# Improving Fire Safety Council Owned High Rise

Legislation Update
Approach
Resident Engagement
Investment Plans
Performance



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## Council Owned High Rise / High Risk Residential Buildings

- High Rise Blocks over 18m SCC has 24 residential high rise, highest 15 storeys
- Cladding on all high rise is fully compliant
- 1 block is sheltered housing
- Majority are single person, some 2 bed flats
- High Risk Buildings Sheltered Housing across the city (31 schemes)
- No blocks have ACM cladding



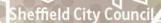
### **Legislative Update**

- Fire Safety Act came into force April 2021, amendment to existing regime of carrying out fire risk assessments
- Clarified that the structure, the external wall and flat fire doors need to be considered during fire risk assessment stage
- Building Safety Bill's legislative journey. The key milestones for us are:
  - 01/04/22 Building Safety Bill receives Royal Assent
  - 01/10/22 Building Safety Bill comes into force
  - 01/04/23 Building Safety Regulator & regime come into force



#### Key Changes arising from Building Safety Bill

- Improved understanding of who is living in homes classed as high risk, residential buildings
- Specific arrangements for regular engagement with the residents of high-risk residential buildings
- Appointing a named Building Safety Manager for each block
- Changes to the management of tenancies and leasehold properties and a requirement to produce a Personal Emergency Evacuation Plan PEEP
- Provision of electronic copies of an evacuation plan for our buildings to the local Fire & Rescue Service
- Monthly checks on the operation of lifts intended for use by firefighters in our buildings
- Annual checks of flat entrance doors and quarterly checks of all fire doors in the common parts of multi-occupied buildings.
- Provision of fire safety instructions to our tenants and residents in multioccupied buildings
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### Sheffield's Investment Plan Priority The Building Safety Bill provides the opportunity to:

- Improve standards of accommodation and its management
- Re-engage with our customers, listen and learn
- Step change High Risk Residential Buildings (HRRB's)

Preparing for the delivery of changes from the Building Safety Bill and its legislative journey

- Priority is to ensure we have the funding & correct team and staffing structure in place to deliver
- Clear plans for organisational & culture change
- Clear plans for investment in homes
- Working in partnership with SYFRS, Customers and Statutory Services

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**Project Vision** - Our customers trust that we are a landlord that provides safe homes and ensures that residents are confident in their own knowledge of what to do in the event of a fire"

Our Action Plan has 3 key Themes

- Priorities underpinned by legislative milestones in the Building Safety Bill
- Much of the work is contingent in having the correct skills and knowledge
- Governance strengthened
- Suite of Fire Safety key performance indicators



### Resident Engagement – 3 Strands

- Providing Information and Advice
- Provide accessible information about the safety of each building to the tenants of each specific building.
- Introduce a Customer Evacuation assessment form and Personal Emergency Evacuation Plan (PEEP) will be completed for any tenant who requires it and sent to the fire service.
- Notify residents of any notices issued by any regulator in relation to safety.
- Residents Voice
- · We value the input from tenants and leaseholders on safety and we will listen to concerns
- Residents can raise concerns about any aspect of building safety with either their Neighbourhood Officer, through the councils complaints procedure or by emailing <a href="mailto:HousingFireSafety@sheffield.gov.uk">HousingFireSafety@sheffield.gov.uk</a>
- If the tenant is still not satisfied following a request for review we will make them aware of their right to contact the local government ombudsman or other appropriate body such as the fire service.
- Resident meetings for our high rise tenants and leaseholders, named Building Safety manager to s
- Resident Responsibilities
- · Identifying and reporting issues that may impact on the safety of the building and, their neighbours .
- Tenants need to maintain building and fire safety protection measures in their flats / cooperate with safety checks and advise HNS about their home, and changes
- Obligation to request permission for any alterations and, impact on tenancy conditions

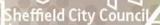


### **Fire Safety Investment Plans**

Phase 1 Hanover Cladding Renewed Complete.

Over next 5 years £50m has been allocated to fire safety work in the Housing Investment Plan

- Phase 2 Single Staircase Blocks, Hanover and Stannington – Subject to formal contract approval this will starts on site Jan 2022, 18 month contract
- Phase 3 Remaining 20 Tower Blocks start mid 2023 subject to SCC approvals, local consultation and member endorsement
- Individual Fire Suppression Systems for at risk residents across the stock



### **Likely Work Content Tower Blocks**

A fire strategy will be developed for each block with an external fire engineer. Intrusive surveys will be undertaken

- Fire Suppression System Flats and Communal Spaces
- New Fire Alarms
- New Fire Doors and Screens Communal Areas
- New Fire Doors Flat Entrances
- Check all compartmentation
- Emergency Lighting
- Upgrade to Communal Areas
- New waste provision



### **Questions?**

