

Plenary 6:

Where does the fire safety "buck" stop in your organisation?

Speaker: Jan Taranczuk, CIH
Chaired by: Paul Wenham
Room: Ballroom



National Housing Maintenance Forum



WWW.NHMF.CO.UK



Where does the fire safety "buck" stop in your organisation?

Jan Taranczuk CIHCM
Vice Chair
CIH London Regional Board

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About the CIH



- The professional membership body for those involved in housing and communities
- Over 22,000 members
- An international organisation
- In the UK it has a regional structure, each of the 12 regions is run by a Board of volunteers who all work in housing

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My plan



- Some background
- Some specifics since Lakanal
- Some strategy
- Some questions
- Some suggestions

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Key dates



- 1968
- 1987
- 2009
- 2010

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Lakanal House and Shirley Towers: The rule 43 letters



- Guidance to residents
- Signage and premises boxes
- FRA policies and procedures
- Staff training for maintenance work

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Lakanal House and Shirley Towers: The rule 43 letters 2



- Clear guidelines on “common parts” and inspection of individual properties
- Sprinklers
- Make Building Regulations easier to use

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Lakanal House and Shirley Towers: The rule 43 letters 3



- Improve information to residents
- Guidance about assessor training
- Scope of FRAs
- Provide fire resistant support to cable installations

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Derbyshire coroner Rule 43 comments



The scale of clutter in the house of Linda Parkes was so great that firefighters took 3 days to recover her body. *'The fire could have easily led to the death of neighbours and/or brigade officers and all due to the amount of combustible material "hoarded",'* Dr Hunter said in his report.

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Responsibility and awareness



- Board
- Chief Executive
- Director/Assistant Director
- Head of Contracts
- Project manager
- Contractor(s)
- Individual operative(s)
- Residents

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How is fire safety embedded and managed?



- Fire safety policy
- Compliance
- Assessment regime
- Management system
- Reporting process

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Compartmentation



Are you confident that compartmentation has been maintained and fire stopping completed by all of the contractors working in your stock?

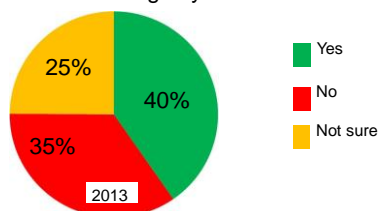
- A Yes
- B No
- C Unsure

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Compartmentation



Are you confident that compartmentation has been maintained and fire stopping completed by all of the contractors working in your stock?



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Suitable and sufficient?



Are you confident that your organisation has undertaken suitable and sufficient fire risk assessment on all of your stock?

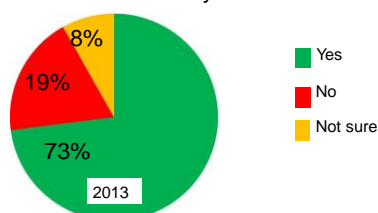
- A Yes
- B No
- C Unsure

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Suitable and sufficient?



Are you confident that your organisation has undertaken suitable and sufficient fire risk assessment on all of your stock?



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Up to date?



Are you confident that all of your fire risk assessments are up to date?

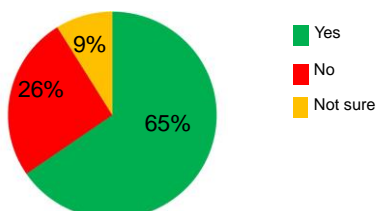
- A Yes
- B No
- C Unsure

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Up to date?



Are you confident that all of your fire risk assessments are up to date?



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Recording decisions and actions

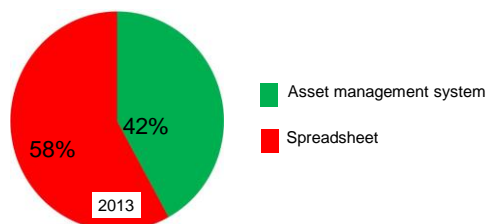


Do you record decisions and actions arising from FRAs on:

- A Asset management system
- B Spreadsheet

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Recording decisions and actions



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Fire risk management



Do you have a fire risk management system in place?

A Yes

B No

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What next?



- Primary Authority scheme
- Third party accreditation
- Fire risk management system
- Spreadsheets v paperless assessments
- Communication, communication, communication (Christmas wreaths!)
- Residents

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Thank you!



London.Vicechair@cih.org

07970 77 99 73

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