

Fire safety: Putting policy into practice



The experience of the London Borough of
Ealing

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Ealing's numbers

- ▶ 17,000 properties
- ▶ 6,000 leaseholders
- ▶ 34 Tower blocks: highest is 21 storeys
- ▶ 34 Sheltered blocks
- ▶ 120 converted houses
- ▶ 762 Fire risk assessments
- ▶ Fire safety works: £3M annually
- ▶ Lateral mains: £1.5M annually
- ▶ Alarm improvements: £3M over 3 years
- ▶ Renewed 1,600 doors in first year

Fire safety: Putting policy into practice

- ▶ Policy review
- ▶ Understand the stock
- ▶ Resolve outstanding issues
- ▶ Prioritise the FRA recommendations
- ▶ Create a structured way to implement improvements

Then do it!

What we took into account

- ▶ Recommendations from the Coroners of Lakanal, Shirley Towers, Derby.
- ▶ High priority issues identified in the FRAs
- ▶ What we already knew
- ▶ What we learned from others

Fire risk assessments

- Fire risk assessments form the basis of all work
- All assessments are electronically stored
- 3rd party accreditation
- Competent assessors

Our priorities

- ▶ Tower blocks: passive
- ▶ Sheltered blocks: passive + alarms
- ▶ Converted houses: passive + linked alarms
- ▶ Supported housing: passive + alarms + misting system

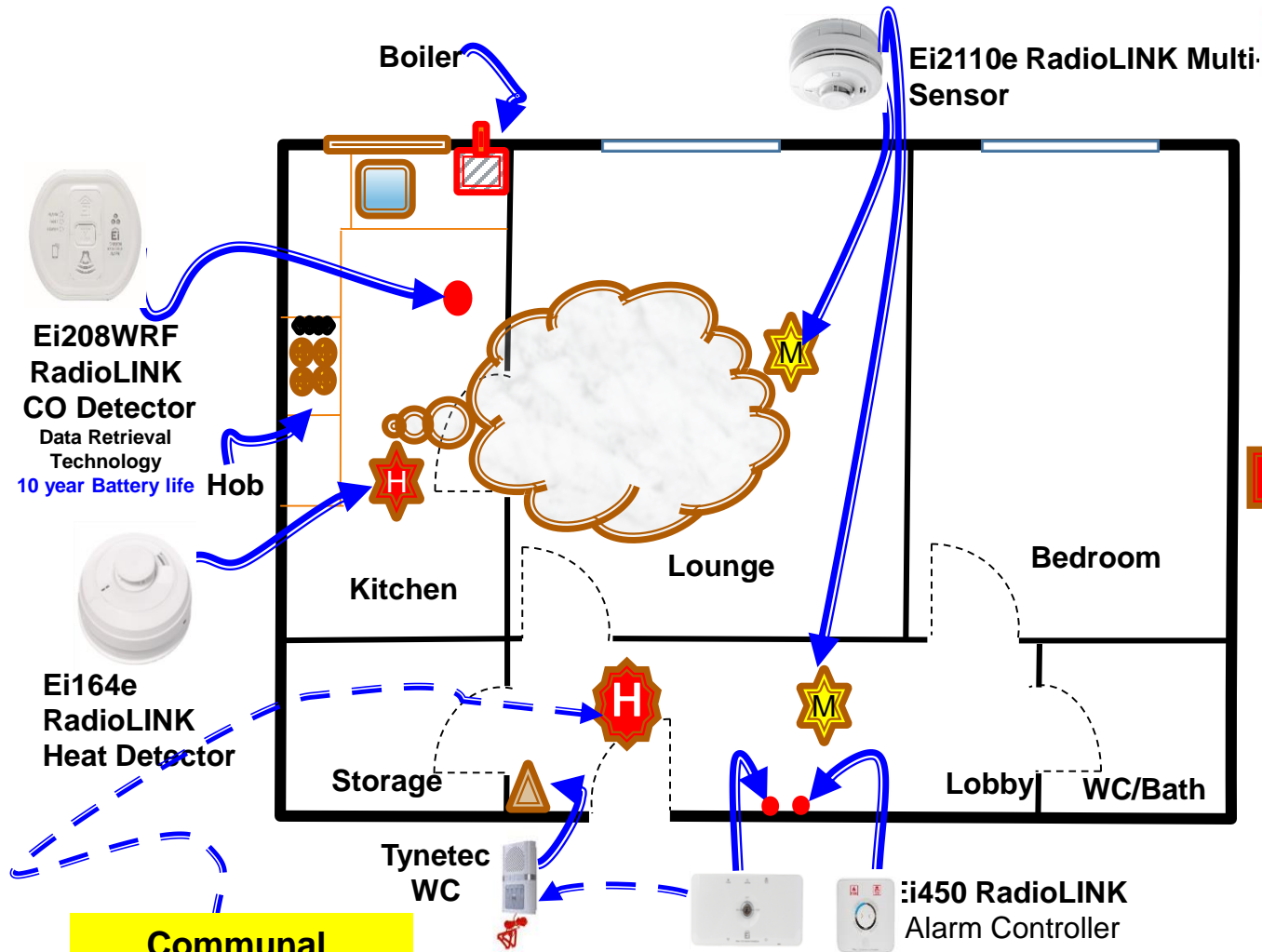
Elements of change

- ▶ Fire alarm upgrades in sheltered housing
- ▶ Upgrade lateral rising mains
- ▶ Install linked alarms in converted houses
- ▶ Upgrade doors/doorsets/fire stopping in purpose built flats

Sheltered housing

- Open Protocol – No tie in to one provider or maintenance company, no license fees or engineers codes
 - ▶ Flexible solution to accommodate staffing requirements
 - ▶ Flexible solution that can be tailored to individual needs
 - ▶ Fully telecare enabled
 - ▶ Meets all mandatory industry standards
 - ▶ Simple to manage and redirect calls
 - ▶ Provide a future– proof platform
 - ▶ Reliable
 - ▶ Support & Training

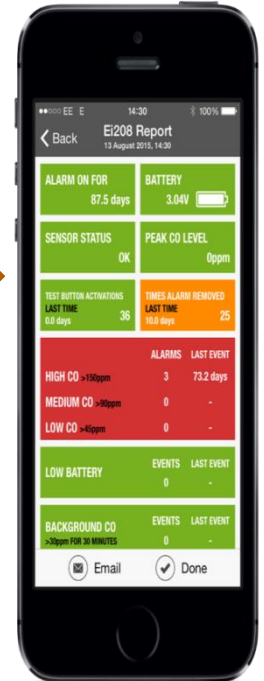




**Communal
Fire Alarm System**

**LD2 Fire
Protection
Standard**

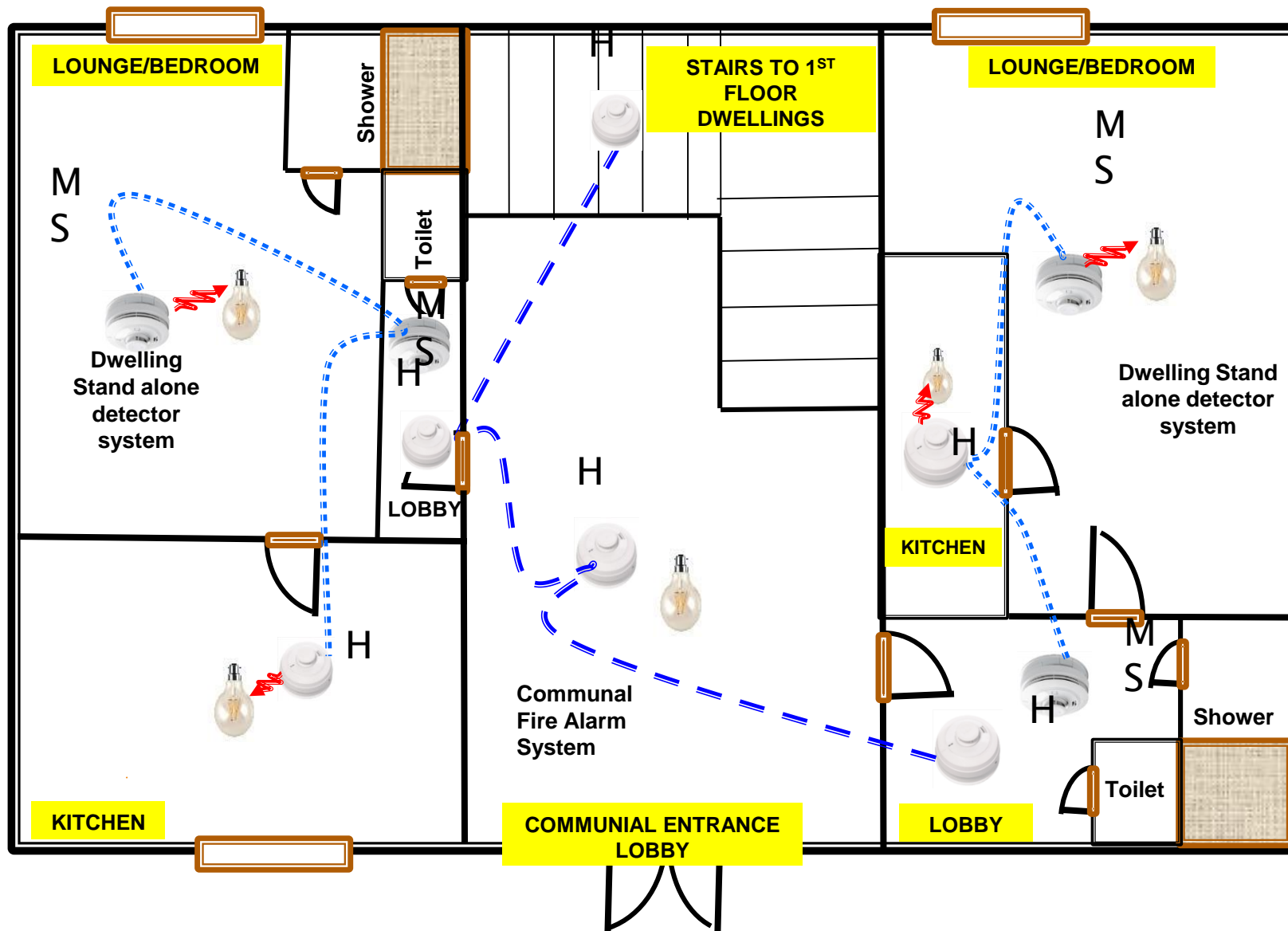
Ei414 Fire/CO Alarm Interface
Interconnects Aico RadioLINK
Smoke, Heat and CO alarms with
existing Telecare/Warden Call
Systems
4 Number ID Signalling Outputs



Converted houses

- ▶ Compartmentation uncertain
- ▶ Linked alarms
- ▶ Evacuation strategy

Converted houses



Lateral mains: intro

- ▶ Assume others have had similar experiences
- ▶ Handover from Network provider
- ▶ No evidence of maintenance or knowledge of condition

Lateral mains: action

- ▶ Condition surveys undertaken
- ▶ Some cases of poor practices identified!
- ▶ 400 amp fuse replaced by a solid bar!
- ▶ Initial indications showed priority need for £7M work
- ▶ Appointed Wiggintons as installer and WSP as consultants
- ▶ Initial £1.5M annual value

Lateral mains



- Incoming service head – over heating
- Main fuses failing
- Containment Failing
- Intake cupboards smouldering



Lateral mains



**Typical smaller block
installation**

Laterals not visible and buried
in the structure

Lateral mains: disruption



- ▶ Co-ordinate with planned fire upgrade works
- ▶ Electrical tests in all properties

Fire safety improvements contract



- ▶ New doors/doorsets
- ▶ Front entrance and communal doors
- ▶ Improved fire safety around waste disposal
- ▶ Proper fire sealing of escape routes
- ▶ Effective passive fire safety
- ▶ Communal ducting
- ▶ Personal misting systems
- ▶ On going maintenance arrangements



Fire doorset performance



A fire breaks out in the bin room spreading along the corridor



The stairwell side of the corridor is protected



The lobby area and residential flats are protected with minimal smoke damage.

This is a powerful reminder of why we need passive fire protection that works.

Leaseholders

- ▶ Offering free doors/doorsets in tower blocks
- ▶ Considering the “Wandsworth” solution

We're not finished by a long way!



- ▶ Programme replacing defective rising lateral mains
- ▶ Some tower blocks due for demolition
- ▶ Sprinkler feasibility underway
- ▶ Door closer difficulties for some older residents
- ▶ 2.5 years more work

Sharing knowledge

- ▶ Open invitation to social landlords to visit sites and see different stages of our work
- ▶ We are keen to share our experience but keen to learn from others
- ▶ The fire service could also share more!

Sheltered housing: what next?

- ▶ Need to consider the new Specialised Housing Guidance
- ▶ <https://www.nationalfirechiefs.org.uk/News/nfcc-launches-specialised-housing-guidance>

Thank you!



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