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

Improving Places Select Commission
Town Hall
19th July, 2017
Beaversleigh

- Beaversleigh 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

- 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 is 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 Safety 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?