

Economic Regeneration, Housing and the Arts Policy and Accountability Committee

FIRE SAFETY IN THE COUNCIL'S HOUSING PORTFOLIO

Regeneration, Planning & Housing Services

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- Section 1 – Strategy, Fire Safety Plus and risk assessments/checks
- Section 2 – Working with LFB, management actions and compliance system
- Section 3 – Support for Grenfell residents, communicating with our residents and continuous improvement

Section 1

Fire Safety Strategy 2017

Purpose is to:

- Protect our residents and their homes from fire.
- State clearly how we manage fire safety.
- Provide clearly defined roles and responsibilities.
- Establish and maintain a process of robust control to ensure full compliance with fire safety regulations always.
- Establish a person-centred fire risk assessment (FRA) regime for specialist housing.

The strategy updates our approach, reflects best practice and feedback received. It draws significantly on the fire safety in purpose built flats, in particular process maps and decision ‘trees’:

Section 1

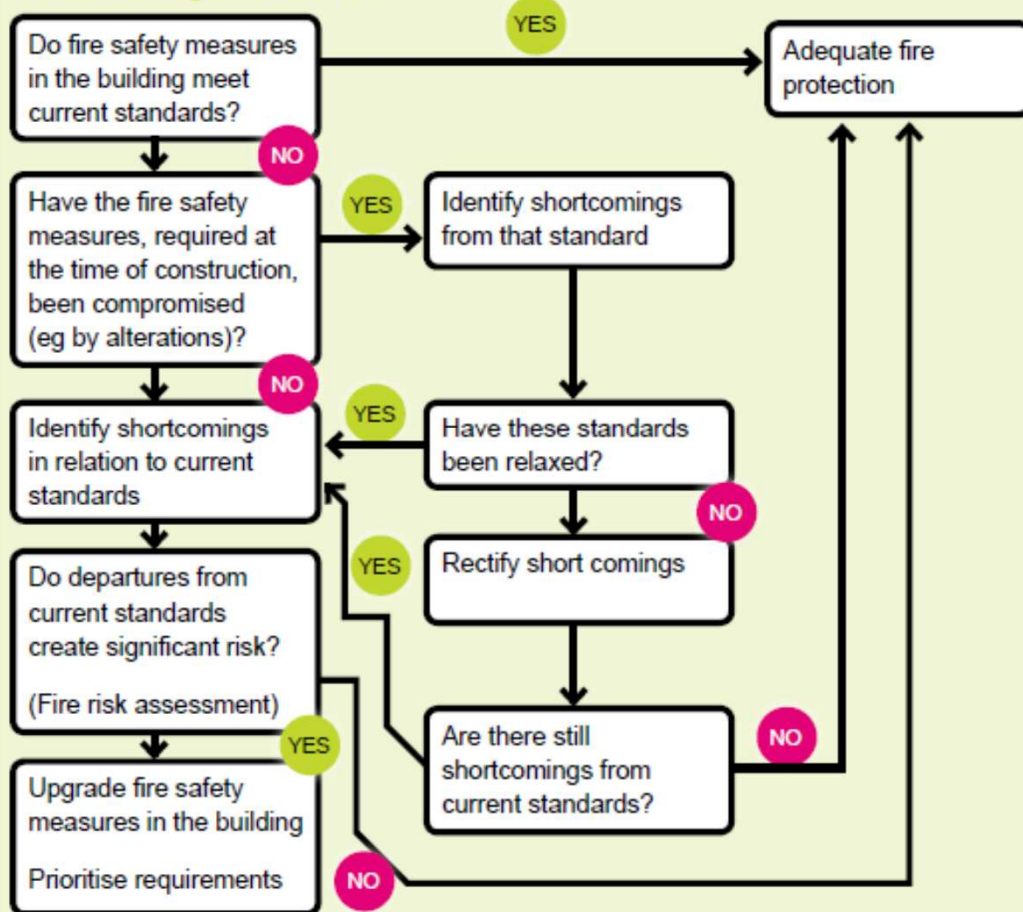


Fire safety in purpose-built blocks of flats



Environment, housing, planning and waste

Decision Tree for assessing the adequacy of fire safety measures in an existing block of flats



Section 1



New concept of person centered risk assessment

Process maps and standard templates introduced to ensure consistency of application

Section 1



**WE'RE
WORKING
TO KEEP
YOU SAFE**

Fire Safety Plus:

- Putting back concierge
- Sprinklers in tower blocks
- Better fire risk assessments for quality assurance
- Free home fire safety checks
- Free plug adaptors

Section 1

Fire safety checks include:

- New fire doors (main entrance) to 6+ storey (if existing doesn't meet current standards)
- Free replacement appliances (if existing appliance fails 'PAT')
- Free heat detectors

Section 1



Fire Risk Assessments (FRA):

The purpose of a fire risk assessment is to evaluate the risk to people from fire, taking into account existing fire safety measures, and to determine whether additional measures are necessary.

The industry standard is known as PAS:79 – this is the standard we use.

Section 1

Fire Risk Assessments (FRA):

The production of a risk assessment includes:

- the pre inspection gathering of data (e.g. relevant test certificates)
- the onsite assessment of risk
- production of the risk assessment form
- production of a time-bound action plan
- the management review process (including escalation),
- reviewing and managing progression of the action plan
- updating the forward inspection plan

Our approach:

- 6 Storey+ and specialised schemes – external consultants for quality assurance
- 5 storey and below – in-house assessors
- All subject to robust quality control regime

Hammersmith & Fulham Council

Section 1

Fire Risk Assessment profile

| Residential type | Frequency of inspection |
|--|---|
| 6 storeys and above | Annual |
| Low to Medium Rise 2 to 5 storeys | 3 Yearly |
| Sheltered Housing (Specialised Housing) | Annual / 6 monthly in highly complex schemes |
| Hostels (Specialised Housing) | Annual / 6 monthly in highly complex schemes |
| Halls/Community Centres | Annual |
| Converted street properties to flats | 3 Yearly |

Section 2

- Working with the London Fire Brigade
- Management actions
- Compliance management systems

Section 2

Working with the London Fire Brigade

- Regular liaison meeting (monthly) to discuss issues arising, common understanding and future plans
- Frequent meetings on site with fire safety teams
- Used feedback received to help inform our plans in particular Fire Safety Strategy 2017
- Involve experts directly with LFB so that solutions are fully informed
- LFB is one of the main stakeholders in delivering fire safety and having and maintaining effective relations is fundamental to this
- Developing First Response Service with LFB colleagues

Section 2

Management Actions

- BRE cladding review post Grenfell
- Fire safety works at Edward Woods estate
- Panel removal at Charecroft
- Fire wardens
- Borough wide panel inspection
- Commissioning of a number of highly specialised consultants to deliver the best / most robust solutions long term

Section 2



Compliance Management systems

- Commissioning of a new database 'Geometra' to manage a significant number of actions split into management actions and property actions. Robust process control and 'workflow' managed
- System installed on time and within budget

Section 3



- Support to the residents of Grenfell
- How we communicate with our residents
- Approach to continuous improvement

Section 3



Support to the residents of Grenfell

- Officers helped to organise donations at town hall and local community centres
- Welfare visits to families placed in Hammersmith & Fulham hotels including practical and emotional support
- 54 families at present
- Meal vouchers available

Section 3

How we communicate with our residents

- Public meetings and advice and listening sessions with Edward Woods and Charecroft residents
- Meeting with TRA reps
- Developed fire safety page for website
- Fire safety booklets
- Training for concierge, caretakers, housing officers

Section 3

Approach to continuous improvement

- Fire Safety Plus requires the Council to deliver better FRAs
- We have matched complexity of blocks to skill sets
- Robust quality control
- Peer review
- Beginning to establish SP205 externally validated QA process for FRA