

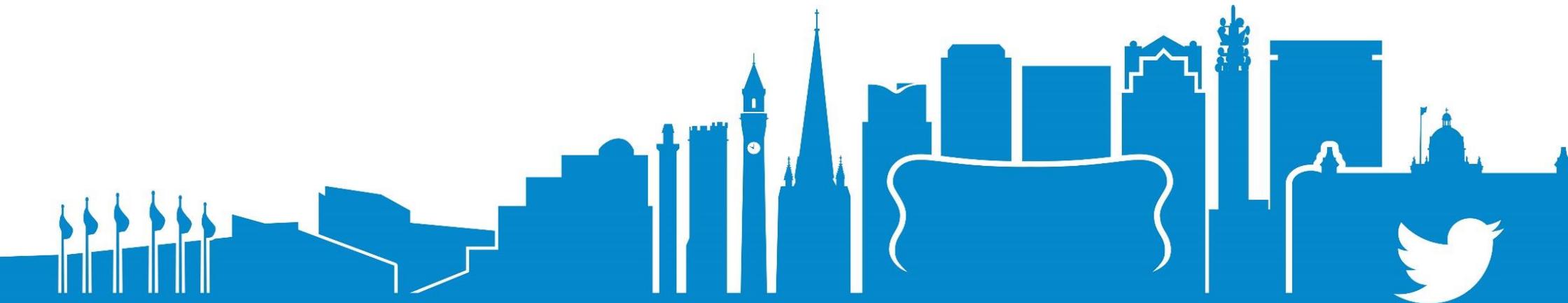
Workshop 4a:

Fire safe buildings: are we there yet?

Speakers: John Herbison (Savills)

Chaired by: Jon Cross

Room: York Room



Setting the standard for maintaining assets
nhmf.co.uk/conference

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Fire Safe Buildings - Are we there yet?

John Herbison



Programme

➔ Recent Changes to Fire Safety Guidance

➔ Competency Criteria

➔ Fire Safety Management – a Case Study

➔ A Legal Update

➔ The Current Position within Social Housing

Recent Changes to Fire Safety Guidance

First, important to understand Legislation vs Guidance

Stable door.....!

- The Fire Precautions (Sub-surface railway stations) Regulations 1989?
- Fire Safety and Safety at Places of Sport Act 1987?
- Fire Precautions Act 1971?
- Offices, Shops and Railway Premises Act 1963?
-and so on back to the Great Fire of London of 1666, and beyond.

however from 1st October 2006.....

The Regulatory Reform (Fire Safety) Order 2005

Fire Safety Guidance

- Guidance is prescriptive
- Hundreds of FS guides – from a range of sources
- Risk Proportionate...more than any other



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 - Fire Safety in Purpose Built Blocks of Flats (2011)
 - BS 9991:2011
 - BS 5839-1 and 6 (2013)



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 - BS 9991:2011
 - BS 5839-1 and 6 (2013)
- **Significant Events:**
 1. Rosepark, Scotland - 2004
 2. Lakanal House, Southwark - 2009
 3. Shirley Towers, Southampton - 2010



Lakanal House

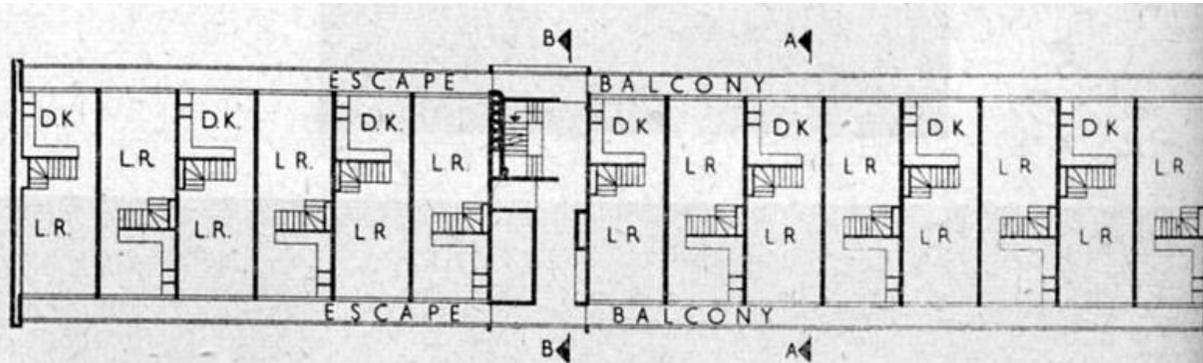
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Fire occurred c. 4.15 pm on
3rd July 2009.

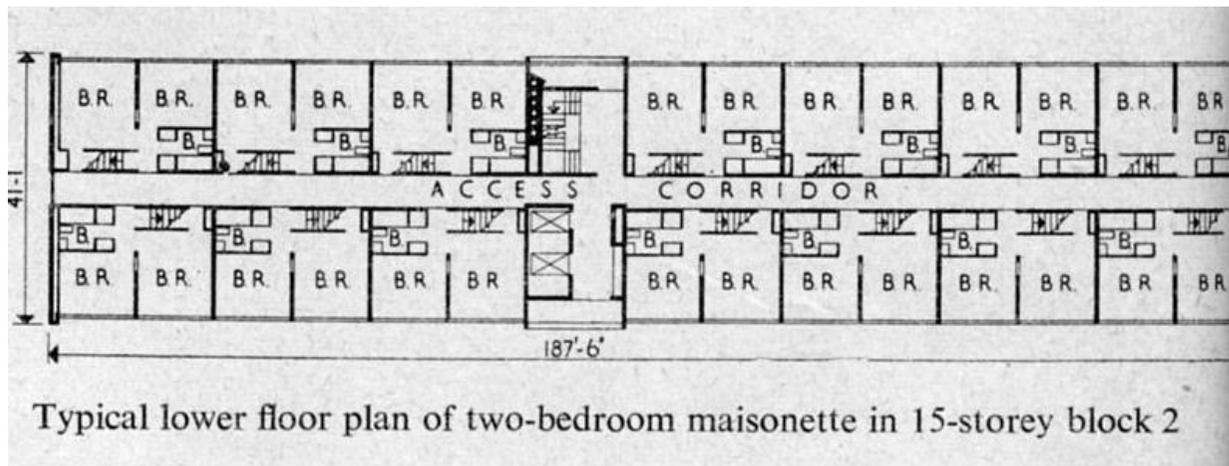
6 residents died.



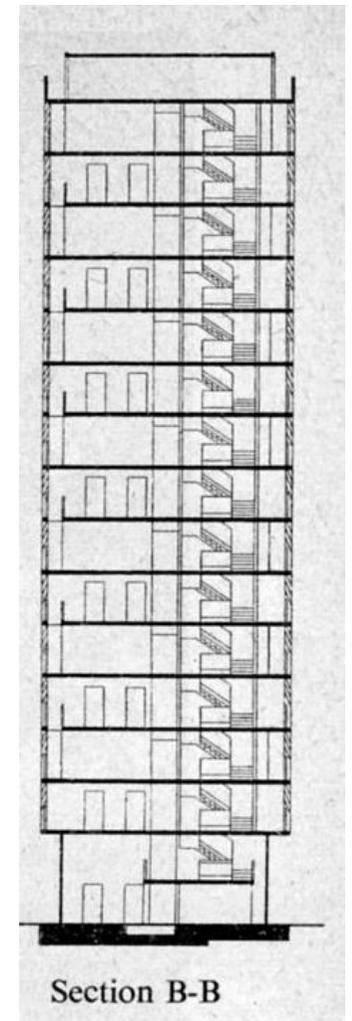
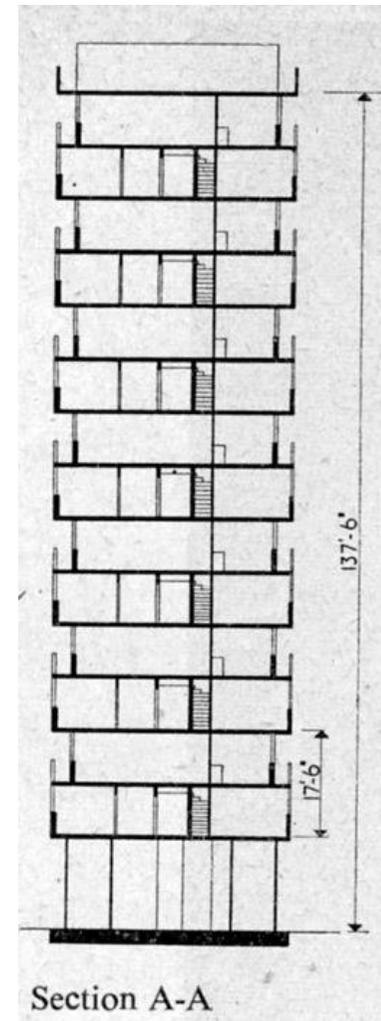
Lakanal House



Typical upper floor plan of two-bedroom maisonette block



Typical lower floor plan of two-bedroom maisonette in 15-storey block 2



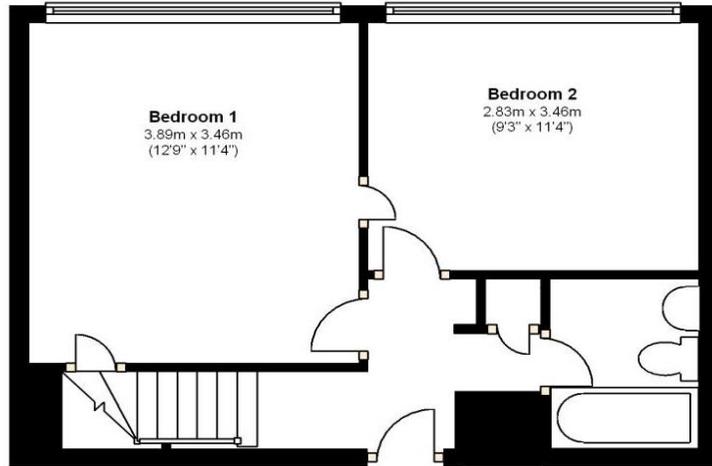
Section A-A

Section B-B

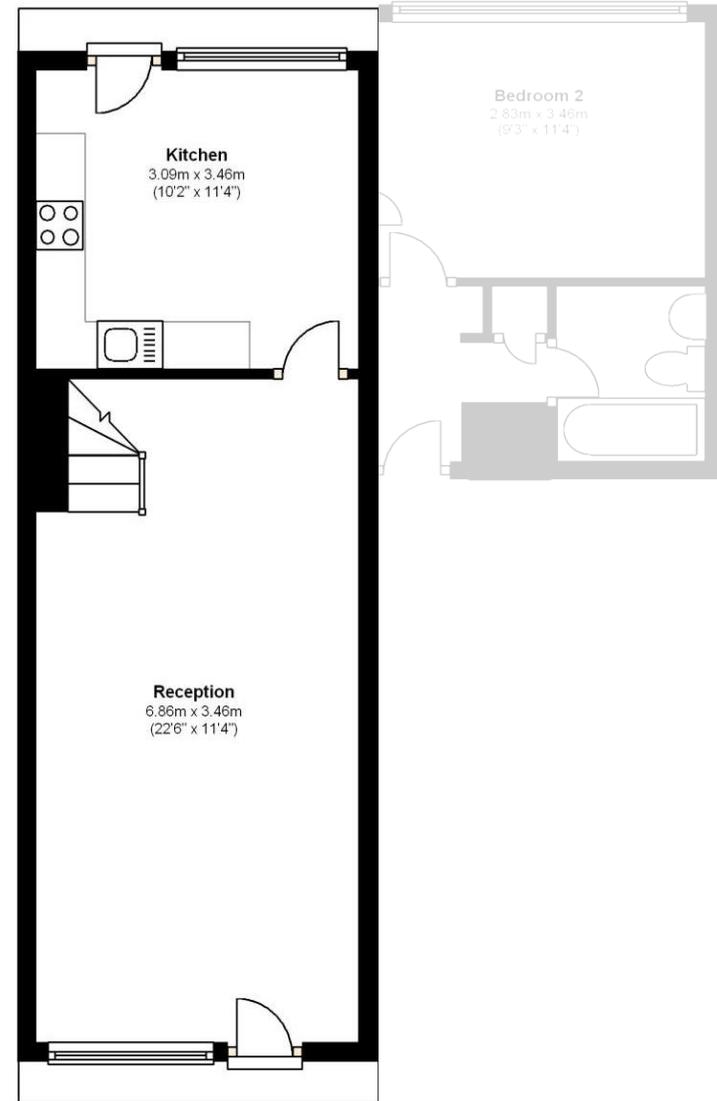
Lakanal House



Lakanal House



Entrance level



Upper level

Rule 43:

The F&RS:

- Many Fire & Rescue Service issues

The Industry:

- Competency
- Type 4 surveys

Social Housing Providers:

- Regular and rigorous FRA's
- Staff Training
- Access for fire fighters
- Retro fitting of sprinklers
- Information to residents
 - 'walk through'
 - signage and other

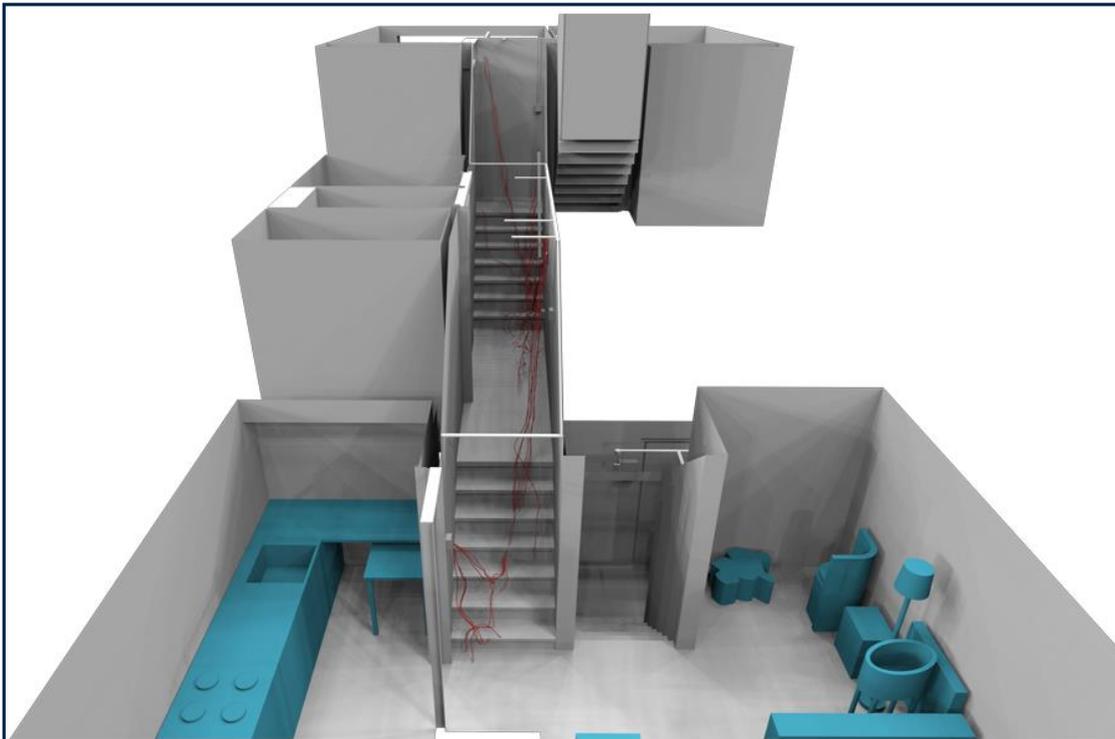
Shirley Towers

Fire occurred c.8pm on
6th April 2010.

Two fire fighters died.



Shirley Towers



Floor 09 - Flat 72 Wires Image 01

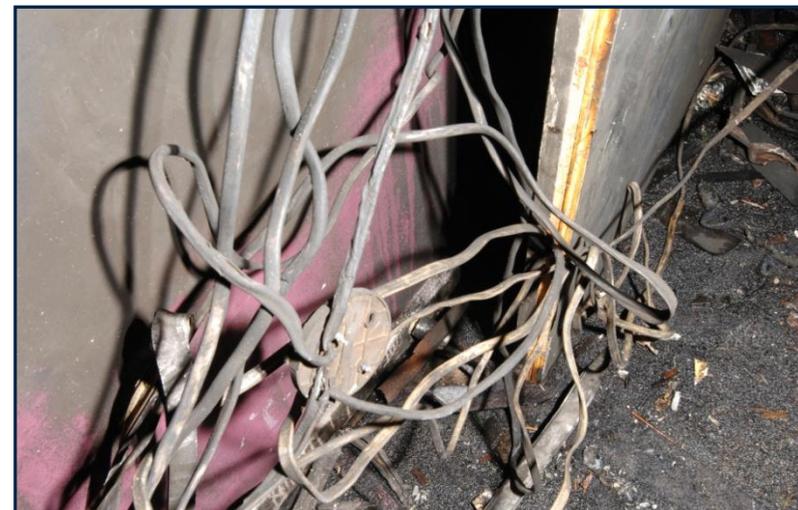
72 Shirley Towers



Shirley Towers

Rule 43:

- Many F&RS issues
- Lessons not learnt
- Surface mounted cabling
- Signage
- Retro fitting of sprinklers



Rosepark Nursing Home

savills



Fire occurred c.4.25 am on 31st
Jan 2004.

10 residents dead at scene – 4 later died in hospital

Rosepark Nursing Home



Rosepark Nursing Home

Sheriff forwarded recommendations:

1. Inspection and Testing of Electrical Installations
2. Addressable Fire Alarm Systems
3. Zone Plans
4. Staffing Numbers
5. Sprinkler Systems
6. Protected Corridors
7. Self Closing Devices
8. ARC Connections
9. Staff Alarms
10. Third Party Certification
11. Staff Training
12. Routine Inspections
13. Plans for FRS use
14. Principle of Care
15. Call Challenging
16. Familiarization Visits
17. Competence Of Risk Assessors
18. Information On Fire Strategy



What does 'Competency' mean for Social Housing providers?



Competency

- Legislative requirement
- Rule 43
- Competency Council Criteria

In-house or outsource?

- Various National registers
- External validation / audit
- Company registration



Fire Risk Management - Case Study



Fire Risk Management – Case Study



Office-based:

- Stock Profiling
- Policy and procedures
- R's & R's - Competency
- Remedial works
 - Programming
 - Specification
- Monitor and review



Site-based:

- Competent FRA's
- Remedial works
 - Inspection and 'sign off'
- Onsite management
- R & M - Competency

Legal Update



Legal Update

Landmark ruling:

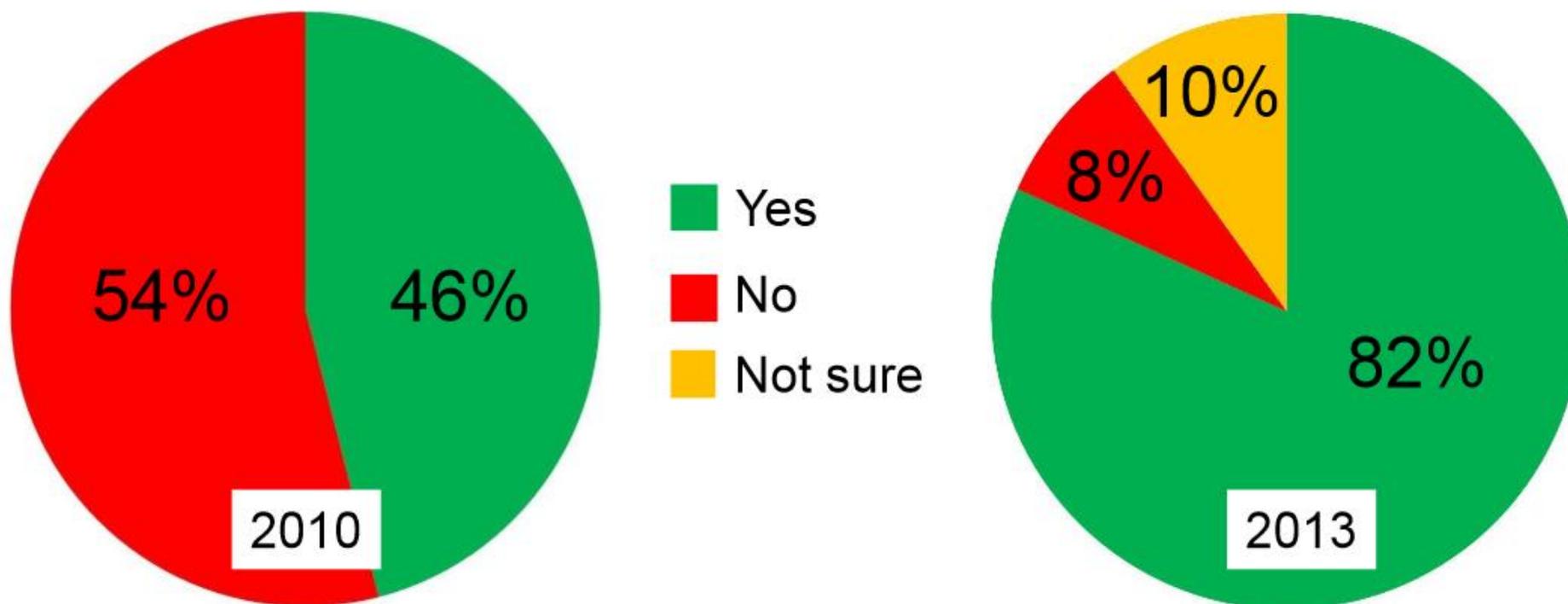
- Croydon Council takes leaseholder to court over uPVC door
- Granted an injunction to gain access to a leaseholder's property without consent, to change the FED
- Croydon successfully argued that the leaseholder's door remained the Council's responsibility, as freeholder, and needed replacing for communal safety reasons

The Current Position



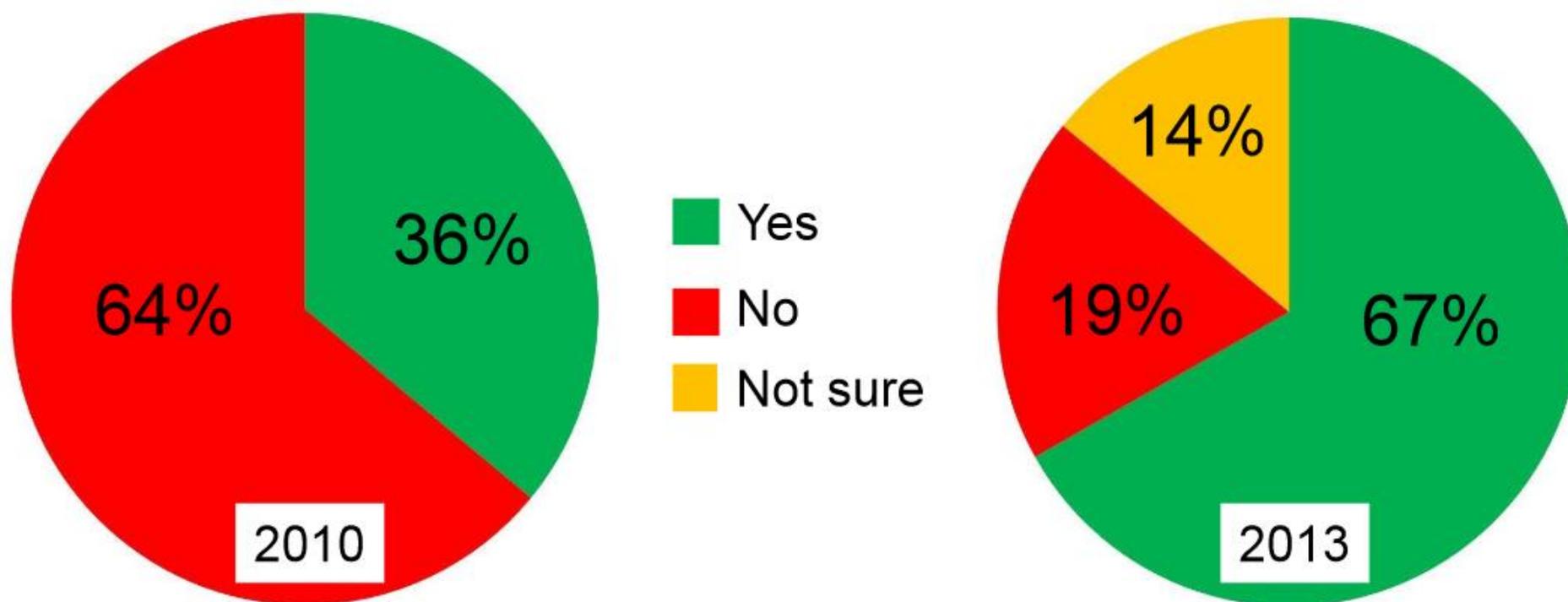
Inside Housing – Recent Survey

Are you confident that you fully understand your roles and responsibilities under the Regulatory Reform (Fire Safety) Order 2005?



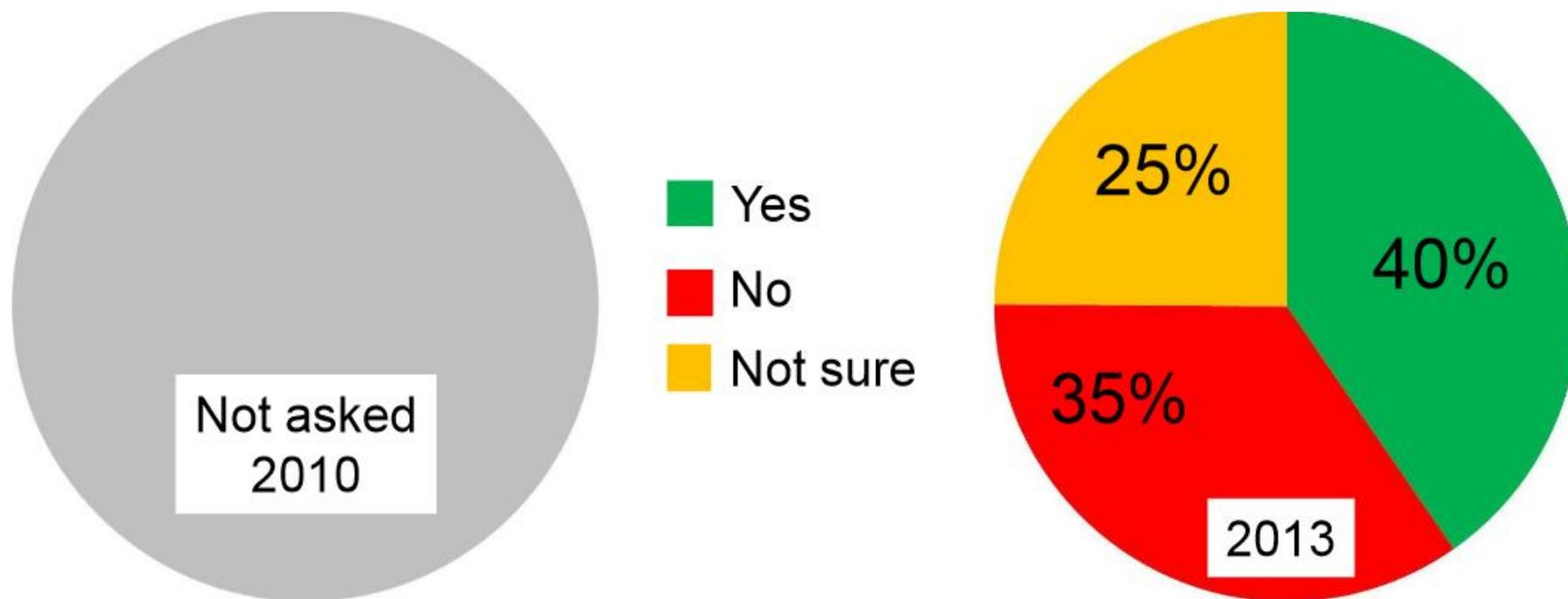
Inside Housing – Recent Survey

In terms of fire safety, are you confident that your stock is fit for purpose?



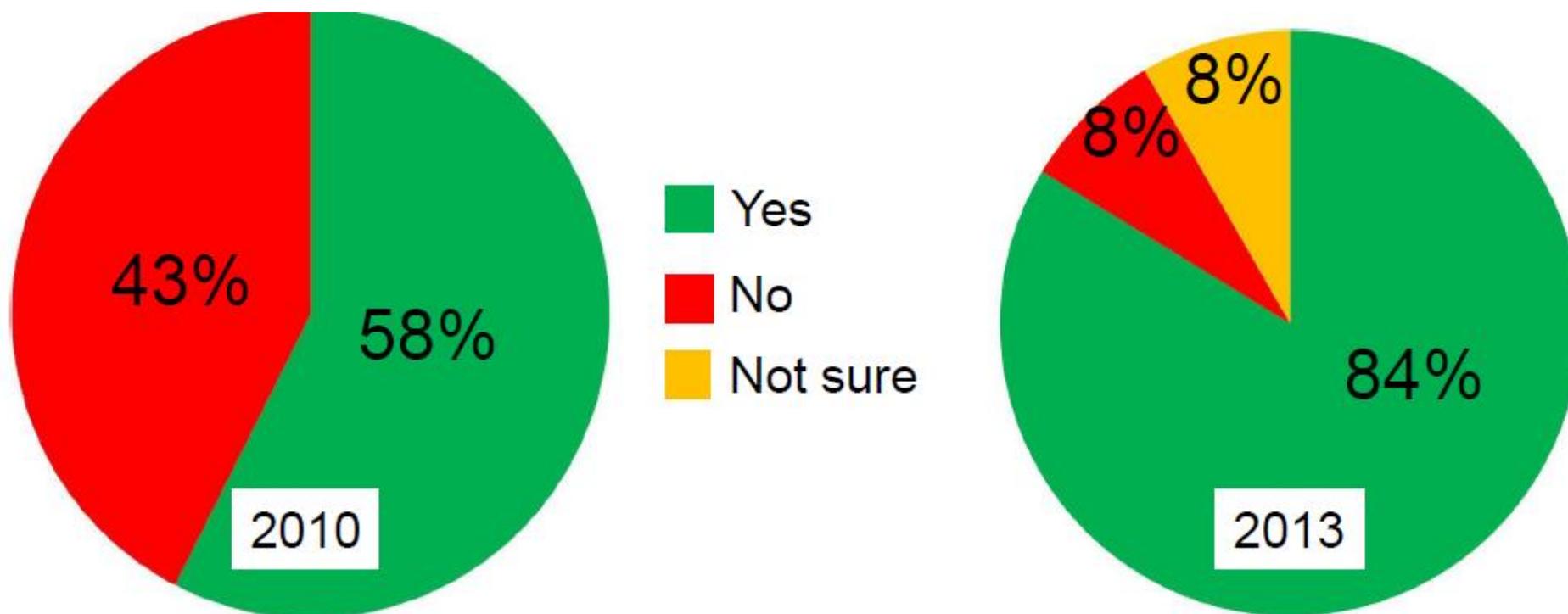
Inside Housing – Recent Survey

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



Inside Housing – Recent Survey

Are you confident that the person carrying out your assessments is competent?



Savills