

## **For publication**

### Annual Housing Fire Management Update

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Meeting:	Cabinet
Date:	13 November 2018
Cabinet portfolio:	Cabinet Member for Homes and Customers
Report by:	Assistant Director Housing

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### 1.0 **Purpose of report**

- 1.1 To provide Members with an update on the actions undertaken in the last twelve months in respect of delivering the Housing Fire Management Policy.

### 2.0 **Recommendations**

- 2.1 That Members note the actions undertaken in the last twelve months in respect of delivering the Housing Fire Management Policy.
- 2.2 That a further annual report be submitted to Cabinet no later than November 2019.

### 3.0 **Report details**

#### Background

- 3.1 On 3 October 2017, Cabinet approved a revised Housing Services Fire Management Policy (**Appendix A**) following the tragic fire at Grenfell Tower.
- 3.2 A Fire Management Policy pulls together all of the information, policies and procedures relating to fire safety in the residential premises owned and / or managed by the council's Housing Service.
- 3.3 The objectives of the Fire Management Policy are to;
- Comply with all current fire safety legislation (namely the Building Regulations 2010, the Housing Act 2004 and the Regulatory Reform (Fire Safety) Order 2005)
  - Minimise the risk of fire and subsequent danger to occupants of all residential premises owned and managed by Chesterfield Borough Council Housing Services
  - Achieve best practice in the approach to fire safety, obtaining standards above the minimum legislative requirements where possible
- 3.4 It sets out the responsibilities for fire safety management, how these are allocated to specific employees and all other employees. It also sets out the responsibilities of tenants, residents and visitors to these premises.
- 3.5 The policy clearly sets out the evacuation policies for the different types of premises owned and managed by Housing Services and the assistance that the council can give in this process.

3.6 Finally it brings together all the fire safety related information into one document, including:

- Documented fire risk assessments, reviews and amendments
- Fire precautions records e.g. checking of fire alarms, emergency lighting, fixed systems and fire extinguishers
- Fire safety training and fire drills
- Fire history records

3.7 A requirement of the Housing Fire Management Policy is that it be reviewed on an annual basis by the Housing Services Management Team and the Corporate Health & Safety Advisor, and a report will be submitted annually to Cabinet for information.

3.8 Since October 2017 the following actions have been undertaken:

#### Meetings

3.8.1 **Derbyshire Fire and Rescue Housing Association Working Group** - Where fire safety matters are discussed with other housing providers and the Fire Service. This enables CBC to compare the measures they are taking with other housing providers and the Fire Service's recommendations. At the last meeting sprinklers and portable misting systems were discussed. CBC now has entered an agreement with the Fire Service for the maintenance and installation of portable misting systems in high risk tenant's homes. In addition CBC has now installed sprinklers in all of its older persons housing schemes in partnership with the Derbyshire Fire Service.

3.8.2 **The Housing Fire Management Group** met in June 2018, with the next meeting scheduled for December 2018. The areas discussed included:

- Fire Risk Assessment tender

- Grenfell Tower Enquiry
- Stay put policy
- Cladding
- Fire doors

### Fires

3.8.3 Since October 2017 there have been 3 fires reported in the Council's Housing Portfolio:

- June 2018 - St Augustines Avenue, cause of fire not stated by Derbyshire Fire and Rescue Service
- September 2018 - St Johns Road, small fire started in oven
- September 2018 - Thorntree Court, suspected electrical fault. The fire was retained behind the flat fire door and did not affect the common parts of the block or other residents.

### New Fire Risk Assessments

3.8.4 All the common areas to general needs blocks of flats and the former sheltered housing schemes are required to have a Fire Risk Assessment (FRA), in accordance with the Regulatory Reform (Fire Safety) Order 2005. These are carried out in accordance with the 5 year rolling programme of fire risk assessments set out in the Fire Management Policy. In 2017/18 the High risk and Medium risk (Sheltered Schemes, five storey and four and three storey Blocks) buildings had Fire Risk Assessments carried out.

The work identified during these assessments has been undertaken during 2018/19 to ensure that properties are compliant.

The Fire Risk assessment contract for Housing Services has been subject to open tender in 2018/19 and the contract has been awarded to Savills for the next five years (until 2022/23).

### Works carried out

- 3.8.5 The majority of work that has been carried includes:
- replacement fire doors
  - bin stores (movement of)
  - bin chutes (sealing off or replacement hoppers)
  - compartmentation within blocks
  - on-going repairs due to damage and / or routine maintenance

### Sprinklers, Refurbishment and New Build.

- 3.8.6 All of our former sheltered schemes have been fitted with fire sprinkler systems; this includes the newly refurbished Brocklehurst Court. The new build properties at the former Heaton Court site are being designed with sprinklers in situ as standard. This has been legislation in Wales for new build since January 2106. It will demonstrate how Chesterfield Borough Council take fire safety seriously and are proactive in making their new housing amongst the safest new builds in the country.

### Fire Risk Assessments available on the Councils Website

- 3.8.7 All Housing's Fire Risk Assessments can now be viewed on the Council Website. [www.chesterfield.gov.uk/](http://www.chesterfield.gov.uk/). Nationally and as a result of Grenfell Tower, it is likely that all Housing Providers will be asked to publish their Fire Risk Assessments. Again this demonstrates the proactive nature of Fire Management in Chesterfield. In addition, a revised Fire Safety leaflet has been issued to all tenants residing in flats.

## 4.0 **Human resources/people management implications**

- 4.1 All work is being completed within the existing staffing resource.

## 5.0 **Financial implications**

5.1 A budget of £100,000 is approved within the Housing Capital Programme for 2018/19 for Fire Risk Works together with a further budget of £30,000 for Fire Risk Assessments.

## 6.0 Legal and data protection implications

6.1 The Fire Management Policy has been produced to ensure that Chesterfield Borough Council complies with all current fire safety legislation (namely the Building Regulations 2010, the Housing Act 2004 and the Regulatory Reform (Fire Safety) Order 2005)

## 7.0 Risk management

Description of the Risk	Impact	Likelihood	Mitigating Action	Residual Impact	Residual Likelihood
Enforcement action under the Regulatory Reform (Fire Safety) Order 2005.	High	High	Implement the actions set out in the Fire Risk Assessments and carry out annual reviews	Low	Low
Fire Enforcement Notices being served on the council requiring them to carry out immediate remedial work / building closure or legal action resulting in a fine.	High	High	Implement the actions set out in the Fire Risk Assessments and carry out annual reviews	Low	Low
Fire which injures or kills residents	High	High	Implement the actions set out in the Fire Risk Assessments and carry out annual reviews	Low	Medium

## 8.0 Equalities Impact Assessment (EIA)

8.1 An Equalities Impact Assessment was prepared in accordance with the Fire Management Policy in October 2017, no further changes are required at this stage but the EIA will be kept under review alongside the policy.

## 9.0 **Recommendations**

9.1 That Members note the actions undertaken in the last twelve months in respect of delivering the Housing Fire Management Policy.

9.2 That a further annual report be submitted to Cabinet no later than November 2019.

## 10.0 **Reasons for recommendations**

10.1 The meet the requirements of the Regulatory Reform (Fire Safety) Order 2005, to meet our requirements as a social landlord and to ensure the continued safety of residents living within Chesterfield Borough Council's Housing Portfolio.

### **Decision information**

<b>Key decision number</b>	<b>840</b>
<b>Wards affected</b>	<b>All</b>
<b>Links to Council Plan priorities</b>	To contribute to the council's priority to improve the quality of life for local people

### **Document information**

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<b>Background documents</b> These are unpublished works which have been relied on to a	

material extent when the report was prepared.	
<i>Housing Fire Management Policy October 2017</i>	
<b>Appendices to the report</b>	
Appendix A	Housing Fire Management Policy October 2017