

Workshop 2B

Fire Safety Following Grenfell Tower: practical solutions for compliance, policy and legal risks

Speakers:

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Limited

Fire safety following the Grenfell tragedy continues to evolve

Addressing fire safety issues requires multifaceted solutions, covering:

- Legal rights and remedies for investigation and remediation of fire safety defects;
- Practical solutions to remedy defects;
- Resident engagement;
- Considering Social Housing Provider's internal policies;
- Anticipating the implementation of the *Building a Safer Future* consultation; and
- Anticipating the Fire Safety Bill announced in December 2019.

Scenario Part 1:

Your current planned maintenance contractor has installed 4,000 GRP composite flat entrance doorsets. Following the fire door investigation by MHCLG, it is now known that there is an industry wide performance issue with composite fire doorsets, and you are concerned that the doorsets installed do not meet the FD30s standard. The contract term has a further three years to run.

What steps should you take?

Scenario Part 1 – talking points

Key issues for consideration:

- Contractual responsibility for selection of goods and materials;
- Strategy for recovery of losses/ implementing a remedial scheme;
- Door testing - proving the doors are defective;
- Why effective doorsets matter from a fire safety perspective;
- Resident engagement; and
- Do the replacement doors meet the FD30s standard?

Scenario Part 2

While removing sample doorsets from void properties to undertake fire tests, you identify that the doorsets have not been properly installed. The defects include gaps between the frame and structural opening, the use of an unidentified expanding foam filler, and incorrect fixings.

What further concerns does this raise, and what should you do?

Scenario Part 2 – taking points

Key issues for consideration:

- Contractual responsibility for quality of workmanship;
- Investigation to identify how wide spread installation defects are;
- Ensuring that replacement doorsets are installed properly; and
- Resident engagement.

ANY QUESTIONS?

Thank you.

See you at the
next conference!



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