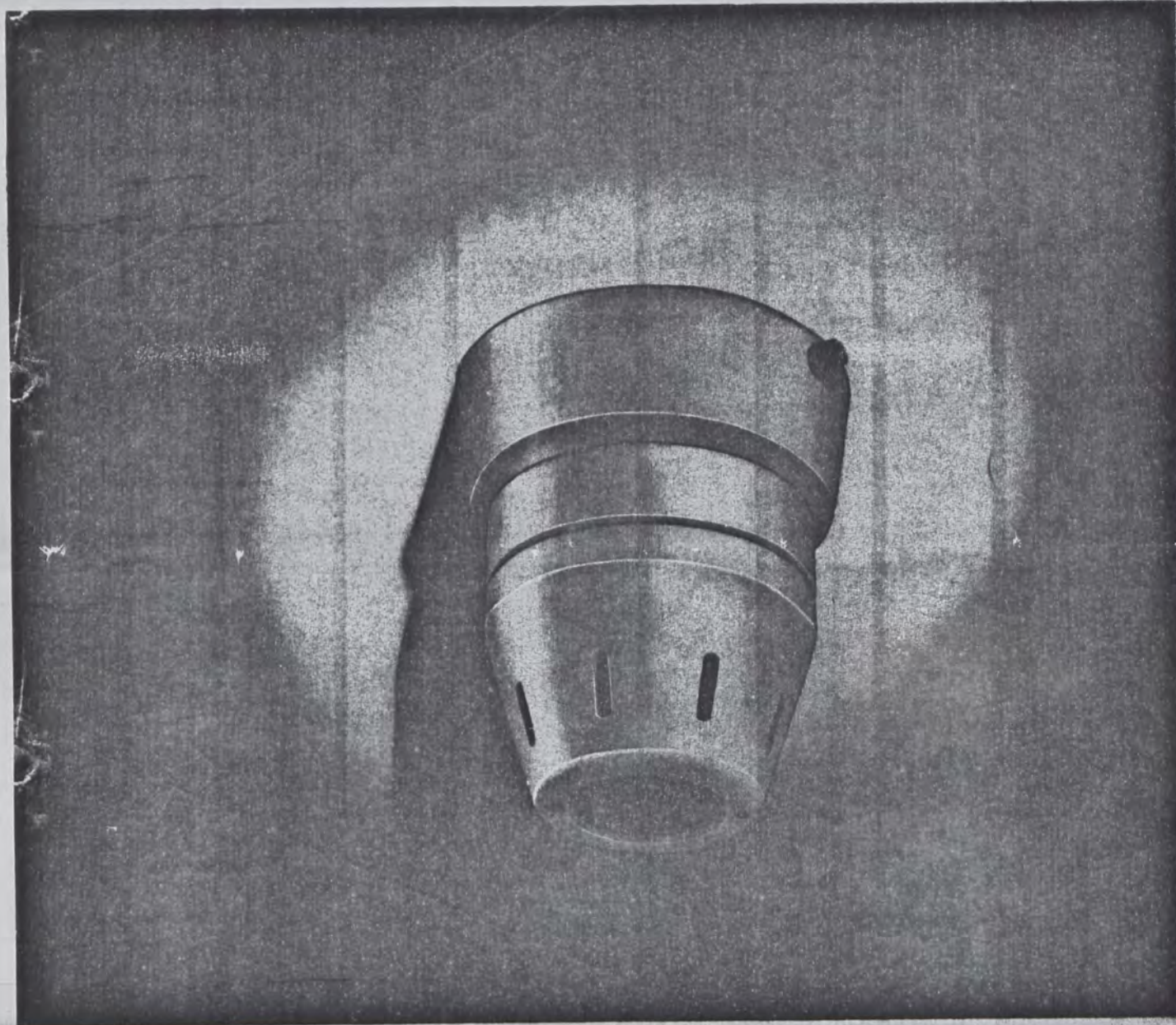
7. Facilities for recessing the M 10 panel and for ventilation holes for batteries in the existing enclosure together with advice and assistance in routing of cables will be provided by others.





Chubb Fire

# IonMaster smoke detector system



The new 'IonMaster' is a stable, highly efficient ionization unit for the detection of the products of combustion. It embodies the following advantages:

---

Dual chamber design gives automatic compensation for varying ambient conditions.

---

Combined maximum sensitivity with maximum stability.

---

Strong aluminium lightweight die-cast case, finished in a white epoxy stoved paint.

---

Plug-in top cap allows for easy removal of detector even on high ceiling.

---

Circuit board designed for maximum electrical insulation and water resistance.

---

Neat, compact appearance.

---

Low voltage (24V DC) operation.

---

The 'IonMaster', which has a general application, utilises a fully monitored three wire system and is compatible with the Pyrene standard range of control equipment.

The 'IonMaster' is responsive to a wide range of combustion products including wood, paper, PVC, polystyrene, cotton waste, rubber, sodium, magnesium, aluminium, phosphorus fires.





Chubb Fire

# Fire-Flash Halon 1301 fire-fighting units

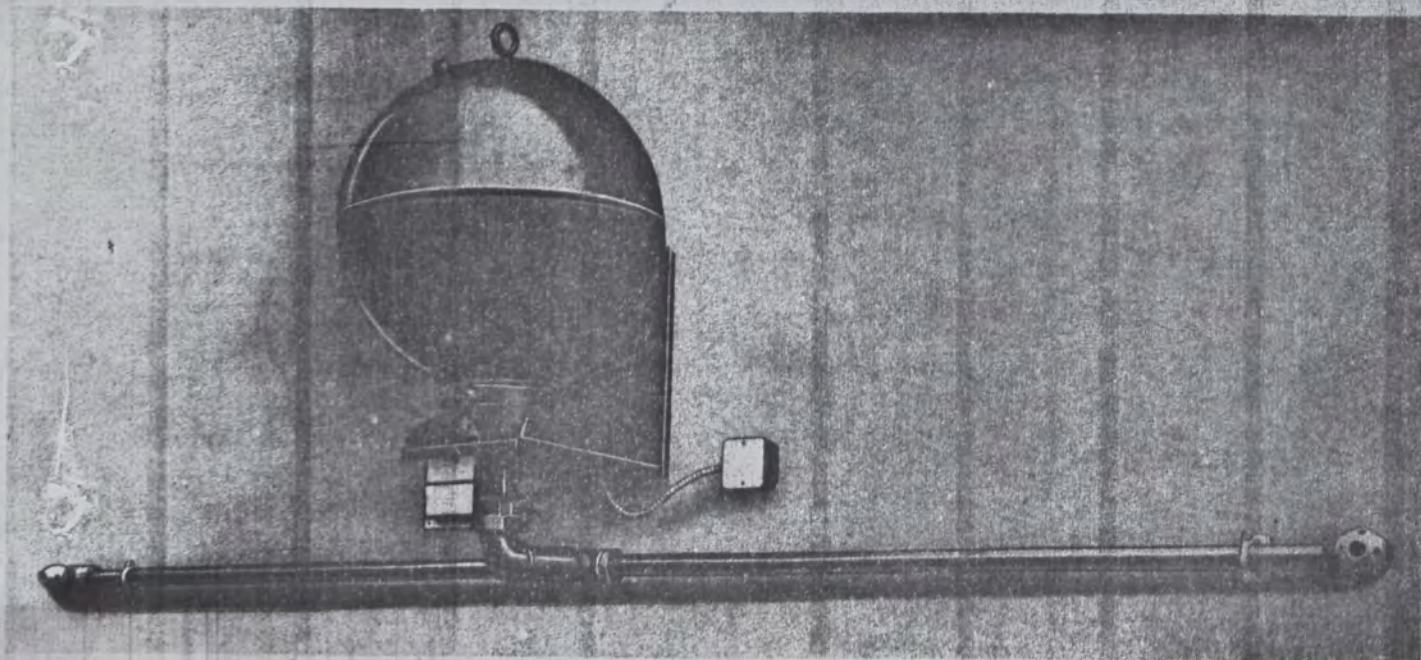
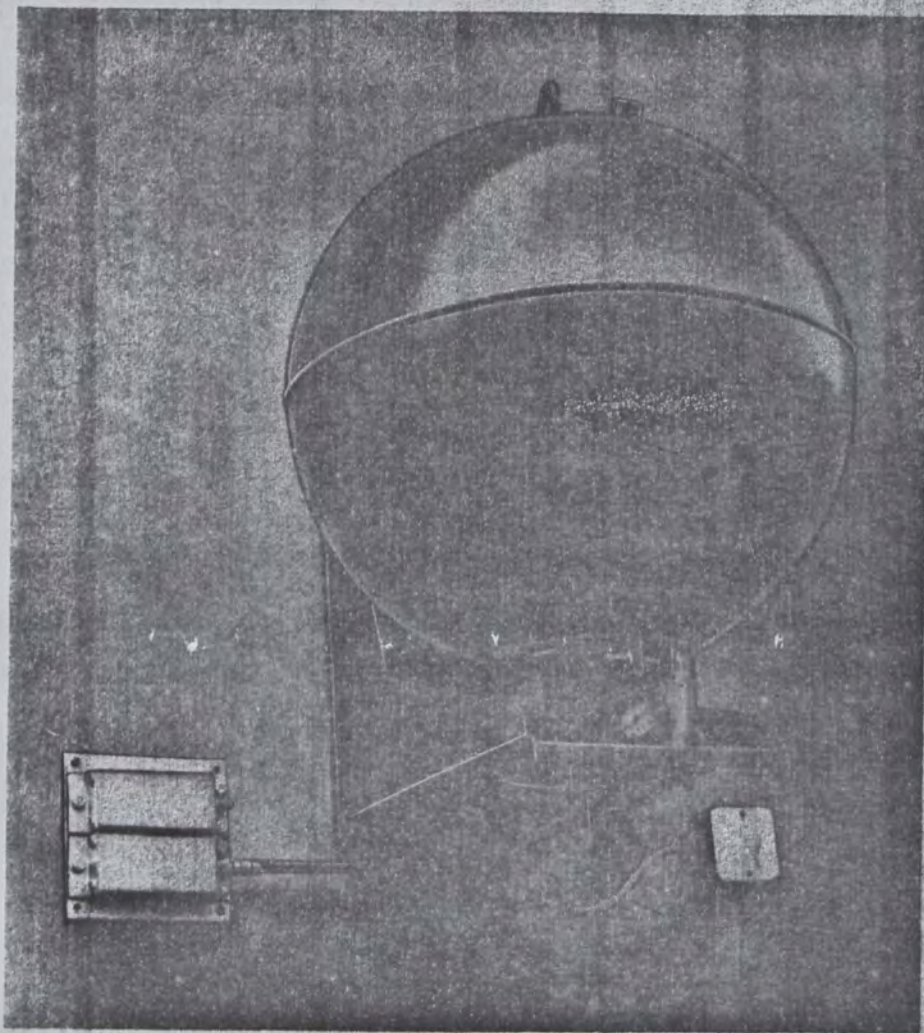
## Self-contained Halon 1301 fire-fighting sphere units

The Chubb Fire-Flash, introduces the latest concept in fire engineering practice. The basis of the halon sphere design, has been to combine a neat, simple and unobtrusive appearance, with an efficient, self contained fire fighting unit. This practical, easy-to-install unit, reduces drastically the erection costs normally associated with conventional cylinder and pipework systems. Maintenance is also reduced to a minimum.

The Fire-Flash or combination of these spheres are supported directly on the walls of the protected room thereby reducing to a minimum, the installation time and materials.

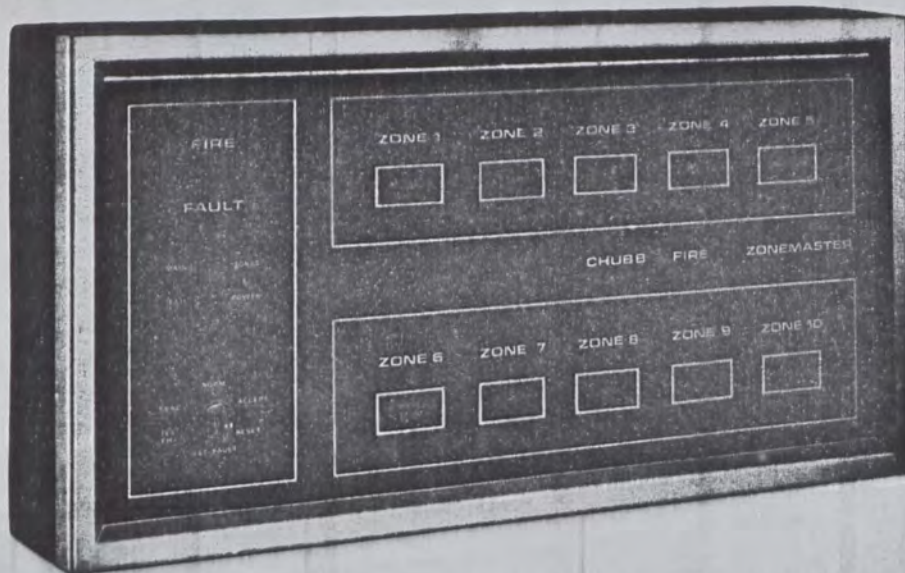
RIGHT: A Fire-Flash Halon sphere installation using single nozzle discharge system.

BELOW: An alternative installation of the Fire-Flash sphere using two discharge nozzles.





## Chubb Fire M10 ZoneMaster



This is Chubb's most up to date control unit which is designed to accept signals from heat, smoke and flame detectors and manual alarm contacts. It can monitor up to 10 detector lines automatically raising audible and visual indication when either fire or fault conditions occur.

The M10 ZoneMaster offers the following:

- 1 Identification of zone at fire or fault.
- 2 Evacuate, Silence Alarms, Reset, Test Fire and Test Fault function by simple 6 position key switch.
- 3 A built-in interrupter allows for two-stage alarm.
- 4 Zoned relays allow for zoned alarm.
- 5 Relay equipment for alarm operation, plant shutdown, discharge of fire fighting systems and/or Fire Brigade signalling.
- 6 Facility for repeat indication.
- 7 Flashing fire and fault indication which goes steady when the alarm is accepted.

8 Zone Power and Mains Fail indication.

9 Complete reliability of L.E.D. indication.

10 The fire signal is latching and overrides all fault indication.

11 The fault signal can be made latching or non-latching.

12 Low current consumption (40mA approx. standing load).

13 Can be recessed into the wall, with cable entry facilities at the top and rear of unit.

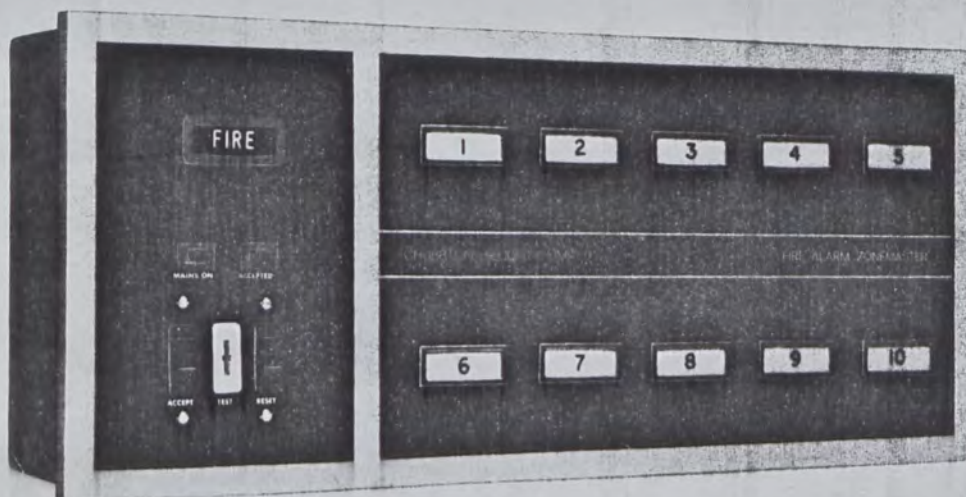
14 The system can be extended in multiples of 4 zones.

It is a slim, modern styled unit with a hinged front cover. The electrical circuitry is mounted on three printed circuit boards which can be removed together with the front cover to facilitate installation.

Dimensions: 556mm x 290mm x 104mm (22in x 11 1/2 in x 4in approx.).

Power Supply: 24 volt, Nominal DC.

## Chubb Fire U10 ZoneMaster



The Zonemaster model U10 is a multizoned version of the U1. It offers the basic control necessary to run up to 10 zones of the Chubb range of heat, smoke and flame detectors and manual alarm contacts.

A fire signal from any of the zones automatically raises an audible and visual alarm and indicates the zone where the fire signal was initiated.

The external alarm can be silenced by a rocker switch sounding an internal buzzer but the system is

returned to full alarm if another fire signal is raised on another zone.

A 'reset' switch, a test key-switch and a 'mains on' neon lamp are also provided.

Each zone and the alarm logic circuit have a clean set of changeover relay contacts for customer's use.

Dimensions: 480mm x 209mm x 105mm (19in x 8 1/4 in x 4in).

Power Supply: 24 volt. Nominal DC.





# CHEQUERS TRUST

With the compliments of the  
Secretary

Orchard End,  
20 School Lane,  
Weston Turville,  
Aylesbury, Bucks.  
HP22 5SE

Tel. Stoke Mandeville 3716  
(STD Code 029 661 3716)



# CHEQUERS TRUST

(CHEQUERS ESTATE ACTS 1917 and 1958)

Group Captain J. M. AYRE, CBE, ~~FRAC~~  
Secretary

Telephone:  
STOKE MANDEVILLE 3716  
(STD Code 029 661 3716)

ORCHARD END,  
20 SCHOOL LANE,  
WESTON TURVILLE,  
AYLESBURY,  
BUCKS. HP22 5SE

16 January 1979

C Potter Esq  
Property Services Agency  
Directorate of Architectural Services  
Room 1748  
Lunar House  
40 Wellesley Road  
Croydon CR9 2EL

Dear Mr Potter

## CHEQUERS FIRE PRECAUTIONS

Thank you for your letter BD 16550 dated 29 December 1978 about fire precautions at Chequers and your offer of further advice should the Trustees decide to extend automatic fire detection equipment to the whole mansion.

There seems to be some misunderstanding about the roof fire escape. This was installed before there were two satisfactory internal fire escape stairways, one at each end of the mansion. The County Fire Officer and Her Majesty's Inspector of Fire Services have approved the internal escape routes and occupants are no longer expected to use the roof escape route. The handrails on the roof are however convenient for access to the roof for various purposes and are not being removed. Fire Orders and drills for occupants of the mansion make it clear that it is essential to use one of the internal stairways if there should be a fire.

The mansion is at present being rewired and I will raise the question of installation of automatic fire detection equipment in the rest of the house when the Trustees have their next meeting at the end of March. I hope that by that time they will be able to see the understairs cupboard installation which is planned to start next week.

Yours sincerely

J. M. AYRE

J M AYRE

c.c. C P Rylands Esq ✓  
10 Downing Street





Department of the Environment

**PSA**

Property Services Agency  
Directorate of Architectural Services

Room 1748  
Lunar House 40 Wellesley Road Croydon CR9 2EL  
Telegrams  
Telephone 01-686 3499 x 3386

Mr C P Rylands  
Security Officer  
10 Downing Street

Our ref  
BD 16550  
Your ref

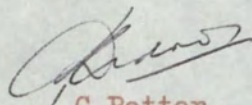
Date  
29 December 1978

Dear Mr Rylands

**CHEQUERS - FIRE PRECAUTIONS**

1. Further to my letter dated 10 11 78 I can now reply to the points raised in your letter to Mr Baker dated 17 May 1978.
2. You will see from the attached papers that financial approval has been given for work to proceed on the installation of a Chubb system of automatic fire detection to cover security equipment 'Office' etc. The provision allows for connection, if needed by the Trust, of further circuits. In regard to the 'Office' I assume you will need more detail of location of equipment that is shown by the Chubb papers; I will pass this on when I have it.
3. I have written to Group Captain Ayre on this matter and have attached copies of the relevant papers. A copy of my letter to Group Captain Ayre is attached, for your information.

Yours sincerely

  
C Potter  
DAS Fire Branch

Enc





Department of the Environment

PSA

Property Services Agency  
Directorate of Architectural Services

Room 1748  
Lunar House 40 Wellesley Road Croydon CR9 2EL  
Telegrams  
Telephone 01-686 3499 x 3386

Group Captain J M Ayre CBE  
Chequers  
Orchard End  
School Lane  
Weston Turville  
Aylesbury Bucks

Our ref  
BD 16550  
Your ref

Date  
29 December 1978

Dear Sir

CHEQUERS - FIRE PRECAUTIONS

1. Mr H T Baker with whom you liaised on this matter has now retired and recent queries have been passed to me for action. In his letter dated 23 February 1978 Mr Baker re-affirmed advice he gave in his report dated 21 1 71 including the question of roof escape routes. Mr Swingler in his minute dated 6 October 1978 asked the question as to whether a system of automatic fire detection throughout the house would obviate the need for the new stairway. After discussing the proposals with Mr Darley our Regional Fire Officer, Reading, I can confirm that the recommendation for a new stairway can be waived subject to the other proposals being carried out and an agreed system of automatic fire detection being installed in the rest of the house. The relevant papers sent to me by Mr Swingler are attached. You will see from the note at the foot of Mr Fontaine's minute that the control equipment for the 'Office' etc, automatic fire detection installation is suitable for the connection of further equipment if the Trust decides to instal it throughout the rest of the house. If the Trust decide to instal this equipment great care in design is needed and I would be pleased to offer further advice.

2. I am copying this correspondence to Mr C P Rylands at 10 Downing Street.

Yours sincerely

C Potter  
Fire Branch





Department of the Environment

**PSA**

Property Services Agency

Room 10/16

St Christopher House Southwark Street

London SE1 0TE

Telegrams

Telephone 01-928 7999 ext 4897

Mr. C. T. Rylands,  
10, Downing Street,  
London  
SW1.

Our ref 3002/98/03

Your ref

Date 13 November 1978

Dear *Mr. Rylands,*

1. Your letter of 17 May 1978 to Mr. Baker was copied to me.
2. Arrangements have now been made to provide fire protection for the understairs area at Chequers which houses the electrical control cupboard. This part of the work will be funded by the PSA.

Yours sincerely

MRS. B. A. OXLADE  
London Region Estates Division A.

*Speak to Ross -*

*Speak to Kelly  
he will tell you  
M  
M. J.*





Department of the Environment

**PSA**

Property Services Agency

Directorate of ~~Building Development~~

Room 1751 Architectural Services

Lunar House 40 Wellesley Road Croydon CR9 2EL

Telegrams

Telephone 01-686 3499 x 3386

Mr C T Rylands  
Security Officer  
10 Downing Street  
London

Our ref  
BD 16550  
Your ref

Date

10 November 1978

Dear Mr Rylands

1. You wrote to Mr H T Baker on 17 May 1978 regarding fire precautions at Chequers. Mr Baker has now retired and I am now responsible for providing advice on this matter. I have not yet had the opportunity to study the problem fully but will do so during the next week or two. There have been further developments since you wrote to Mr Baker and I hope to give you an up to date summary shortly.

Yours sincerely

C Potter



Reference.....HRS 400/261/X/1.....

Miss M E Keefe  
PSA Southern Region  
Reading

CHEQUERS: FIRE PRECAUTIONS

With reference to Brian Swingler's minute of 6 October, copied to you, would you please arrange for the work to the understairs cupboard to be put in hand at a cost of £2,150 against Part II funds.

*R. Y. Brice*

MRS R T BRICE  
DHRS/A  
Room 211  
Apollo House  
Ext 4079



17 October 1978

cc Mr B D Swingler LRED/A  
Mr D Andrews DAS ✓

*M. POTTER*

*Please deal +  
answer letter of 6/10/78*

*[Signature]* 6/11



Mr D Andrews  
DAS

*Mark  
Covered I have file  
near  
L*

DCE/PSA  
10 OCT 1978  
RECEIVED IN  
FIRE SECTION

CHEQUERS FIRE PRECAUTIONS

1. I attach a copy of Mr Fontaine's minute of 12 Sept '78 and subsequent endosements plus a copy of my minute to DHRS/A of even date.
2. The proposals for covering the requirement for the most pressing of the work, ie. the security cupboard under the stairs, seem in order, and I have accordingly requested Mrs Brice and Miss Keefe to follow through the normal financial and contractual actions. If there are any doubts, perhaps you could let the three of us know as soon as possible.
3. I note Miss Keefe's comment that your branch was conferring with the Trust on the automatic detection system which they will be paying for presumably. Perhaps you would be kind enough to let me have a copy of any relevant correspondence in due course. What I am not so happy about is the observation that the need for an improved fire escape will be obviated by the detection system. I would like your confirmation that this would be acceptable to both yourself and the staff at Chequers. I am worried that the secretarial staff might still be expected to gather on the roof of a wing of this rather old building to await rescue by a fire brigade which must be coming from some considerable distance away- or am I reading too much into this? Again, I would be grateful for your advice.

*B. D. Swingler*

B D SWINGLER  
LRED/A  
Room 10/16  
SCH  
Ext: 2466

cc. Mrs R T Brice DHRS/A  
Miss M E Keefe Sthn Region Admin.

6 October 1978



Mrs R T Brice  
DHRS/A.  
Room 211  
Apollo House

CHEQUERS FIRE PRECAUTIONS

1. We have received a cost estimate for some of the fire precaution recommendations from Reading, a copy is attached. I apologise for not getting it to you sooner, but the original arrived during the usual hectic weeks of our annual estimates exercise.
2. We are in full agreement with getting on with the work for the understairs cupboard, and would ask you to authorise Southern Region to incur £2,150 on Part II Office vote funds. I am copying this minute to Miss Keefe and returning the original quote to enable Reading to take urgent contracts action in anticipation of your approval.
3. I enclose a copy of my separate minute to Mr D. Andrews, who has I am informed, assumed responsibility in DAS now that Mr Baker has retired.

*B. D. Swingler*

\* to follow

B D SWINGLER  
LREC/A  
Room 10/16  
SCH  
Ext: 2466

6th October 1978

cc. Mr D Andrews DAS Lunar House ←  
Miss M E Keefe , Southern Region Admin, Reading -  
- please initiate contract action as per para 2.

ENC



*file attached*

Admin C  
Region Office  
Reading

D. O. G.  
ADMINISTRATION

13 SEP 1978

READING

CHEQUERS FIRE PRECAUTIONS  
REF (a) - 6A/10904 DATED 22 JUNE 1978

1 Reference (a) requested estimates for three requirements

- (a) fire protection for the understairs cupboard which contains electrical equipment.
- (b) the need for an automatic fire detection system to cover the whole building.
- (c) the need for a satisfactory roof escape route.

2 During the site visit by Messrs Baker (Senior Fire Surveyor, Lunar House), Darley (Regional Fire Officer) and Fontaine (Abingdon Area Office) on 27 June, it was agreed that Area Office would provide a cost estimate for 1(a) above, with additional fire protection in one office room. Requirement 1(b) would not be dealt with immediately, but equipment selected for requirement 1(a) is to be suitable for future extension to other parts of the building. Mr Baker and Mr Darley would report further on requirements 1(b) and 1(c).

3 Enclosed are cost estimates from Chubb Fire Engineering for requirement 1(a). The estimate L57618(1) for the supply, delivery, installation and commissioning is recommended. In addition to the £1,631 (excluding VAT) cost for this service, a further £500 (approx) is also required for alteration of the ornate door of the under-stairs cupboard, to meet fire precaution requirements. Total estimate £2150.

4 Chubb Fire Engineering have installed fire detection equipment for PSA in another historic building, and it is thought that at present only Chubb equipment is suitable for installation with the least possible disturbance of the ornate interior fittings and decorations in such buildings.

*V.L. Fontaine*  
V L FONTAINE  
for Area Officer  
Abingdon

*Mr. Swingle*  
*Done pass this one over to NW/Admn and L.U. our file regarding items (b) & (c)?*

*Mrs. Oxlade*  
*No. PH251A*  
*will have to*  
*authorize Int*  
*Funds to Acad.*

*22/9*

*papers as promised. May we have authority to proceed with 1 (a) please.*

17 September 1978

*I understand Mr Baker was advising Chequers that that our proposals for 1(a) would be suitable for carrying equipment the Unit would install throughout the rest of the building.*

*A roof escape route would not be necessary if automatic detector system is installed.*

*Mr. Keefe*  
*Admin C Reading*  
*21.9.78.*





# Chubb Fire Engineering

A Division of Chubb Fire Security Limited

Manor Lane Feltham Middlesex TW13 4JH  
Telephone: 01-890 2651 Ansafone: 01-890 2651



Chubb Fire

Our Ref. DAB/WK/L. 57618

For the attention of Mr. R. Swift

Department of the Environment,  
P. S. A.  
R. A. F.  
High Wycombe,  
Bucks.

DOE PSA

31 AUG 1978

RECEIVED AT  
HIGH WYCOMBE D.W.O.

25th August, 1978

Dear Sirs,

Automatic Detection, Alarm and B.C.F.  
Extinguishant Systems, Butlers Cross, Bucks.

Following the recent discussions our Area Sales Manager, Mr. W. White, had with your goodselves with regard to the above, we have pleasure in enclosing our quotation for your approval.

Our proposals provide for Ionmaster combustion gas detectors, F.O.C. approved and arranged in two zones to design parameters in accordance with F.O.C. rules and regulations. In this connection we would confirm Mr. White's discussion pointing out that the Chubb Beam Master Fire/Smoke detection system is not suitable for the small areas involved in the risks we are now quoting for but would be ideal for some of the larger and more ornate locations.

The two detector circuits would terminate at an M.10 Zonemaster control indicator panel located in the lobby near the stairs. This unit, with provision for six zones at this stage, is capable of taking up to ten detector zones accepting signals from the full range of Chubb detectors including the Beam Masters. Each zone on the right hand side of the panel would be represented by the use of twin light emitting diodes which illuminate in the event of a fire or fault condition on any one of the zones.

The left hand side of the panel would comprise the logic unit. This would contain twin confirmation fire and fault light emitting diodes plus indication of mains failure and power on to detector head circuit.

A rotary key test switch would also be incorporated to provide the following:

1. Accept alarm - silence alarms and divert to integral buzzer.
2. Reset - reset system to normal following fire or fault indication.
3. Test fault - confirmation fault light emitting diodes flash on and off and all zones light emitting diodes illuminate. Integral buzzer, fault buzzer sounds.
4. Test fire - confirmation fire light emitting diodes flash on and off, all zone light emitting diodes illuminate and audible alarms sound.

Cont'd. ....



All detector head circuits will be constantly and automatically monitored for fault.

We have allowed for a relay to initiate the existing 240 volt A.C. alarm sounders as also a yodalarm sounder to differentiate between the manual and detection aspects until a full system is installed.

A relay has also been included to shut down power to the existing security system console and initiate dampers to under stairs cupboard - these to be supplied, fitted and wired by your goodselves.

A Chubb 1.4 B.C.F. Fire Flash system, described in the attached literature, has been incorporated for protection of the security equipment cupboard and fired by Zone 1 of the control panel on a fire signal.

An operational 24 volt D.C. supply for the system would be available from a set of lead acid batteries and associated charger, the latter operating the system under normal conditions and the former taking over on mains failure.

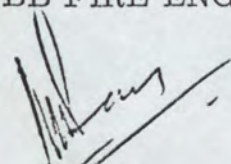
We would point out that the control panel etc., will form the basis of a complete detection and alarm system at a later date, including replacement of the existing manual system. We would, in this connection, be most pleased to survey for your future requirements at your convenience.

With regard to the installation of the system, we would confirm that you are to provide facilities for semi-recessing the M.10 panel and ventilation holes for batteries in the existing enclosure and also advising/assisting in routing of cable runs.

We would also advise that if soldering operations are carried out within the extinguishant protected area the detector should be removed from its base as no lock-off facility is provided.

We trust that you will find our proposals both comprehensive and acceptable and look forward to your future instructions in due course. However, please contact us if you have any queries.

Yours faithfully,  
CHUBB FIRE ENGINEERING

  
D. A. BAY  
Senior Proposals Engineer

ENCLS.

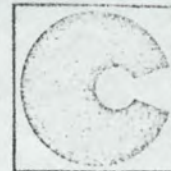




# Chubb Fire Engineering

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Chubb Fire

Our Ref. DAB/WK/L. 57618

Department of the Environment,  
P. S. A.  
R. A. F.  
High Wycombe,  
Bucks.

25th August, 1978

## QUOTATION NO. L. 57618

1. TO SUPPLY, DELIVER, INSTALL AND COMMISSION ONE CHUBB AUTOMATIC DETECTION AND B.C.F. EXTINGUISHANT SYSTEM for the protection of Butlers Cross, Bucks, to comprise:-

- 1 - M. 10/6 Way Control Unit 39/94011 having fire and fault indication plus diversion/test facilities, housed in a sheet steel cabinet finished in grey enamel.
- 2 - Line Supervisory Units 39/94062
- 1 - Trickle Charge Unit 39/94030 having maximum charge rate of 5 amps.
- 1 - Standby Battery Unit comprising a set of lead acid 14 amp hour batteries, housed within a sheet steel metal cabinet finished in grey enamel.
- 2 - Ionmaster Detectors for connection to standard round conduit box 39/94060 c/w base 39/94061.
- 1 - 1.4 Kg B.C.F. Fire Flash System comprising 1.4 Kg B.C.F. unit, electrical actuator, 6 metres copper tubing and two nozzles and control unit.
- 1 - YO5 Yodalarm Unit suitable for 24 volt D.C. supply 39/93947.
- 2 - Relays 39/93919 24 volt D.C. coil for (a) initiating existing 240 volt A.C. alarm sounders and (b) shut down power to security system console.
- 1 - Fire Alarm Switch Fuse 39/93839 suitably labelled and padlocked.

Alarm installation undertaken in accordance with I. E. E. Regulations and generally to the British Code of Practice for Fire Alarms.

PRICE: ..... £1,631.00 (excluding V.A.T.)

Cont'd. ....

Registered and Head Office: Pyrene House Sunbury-on-Thames Middlesex England Telephone: Sunbury 85588 Registered in England 134210

For conditions of sale see overleaf.



2. To Supply, deliver and commission only the above system.

PRICE: ..... £1,005.00 (excluding V.A.T.)

DELIVERY:  
Item 1 Installation to commence 4/6 weeks from our acknowledgment of your order, subject to availability of materials. This estimate provides for the work being carried out continuously during our normal working hours. Should it prove necessary to execute any part of the contract outside normal hours, the contract price will be increased accordingly.

DELIVERY:  
Item 2 Subject to availability, all materials packed and ready for despatch from our warehouse within 4/6 weeks from the date of our acceptance of your order.

TERMS OF PAYMENT:  
Item 1 Nett cash. Settlement 14 days from date of progress invoice for materials despatched from time to time as available or to suit installation programme and for installation work carried out to date. Final settlement one month after completion of installation of all materials included in the quotation.

TERMS OF PAYMENT:  
Item 2 Nett cash. Settlement 14 days from date of invoice for materials despatched from time to time as available or to suit call-off programme. Final settlement one month after delivery of all materials included in the quotation.

PRICES: Every endeavour will be made to invoice goods at the prices quoted and/or acknowledged. However, since the majority of our suppliers will only accept orders from us based upon prices ruling at the time of despatch, the company reserves the right to invoice on the same basis.

INSTALLATION BY OTHERS:  
Item 2 In supplying equipment for installation by others, we assume that the installation will be undertaken in accordance with the British Standard Code of Practice for Fire Alarms and other relevant regulations such as those issued by the Institution of Electrical Engineers. We reserve the right to refuse to commission systems which have not been installed to these standards.

AUDIBILITY: We believe that the arrangement of the yodalarm will provide adequate audibility throughout the premises. However, since an audibility test cannot be performed until the alarm system is installed, we are unable to guarantee this.

AFTER SALES SERVICE: We have a large team of trained engineers who undertake regular servicing of all our systems. A Maintenance Agreement will be submitted for approval upon completion of your installation.



## CHUBB FIRE ENGINEERING SITING SCHEDULE FOR FIRE DETECTION AND ALARM SYSTEM

Department of the Environment.

CLIENT: .....

SITE ADDRESS: ..... QUOTE NO. **L. 57618** ..... ENQ. NO. ....

AREA	ZONE NO.	HEAT DETECTOR		SMOKE DETECTOR			M.A.C	BELLS	SIRENS	OTHER SOUNDERS YO5	DOOR REL. UNITS	1.4 BCF <del>EMERGENCY LIGHTS</del> F/FLASH	CONTROL PANEL	BATT & CHARGER	Relay
		R.O.R.	FIXED	ID1	ID2	OTHERS									
Security Equipment Cupboard under stairs.	1			1								1			1
Lobby near stairs.									1				M. 6/10	1	2
Office	2			1											
In corridor, top of stairs	Connect to existing break glass unit.														
TOTALS:															





10 DOWNING STREET

17 May 1978

Your letter of 23 February 1978 addressed to Group Captain Ayre of the Chequers Trust has been referred to me as the Security Officer with responsibility for Chequers.

I was pleased to see you had stressed the necessity for a smoke detector in the central cabinet on the ground floor and I think the sooner a suitable one is installed the better. There is probably more than one make on the market and we will be pleased to be guided by you and Roger Lilley of ME6, who was responsible for installing the control panel, as to which would be the most suitable.

You have taken up the question of PSA involvement with DHRS and I wonder if this has been resolved. The simple fact anyway is that PSA, at our request, installed the equipment, and any fire protection required because of this is a Government responsibility and not the Trust's. The question of the "office" requiring similar protection is mentioned in your letter and I agree entirely. Unfortunately the installation is not quite straightforward and my communication addicts would need to know details of the type and its exact location within the office area. Again the question of PSA involvement is similar to the control cabinet. We had the equipment installed on behalf of the Government and as such we must accept responsibility to protect the building.

The question of covering the whole house with automatic detection equipment, desirable as it may be, is a matter of course for the Trust and not for me!

I should be pleased to hear from you on the two points of the control panel and the office. I am copying this letter to Group Captain Ayre and Roger Lilley.

(C.T. RYLANDS)

H.T. Baker, Esq.,  
Directorate of Architectural Services.





10 DOWNING STREET

8 May 1978

Mr R Lilley

I expect you will have received Don Ayre's letter of 4 May on the question of fire extinguishers in the small room where the box of tricks is located.

I suppose we will have to do something about it in view of the fire officer's report. If we do not and the place goes up in smoke it will cost you and I a pretty penny to pay it all back, When you get a spare moment or so, give me a ring please - or better still, call in.

*C T Rylands*

C T RYLANDS

8 May 1978



# CHEQUERS TRUST

(CHEQUERS ESTATE ACTS 1917 and 1958)

Group Captain J. M. AYRE, CBE, RAF (Ret'd)

Secretary

Telephone:

STOKE MANDEVILLE 3716

(STD Code 029 661 3716)

ORCHARD END,  
20 SCHOOL LANE,  
WESTON TURVILLE,  
AYLESBURY,  
BUCKS. HP22 5SE

4 May 1978

Charles Rylands Esq  
10 Downing Street  
Whitehall  
London SW1

*Dear Charles*

CHEQUERS - FIRE PRECAUTIONS

When the Buckinghamshire Fire Prevention Officer made his last survey of Chequers on 12 October 1977 he raised, among other things, the potential fire risk from the electrical equipment installed in the backstairs cupboard on the ground floor.

The County Fire Officer recommended that the cupboard should be protected by a self contained heat operated Halogen sphere and replacement of the existing ventilators in the door by intumescent types.

Following the County Fire Service survey Mr H T Baker, the Senior Fire Surveyor of PSA, Directorate of Architectural Services, visited Chequers to deal with DOE aspects and you will see from the attached copy of his letter of 23 February 1978 that he agrees that fire protection of the cupboard is necessary but he would prefer a smoke operated extinguisher rather than a heat operated one. This would be quite acceptable to the County Fire Officer.

I have not raised this matter with you before because I have been waiting for the reaction of the Directorate of Home and Regional Services. However, I do not feel that I can let things rest any longer in case there should be a fire and failure to take action on the County Fire Officer's recommendations jeopardises our insurance cover.

Leslie Wright in the Cabinet Office is dealing with the fire extinguisher requirement for the office referred to in the first paragraph of Baker's letter and I should be grateful if you would do what you can to get the Department of the Environment (ME6) to provide the necessary fire protection for the cupboard. As you know the doors of the cupboard are badly warped with the warmth from the equipment and need some attention in any case.

I am sending a copy of this letter and enclosure direct to Roger Lilley at the Department of the Environment. I have some details of the latest Firesnow Limited extinguishers and Smokestrip/Intumescent Firestrip which I can pass on to him if required.

*Yours sincerely*  
*Jan Ayre*  
J M AYRE

c.c. Office of the Lord Privy Seal

Department of the Environment (ME6), St Christopher's House, SE1





Department of the Environment

**PSA**

Property Services Agency  
Directorate of Architectural Services

Room 1741  
Lunar House 40 Wellesley Road Croydon CR9 2EL  
Telegrams  
Telephone 01-686 3499 3619

Group Captain J M Ayre CBE  
Chequers  
near AYLESBURY  
Buckinghamshire

Our ref

Your ref

Date 23<sup>rd</sup> February 1978

Dear Group Captain Ayre

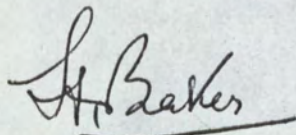
1. Further to my visit to Chequers and with reference to the fire extinguisher delivered with the Rank Xerox equipment now installed in the "office", I agree with the comments made by the Bucks Fire Brigade as to the unsuitability of that particular type of fire extinguisher. As the Xerox machine and the fire extinguisher were provided by the Cabinet Office Whitehall presumably you will arrange for them to replace the unsuitable extinguisher. The replacement could either be a "B.C.F." type as the Fire Brigade recommend or of the "CO 2" type similar to those you already have in service in your building. It is best not to have too many different types of extinguisher around the building.
2. The question of fire protection being necessary for the space under your secondary staircase, in which an electrical "control" cabinet has been installed, has been taken up with our Directorate of Home and Regional Services who are going to look into the question of PSA involvement in the case. Should there be a mal-function of this electrical equipment leading to overheating etc it is likely that smoke would be produced and any fire protection system installed should preferably be operated by smoke detectors rather than heat detectors.
3. The suggestion that automatic fire detection and suppression systems should be provided in the understairs space raises the question as to whether some form of automatic fire detection system is also necessary for the "office" in which there are already several items of electrical and electronic equipment which are "live" throughout the 24 hours. The existing oak panelling of this room and the fact that it opens on to a circulation space provides an even greater element of fire danger. This in turn raises another question as to whether or not the cost of providing automatic detection equipment for the 2 areas mentioned above would not in fact warrant the extra expenditure to extend such a detection system to cover the whole of the house as recommended in my report of 12 January 1971. A major part of the cost of an automatic fire detection installation comes from the control equipment which is necessary for even the smallest installation. The extension of the alarm devices and wiring to cover the rest of the house could possibly be done at little extra cost when one considers the value of the protection afforded. I would like to discuss this matter further with you when I have heard from our Directorate of Home and Regional Services.
4. You asked my views on the use of the roof escape routes during my recent visit. In my view these do not provide a safe or reliable means of escape for the



occupants of the top floor. My second visit to Chequers has done nothing to make me want to alter any of the advice I gave in my reports of 12 January 1971.

5. I will get in touch with you again in the near future.

Yours sincerely

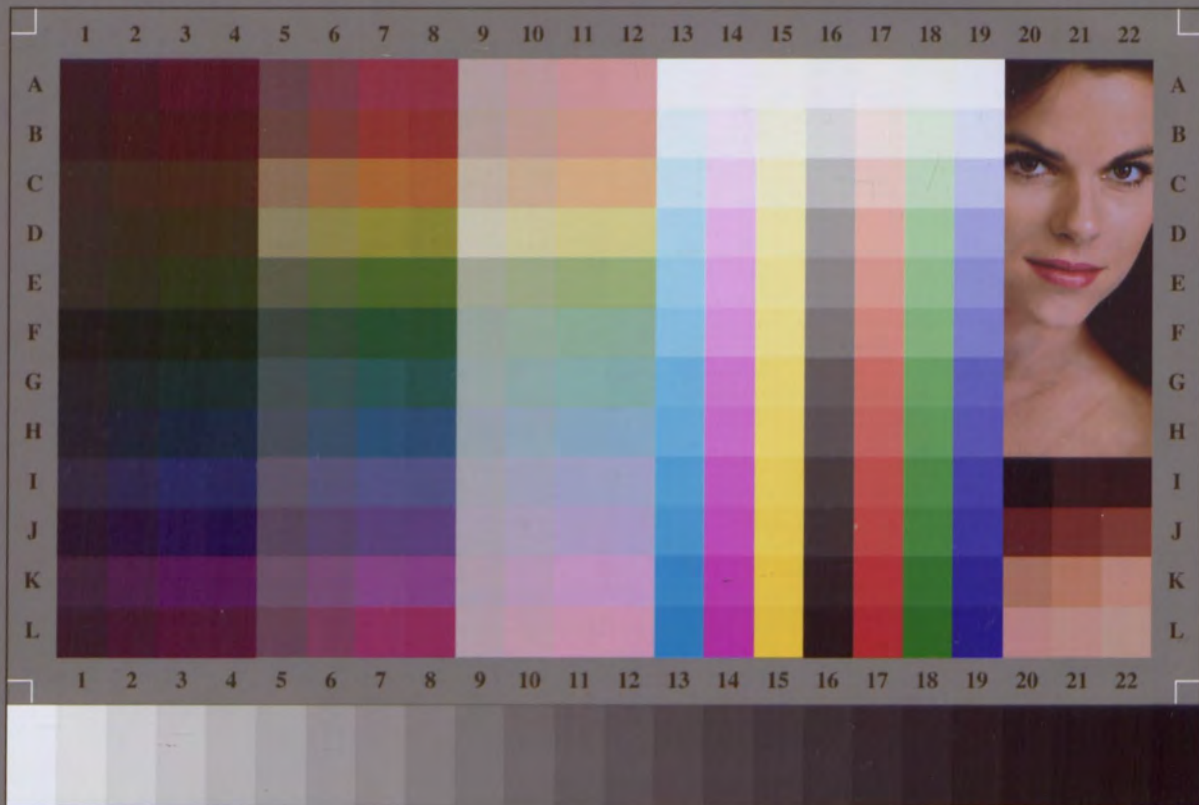
A handwritten signature in cursive script, appearing to read 'H T Baker', with a horizontal line underneath the name.

H T BAKER  
Senior Fire Surveyor



KODAK Q-60 Color Input Target

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