

Actions taken in managing fire risk at **Beeversleigh and other Council** **Housing Stock**

Improving Places Select Commission
Town Hall
19th July, 2017

Beeversleigh

- Beeversleigh is the only high rise block managed and owned by the Council.
- 12 storeys, 48 flats, both 1 and 2 bedrooms.
- 2 passenger lifts and 1 concrete stair case.
- Recent investment £1.7m
- Upgraded fire detection and a new sprinkler system
- No external cladding
- Current and up to date Fire Risk Assessment
- X2 visits/inspections from Fire Service

Current provision of fire detection and safety

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- x1 heat detector/sprinkler in every habitable room
- x1 smoke detector in the hallway, bedroom and lounge in every flat
- x1 strobe light in master bedroom
- x1 Hush button in hallway of each flat
- Heat detectors/smoke alarms automatically linked to Rother Care
- Fire call points in communal areas
- Weekly tests on communal fire alarms and regular cleaning of communal area

Other Group dwellings

- x4 Council group dwellings - low rise
- Shaftsbury House, Wellfield Lodge, Dawsons Croft, Hampstead Green
- Re-inspected with existing FRA and updated
- Annual inspection programme, monitored via the Chief Executive's Office
- Works identified to commence immediately, expected delivery 8 to 12 weeks
- Any urgent repairs have been resolved
- Further inspections and assessments taking place with SYFS
- Rolling programme of FRA inspections

External Wall Insulation

- 1000 houses benefited from External Wall Insulation.
- EWI in isolation is a combustible material
- **BUT** when installed in conjunction with the external render coating and the existing wall structure i.e. brick/concrete, it provides a fire barrier
- Class 0 rating - protects the surfaces from the spread of flames AND limits the amount of heat released from the surface during a fire
- Requested Fire Service to inspect products and installation methods – 1 storey buildings
- Building Control have signed off a statement elevating safety concerns re-EWI

Budget

- HRA budget provision in place to carry out current FRA works

Further actions

- Review sterile communal area policy
- Suited key system to all RMBC service doors and risers
- Evacuation/Stay Put policy to be reviewed
- Fire Safely training for staff to be refreshed
- Review location/information of residents with mobility issues
- Establish a Compliance Working group
- Review information given to tenants at sign up re- Fire Safety
- Review previous fires - lessons learned

Further actions (cont...)

- Build on excellent working relations with SYFS
- Greater awareness amongst its residents regarding Fire Safety
- Continue to ensure every Council home has appropriate smoke detection
- Ensure gas safety compliance remains at 100%

Questions?