

Fire Safety

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Regulatory Reform (fire safety) Order 2005

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- *Enforcement powers of LFB*
- *Working with LFB*

Regulatory Reform (Fire Safety) Order 2005

– Overview

- The Regulatory Reform (Fire Safety) Order 2005 is a statutory instrument applicable in England and Wales. The Order came into force in 2006.
- The 2005 Order formed part of secondary legislation under powers granted by the Regulatory Reform Act 2001. It replaced much of the fire safety legislation available at the time.
- It deals with the non-residential parts of a building; up to the front door of flats.
- The Order requires fire precautions to be put in place 'where necessary' and to the extent that it is reasonable and practicable.
- Responsibility for complying with the Order rests with the 'responsible person.' The 'responsible person' will be the person in control, commonly the freeholder. Duties can be delegated.
- The local fire and rescue authority (in Croydon this is the London Fire Brigade) will enforce the Order. The enforcing authority will have the power to inspect premises to check compliance with duties under the Order.

Regulatory Reform (Fire Safety) Order 2005

– Fire Risk Assessments

- If you are the responsible person you must carry out a fire risk assessment which must focus on the safety in case of fire of all ‘relevant persons’.
- Your fire risk assessment will help you identify risks that can be removed or reduced and to decide the nature and extent of the general fire precautions you need to take.
- Fire risk assessments are recorded and are ‘live’ documents.
- Fire risk assessments must be carried out by a “competent person.” A competent person is someone with enough training and experience or knowledge and other qualities to be able to implement these measures properly.
- The enforcing authority (LFB) will look for evidence that a suitable fire risk assessment has been carried out and that significant findings of that assessment have been acted upon.

Regulatory Reform (Fire Safety) Order 2005

– Croydon's approach

- Croydon has 739 blocks where fire risk assessments (FRA) are required
- Under the Order, FRAs must be reviewed when there is a significant change to the premises.
- The frequency with which we carry out our FRAs out is dependent upon advice from, and agreement with, the London Fire Brigade:

Risk assessment	Number	Regularity
High risk	88	Every year
Medium risk	475	Every 2 years
Low risk	176	Every 3 years

- Our caretaking staff complete specific weekly fire safety checks of all blocks. This includes checking all communal areas, fire doors and ensuring exits are kept clear. Any issues identified are logged and raised with the relevant teams.
- We regularly advise residents about ensuring that fire routes and communal areas are clear of obstructions (eg rubbish, bicycles, mobility scooters).

Croydon Housing Stock

- *Croydon's Housing Blocks*
- *Cladded blocks*
- *Fire prevention*

Croydon Housing Stock – Croydon’s Housing Blocks

- Croydon Council has 1100 residential buildings.
- The HRA definition and that being used by the DCLG of “high rise” is any block of 6 or more storeys (18m+). Croydon has 39 blocks of 6 storeys or more. None of the blocks exceed 12 storeys.

Type	Totals	Croydon Central	Croydon North	Croydon South	Outside of borough
High Rise (6 Storeys)	39	16	16	7	0
Medium Rise (3-5 storeys)	544	245	255	41	3
Low Rise (1-2 storeys)	517	174	202	141	0
Grand Total	1100	435	473	189	3

Croydon Housing Stock – Cladded Blocks

- Of the 39 blocks above 6 storeys, 16 blocks have received cladding treatment.
- Of those 16, 4 were clad by the same sub contractor as Grenfell Towers – Harley Curtain Wall, now renamed Harley Façade
- These blocks are:
 - 2-56A and 58-108A Regina Road, South Norwood
 - 1-44 Keeling Court and 1-44 Messer Court the Waldrons, Waddon
- The cladding used in all of our blocks consists of a mineral wool insulation material (Rockwool), with a 3 mm aluminium powder coated exterior. There has been no glue or adhesive found. In addition the design provides fire breaks between each floor.
- This has been confirmed through:
 - discussion with the main contractor (Wates)
 - checking our original specification
 - examining records held by building control and planning
 - surveying each building to confirm that the materials used match the specification and building control records – all 16 blocks were surveyed by 22/06/17.
- Building control have confirmed that the this material has good fire retardant properties, and would present low risk in an event of a fire.

Croydon Housing Stock - Fire Prevention

- Within blocks there are a number of different mechanisms to reduce the risk of fire within buildings.
- These differ depending on the design of the building, and include items such as:
 - Smoke detectors
 - Automatic opening vents
 - Dry risers
 - Fire doors
- The management of these are picked up through the FRA regime plus the checks that caretaking and other front line staff undertake.
- We have written to residents reminding them to contact the Axis repair call centre if any repairs are required to fire safety measures and will prioritise any fire safety related repairs.
- In light of the recent events all equipment is being checked and assessed and we are working closely with the London Fire Brigade to review whether any other measures are required.

Sprinklers – update on progress

- On Monday 19 June, Croydon announced the intention to install sprinkler systems in all blocks of ten storeys and above (25 blocks in total)
- We are developing:
 - the detailed specification for this work
 - timeline for resident engagement and delivery
- We are expecting to start installing the first systems in the Autumn with completion of all systems by end 2018
- We are prioritising the tallest of the 25 blocks first
- Consideration of further blocks will happen once these blocks have been completed
- We believe that the government should be supporting local authority investment in fire safety and the Leader of the Council has written to the government to ask for a contribution.

Programme of activity

- *Overview*
- *Programme of activity – 48 hours*
- *Programme of activity – 1 week*
- *Working with LFB*

Programme of activity - Overview

A structured programme of activity has been put into place to address the implications for Croydon. This has been structured as follows

Immediacy/Timeline:

48 Hours – immediate actions to respond to the situation

1 week – urgent actions that support any required mitigation

1 month – completion of immediate actions, planning for longer terms response

3 months – implementation of agreed approach

Longer - delivery

Type of actions:

People – residents, stakeholders, staff.

Property – inspections, remedial work, planned maintenance

Systems – immediate audit check, audit of systems, contracts and approaches.

Lobbying – government.

Programme of activity – 48 hours

(Wednesday 14th – Thursday 15th)

Action	Status
<p><u>People</u></p> <ul style="list-style-type: none">• Contact made with Kensington and Chelsea offering support – (within 24 hours)• Front line staff briefed to provide reassurance (caretakers/tenancy officers/contractors/call centres) – (within 24 hours)• Initial briefings for Leader and Cabinet member – (within 24 hours)• Email sent to all councillors – (within 48 hours)• Meeting with LFB – (within 48 hours)• Phone calls with Chair and Vice chair of TLP (48 hours)	All actions complete
<p><u>Property</u></p> <ul style="list-style-type: none">• Immediate assessment of risk to Croydon properties, based on type and risk assessment – (within 24 hours)• Identified properties which were cladded and investigated type – (within 48 hours)	
<p><u>System</u></p> <ul style="list-style-type: none">• Review of FRA to ensure completeness – (within 24 hours)• Review of deficiency notices – (within 48 hours)	

Programme of activity – 1 week

(Wednesday 14th – Tuesday 20th)

Action	Status
<u>People</u> <ul style="list-style-type: none">• Letters sent to all residents in the 39 blocks, 6 storeys and above (Friday 16th)• Update provided to front line staff (Friday 16th)• Briefings with MPs for Croydon North and Central (Friday 16th)• Written briefing provided for all Croydon MPs (Friday 16th)• Meeting with chair and vice chair of TLP	All actions complete
<u>Property</u> <ul style="list-style-type: none">• Inspections of all cladded buildings prepared for start on Saturday 17th June, with the priority given to the 4 with the same sub-contractor – preliminary results due week commencing 19th with full results anticipated by 1st July (Friday 16th)• Inspections raised to inspect the remainder of the 39 blocks, 6 storeys and above to commence week commencing 26th June (Monday 19th)	Started In progress
<u>Systems</u> <ul style="list-style-type: none">• Full audit of system, contracts and approaches discussed with partnering advisor, with due start date end of week commencing 19th June. (Friday 16th)• System in place to log and manage queries received from residents. (Monday 19th)	Started Complete

Programme of activity – 1 month

(Wednesday 14th June – Friday 14th July)

Action	Status
<u>People</u>	
• Update provided to front line staff by Wednesday 14th June	Complete
• Update for councillors and MPs by Friday 16th June	Complete
• Follow up letters hand delivered with door knocking to all residents in the 39 blocks, 6 storeys and above Friday 23rd June (circa 50% of residents were spoken to)	Complete
• Letters sent to all non-resident leaseholders of blocks six storeys and above Friday 23rd June	Complete Complete
• Web FAQs published Friday 23rd June – will be updated on an ongoing basis as required	Complete
• Update to SLT (Monday 26th June) and CLT (Wednesday 28th June) on actions taken and forward plan	Complete
• Letter to all residents in 3-5 storey blocks to be sent Wednesday 28th June	In progress

Programme of activity – 1 month (cont.)

(Wednesday 14th June – Friday 14th July)

Action	Status
<u>People (cont.)</u>	
• Fire safety included on the agenda of all housing service improvement groups (with residents) and TLP on 4 th July	Complete
• Follow up drop in sessions for residents at blocks 6 storeys and above starting w/c July 3	In progress
• Articles to be published in next Your Croydon	In progress
• Special fire safety edition of Open House to be produced by Friday 14 th July	In progress
• Managing demand behaviour change communications to be developed in relation to resident behaviour (eg propping open fire doors and blocking communal areas) – plan to be developed by 14 th July	Not yet started

Programme of activity – 1 month (cont.)

(Wednesday 14th June – Friday 14th July)

Action	Status
<u>Property</u>	
• Prepared assessments, costing and approach for installation of fire prevention measures	Not yet started
• Set-up a Sprinkler Programme team exploring tender options, Programme approach, budgets and timelines	In progress
• Review of recommendations from Lackanal House fire in relation to those implemented by Croydon.	Complete
• Inspections of all medium and high rise blocks	In progress
• Inspections of cladded terrace properties	Planned
<u>Systems</u>	
• Full audit of system, contracts and approaches discussed commenced from 19th June	In progress

Programme for 1 to 3 months and beyond to be determined.