

# Fire & Building Safety

## Tenant & Leaseholder Panel Update

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31 July 2024

# Fire & Building Safety Team

Our role and responsibilities:

- Existing Homes – ensuring they are safe
- New Homes - working with developers to ensure new homes meet Building Safety requirements
  - Regulatory Reform (Fire Safety) Order 2005
  - Fire Safety Act 2021
  - Fire Safety (England) Regulations 2022
  - Building Safety Act 2022
- Production of Building Safety Cases to meet the new regulations

# How do we ensure our homes are safe?

- Fire Risk Assessments – identifies risks and/or remedial actions required; Compliance reported internally and externally to Regulators
- Regular information/data reviews in line with Fire & Building Safety regulation requirements; ensuring certification is in place and where it is missing, arrange certification
- Work towards the new standards for ‘digital management’ (Building Safety cases) for fire safety information – this is a new requirement

# Developing our Teams

We aim to share knowledge, upskill our teams across the Housing Directorate, as this is an area where regulations and requirements have changed significantly:

- Rolled our training to cover the changes in legislation
- Attendance at Continual Professional Development via seminars, webinars
- Regular sharing of bulletins from industry leading organisations and the Building Safety Regulator
- Continuing our relationship with the Enforcing Authority – The London Fire Brigade
- Updating our website with information for tenants and leaseholders
- Resident meetings to discuss fire and building safety in the home and in communal areas

**Fire Safety is for all customer facing colleagues – everyone who visits a residents home or communal block has a responsibility to support safety**

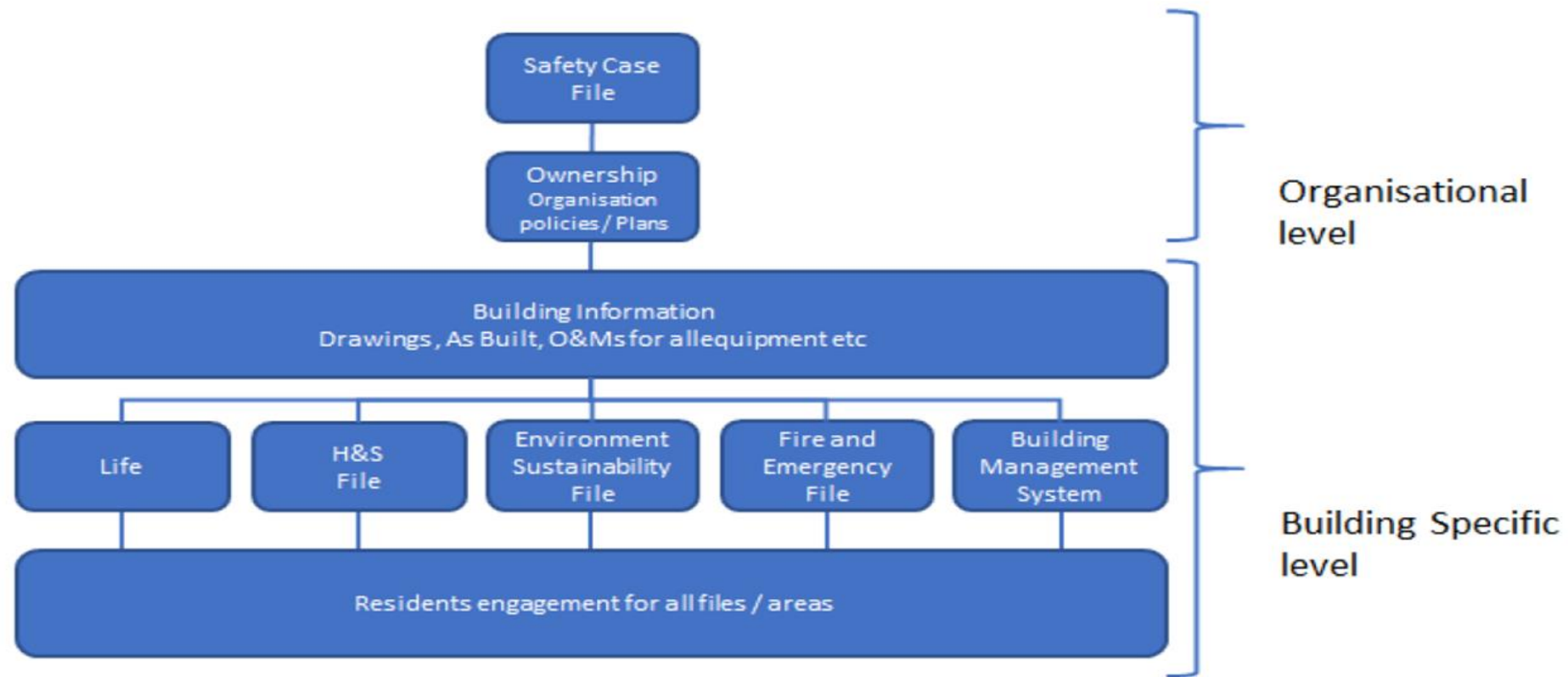
# High-Rise Buildings

We have 45 'high rise buildings' and we have commenced work to ensure LBC meets the new legislative requirements, some of which are to ensure:

- External wall survey (for required buildings only)
- A Fire Strategy is in place for each building
- Understanding the fire compartmentation of our buildings – this may require 'intrusive' structural surveys

**All of this information will help us to provide a robust building safety case**

# What is a Building Safety Case?



# Engagement is Key - we need your help



1.



2.



3.



4.



5.



6.

We want you involved and informed...

1. **Everyone included**
2. **Clear, choice-based communication**
3. **No confusing words**
4. **Consensus**
5. **Clear decision making**
6. **Approved by you**

# A new requirement - Fire Door checks



**Programme 1 – Flat Entrance Doors and Communal Fire Door Inspections** – This programme is currently underway.



The Fire Safety (England) Regulations state that our 11m+ residential buildings are to have quarterly communal fire door inspections and annual Flat Entrance Doors inspections (best endeavours to do so). We have 67 buildings within this scope.



The Fire & Building Safety Team have been carrying out the quarterly inspections on our High-Rise Residential Buildings but do not have the resource to expand this without dropping other key tasks. This has left a gap of the 11m-18m buildings (21) and the Flat Entrance Doors across the 67 in scope buildings.



# How you can help us to keep you and your neighbours safe



# QUESTIONS

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