

Workshop 4B:

Fire safety: Are we asking the right questions?

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Chaired by: Karl Linder (Hanover HA)

Room: **York Room**



Fire safety; are we asking the right questions?

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Everyone is in “post Grenfell” mode, but what about?

- Lakanal House
- Shirley Towers
- The Derby hoarder



Have you taken any notice of the Coroner's recommendations

- How has Board/SMT been kept informed?
- How do we keep uptodate with new ones?



Have you been asked about the fires over Christmas?

- The fires over Christmas have generated more questions!



Any significant dates?

- 1943
- 1968
- 1987
- 1999
- 2009
- 2016
- 2017



How many fire risk assessments do you have?

- How good are they?
- What do you need to know?
- Should you publish them?
- What do you do with the recommendations?



How important is 3rd party accreditation?

- Important assurance
- For both the organisation and it's residents



Safety: is it only fire?

- Gas explosion
- Carbon monoxide
- Legionnaires' disease
- Asbestos
- Lift/hoist accident
- Child safety/window locks
- Playground accidents
- Falling trees



Safety: is it only fire (2)?

- Elderly person found dead
- Suicide from roof of tower block



Cladding – who knows what?

- Clarity needed
- Considered response



More questions!

- How can you recognise a fire expert?!
- Can children hear the smoke alarm?
- Which are your high risk properties?

Sheltered?

Converted houses?

Towers?

Care homes?



Even more questions!

- Are there insurance implications?
- What about Regulation 38?
- Who is your organisation's "Responsible Person"?
- Do you have a mobility scooter policy?



What next?!

- How to ensure repair work maintains compartmentation?
- Identify a Premises Champion for high risk blocks? (Tenant and/or staff member)
- Sprinklers/misting ?



The Hackett interim report sets out 6 broad areas for change

- ensuring that regulation and guidance is risk-based, proportionate and unambiguous
- clarifying roles and responsibilities for ensuring that buildings are safe
- improving levels of competence within the industry
- improving the process, compliance and enforcement of regulations
- creating a clear, quick and effective route for residents' voices to be heard and listened to
- improving testing, marketing and quality assurance of products used in construction



What is on your reading list?

- LFB Refurbishment audit tool
- NFCC Guidance for Specialised Housing
- Select Committee report of 2000
- Lakanal Coroner's letters
- BRE Balconies report
- Inside Housing



Thank you!

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