

Calderdale MBC

Wards Affected All

Cabinet 11th July 2022



Fire Safety Update and Fire Safety Action Plan 2022-27

Report of Director of Regeneration and Strategy

1. Purpose of Report

- 1.1 Provide an update on the good progress being made to improve the fire safety of buildings in the Council's corporate estate and those of its partners in the Fire Safety Working Group since the last review in 2018.
- 1.2 Present for approval a Fire Safety Action Plan, to be implemented over the next five years.

2. Need for a decision

- 2.1 A Fire Safety Policy Statement was approved in November 2016. The Fire Safety Review was approved in 2017 as a result of the Grenfell Fire. Considerable progress has been made in implementing the action plan and there is a need to update Members on the progress made over the last five years and the development the next 5-year action plan.

3. Recommendation

- 3.1 Members of Cabinet are recommended to:
 - A. Note progress on Fire Safety with regard to the Council's Corporate Estate and that of its partners.
 - B. Endorse the recommended changes to the Fire Safety Action Plan to carry forward the work on Fire Safety over the next five years.

4. Achievements to Date

- 4.1 A Fire Safety Policy Statement was approved in November 2016. This set out the Council's responsibilities for fire safety and a strategy showing how these responsibilities would be met within Council premises.
- 4.2 A review of residential fire safety in Calderdale was undertaken in 2017 in response to the Grenfell Fire. The findings of the review were reported to Cabinet on 6th November 2017 with 32 recommendations covering the Council's Corporate Estate, joint action for the Council and its partners, action for registered housing providers, landlords and managing agents and for national Government (see Appendix 2 for a full list of recommendations).
- 4.3 Since 2017, regular meetings of the Fire Safety Working Group, chaired by Heidi Waters (Strategic Housing Delivery Manager) have been held between Calderdale Council and partner organisations. The Working Group brings together officers from the Council and its partner organisations (including

West Yorkshire Fire and Rescue Service) to improve and influence higher standards of safety in the borough's residential housing stock.

4.4 Calderdale Council

A. Resources

- A dedicated Fire Safety Officer has been appointed to support the Building Control Manager by providing advice and recommendations on fire safety.
- Building Control have provided advice for Corporate Assets and Facility Management (CAFM) and for other Council projects.
- Capital of £250,000 has been allocated to address fire and health and safety issue as part of a recent corporate allocation of capital to the Corporate Estate.

B. Fire Safety Risk Assessment/Inspections

- The Fire Safety Officer is undertaking full fire safety audits on a 3-year rolling programme across the estate, with yearly audit review undertaken by the Area Facilities Officer and site contacts.
- Inspections identify action required on a Red-Amber-Green rating in respect of life and asset safety. High Risk buildings are prioritised for fire safety improvement works.

C. Remedial Works

- Essential remedial works have been undertaken to meet Health and Safety standards. Less essential works have been carried out where possible, prioritised based on risk to life.

D. Sprinkler Policy:

- Council Policy is to install sprinklers in new and refurbished premises with overnight sleeping. This has already been carried out at Children's Homes and Children's Respite Centres.
- Funding is available to progress installation at the remaining Children's Homes, the new Children's Home, Union Housing supported housing units and vacant housing in the Borough Market.
- A feasibility study is being undertaken to install fire suppression in Shibden Hall for asset protection purposes.

E. Improvements to Policy, Process & Procedures to reduce fire risk:

- Fire safety documentation has been reviewed. New editions of the fire safety agreement for the corporate estate and schools have been approved.
- The management of work on corporate buildings has been improved with avoidance being the first principle where possible.
- All staff are required to undertake fire safety training. This has included Institute of Occupational Safety and Health (IOSH) Fire Safety for Managers course being delivered to 82 Council staff by the Corporate Health and Safety Team. There is now capacity to deliver training to partner organisations.

- Joint working has taken place with CAFM, Fire Safety and Health and Safety to ensure a co-ordinated approach across the Corporate Estate.

F. Commissioned residential accommodation

- Fire and health and safety advice has been provided to Adult Services and Wellbeing and Housing Services for use when they commission services that include residential accommodation.

G. Fire Safety for Non-Council Owned Property:

- The risk assessment process is being extended to residential nursing homes.
- Fire Safety Events have been held for care home, supported living providers and head teachers.
- The Council and its partners will continue to meet with private landlords to share best practice.
- Joint press releases concerning fire safety messages have been issued and messages from partners are retweeted by the Council's Communication Team.

4.5 Together Housing Group

A. High Rise Blocks

- At the time of the Grenfell Fire, Together Housing had 16 apartment blocks of over six storeys in Calderdale (providing over 1,000 flats (one of the tower blocks, Wheatly Court, has since been sold). Where applied, all Aluminium Composite Material (ACM) cladding was removed and all stakeholders, including residents, were provided with regular updates of progress. Further wall insulation (non-ACM) on two blocks in Elland has been removed and full reinstatement of the cladding system is due to be completed by June 2022.
- There are currently four blocks in Calderdale which have had sprinkler systems installed (information correct as of 1st April 2022). A further five are due to be completed by April 2023.

B. As part of a planned programme of works in the last two financial years, Together Housing have replaced over 1,000 fire rated doors throughout its housing stock in Calderdale. The cost of replacing this investment has been significant as each door ranges from £1000-£1400.

C. Mytholm Meadows Hebden Bridge (an Extra Care scheme providing 42 homes) was identified as a high-risk scheme which had potentially significant fire safety issues as part of a fire risk assessment. With support from CMBC this block was emptied, and all occupants rehoused. Currently the scheme is undergoing major fire safety remediation work at costs anticipated to be in excess of £4million. Tenants will be supported to return to their home at Mytholm Meadows if they wish to do so when the works are completed, and the scheme is reopened.

- D. Five 60 second fire awareness videos for residents were produced with the West Yorkshire Fire and Rescue Service and have received two awards.
- E. Training of tenants in high-risk blocks has been carried out to allow them to carry out their own fire safety checks. This includes the self-checking of flat entrance doors and flat smoke detection systems.
- F. Based on the content of the Building Safety Bill, an Action Plan has been developed and processed. The main points include:
 - The introduction of two Building Safety Managers.
 - Working closely with residents to develop a Resident Engagement Strategy, Resident Fire Risk Assessment, recruiting two Building Safety Managers and developing a complaints procedure.
 - Working with WYFRS and CMBC to develop a Building Safety Case.

4.6 West Yorkshire Fire and Rescue Service

- A. Operational firefighters will be provided with training to allow them to undertake fire safety inspections and audits on lower risk premises.
- B. Together Housing Group is working with West Yorkshire Fire and Rescue Service on an initiative to tackle hoarding by individuals where it constitutes a fire risk.
- C. Consultation has taken place with landlords regarding evacuation procedures for high rise blocks. At the present time the advice is for residents to stay put unless advised by emergency services.

4.7 Government

- A. A ban on the use of combustible materials in external walls was implemented through amendment to the Building Regulations in 2018 (Building (Amendment) Regulations 2018).
- B. The Building Regulations covering fire safety were updated and improved in 2019 and 2020 (Fire safety: Approved Document B 2019, 2020). All buildings over 11m high will require installation of sprinkler systems.
- C. The March 2020 Budget announced £1 billion fund to support the remediation of non-ACM cladding on residential buildings over 18 metres in the private and social sector. By April 2022 £1,119m of this had been committed covering 936 buildings in the social and private sector.

5. Emerging Issues

5.1 The Corporate Estate

- A. The Corporate Estate consists of a mix of building types used for a variety of purposes. A number are aging and/or heritage buildings which pose challenges in fire safety requirements. Due to the age, design, and lack of investment in some buildings the priority for works have to be based on risk to life rather than risk to asset.

- B. Significant investment is required to maintain current standards of fire safety in existing premises subject to deterioration and wear. Additionally, some existing premises are subject to changes in purpose that may require enhancement of the existing fire precautions. Further additional investment would be required if increased levels of asset protection were to be sought against economic loss due to fire in addition to fire safety.
- C. Inspections have highlighted the need for improvements in fire safety in several buildings, for example the need to maintain compartmentation. Changes in the use of buildings may have fire safety implications and requires continual inspections and awareness of the implications by all staff.
- D. Increasing demand on Services requires appropriate risk assessments to ensure that the accommodation is appropriately used and adapted.
- E. The Fire Safety Officer is undertaking full fire safety audits on a 3-year rolling programme across the estate, with yearly audit review undertaken by the AFO and Site Contact. Inspections identify action required on Improvement to fire safety on a Red-Amber-Green rating in respect of life and asset safety. The Fire Safety Office will be consulted on all new premises acquired or built by the Council to ensure meets required fire safety criteria

5.2 Legislation

- A. The Building Safety Bill currently going through parliament will result in a significant revision of Building Control processes with an additional system of control for high-risk buildings (over 7 storeys).
- B. The Fire Safety Act 2021, when actioned, will demand that building safety to all residential blocks of flats, regardless of height, will have to be considered.
- C. The investigation into the Grenfell Fire is likely to result in further changes to legislation and recommendations concerned with residential fire safety.

5.3 Private Rented Housing

Enforcement of fire safety standards in private rented housing is still a major issue both generally and where they house vulnerable individuals. Research at the national level suggests most landlords own just 1 or 2 properties, and many remain largely unaware of their legal obligations. In terms of dealing with problem properties, Environmental Health have enforcement responsibilities under the Housing Act 2004. This requires an assessment of risk using the Housing Health & Safety Rating System, including fire and electrical safety, and any subsequent enforcement if a landlord is unable or unwilling to act.

Proposed amendments during the Summer of 2022 to the Smoke & Carbon Monoxide Alarm (England) Regulations 2015 and Approved

Document J of the Building Regulations will require landlords to both install and repair smoke alarms to each storey of a rented dwelling and provide carbon monoxide detection in any habitable rooms containing a heating appliance.

6. Fire Safety Plan 2022-27

6.1 Calderdale and its partners have made great strides in improving the fire safety of their premises. There are however still gaps in provision and there is a need to extend the scope of fire safety action.

6.2 The Fire Safety Action Plan update in Appendix 1 combines and updates the Fire Safety Policy Statement of 2016 with the Recommendations in the 2017 review.

6.3 The Policy sets out:

1. Fire safety responsibilities within the corporate estate.
2. Fire safety policies within the corporate estate.
3. Recommendations for future actions that relate solely to the corporate estate.
4. Policies for continuing joint working between the Council and its partners.
5. Recommendations for partners.
6. Recommendations for monitoring the policy.

6.4 The 2017 Fire Safety Review was a wide-ranging report. The 2022 Action Plan focusses on:

- Requirements for managing fire safety in the corporate estate (Parts 1-3).
- The need for fire awareness of all Council staff particularly those working with older and more vulnerable clients with person-centred fire risk assessments (PCFRAs) embedded into care assessments and care planning and advice and help offered to clients (3G & 4G)
- The need for action to ensure and enforce fire safety in the private rented sector (4H).

7. **Options considered**

- Do Nothing. This would not meet the Council's legal responsibilities and would put people at risk.
- Do minimum to comply with legal responsibilities. This would not address all the issues revealed since 2017 and would still put people at risk.
- Adopt an up to date Fire Safety Action Plan which extends responsibilities beyond the legal minimum.

8. Financial implications

- 8.1 The report details the progress made to date in relation to Fire Safety including the work undertaken by the Council's external partners.
- 8.2 Section 5 of the report contains details of the emerging issues to be considered in relation to the Council's Corporate Estate. The Corporate Estate Capital Requirements report considered by Cabinet on 17th January 2022 and approved by Council on 9th February 2022, contains £250,000 in Capital funding from the overall approved Capital budget of £2.6million to deliver Health and Fire Safety schemes within the estate.
- 8.3 Further work is required to determine if the work detailed in the Council's Fire Safety Action Plan 2022- to 2027 will require further capital or revenue investment in future years to deliver the relevant work.

9. Legal Implications

- 9.1 Calderdale Metropolitan Borough Council has a legal duty under Section 2 and 3 of the Health and Safety at Work Act 1974 to ensure, so far as is reasonably practicable, the health safety and welfare of their employees and the public they may affect as a result of their undertakings.
- 9.2 The Regulatory Reform (Fire Safety) Order 2005 places duties upon the Council as the owner or user of premises and as an employer working in buildings, to maintain fire safe premises.
- 9.3 The Council has a fire safety protocol with West Yorkshire Fire and Rescue Service relating to the safety of Community Schools and a concordat relating to the corporate estate. Both commit the authority to meet legal obligations for fire safety. The review identifies training and staffing issues that unless addressed will impact on the Councils ability to maintain appropriate fire safety standards.

10. Human Resources and Organisation Development Implications

- 10.1 None

11 Consultation

- 11.1 Following the Grenfell Fire on 14th June 2017 the Council called for a fire safety review within Calderdale. Council officers, key staff from Together Housing Group (THG) and West Yorkshire Fire & Rescue Service (WYFRS) have since met on a regular basis to address elements of fire safety within the borough working closely to deliver positive outcomes for residents, demonstrating good partnership work.
- 11.2 The Policy is the result of these regular Working Group meetings and has been developed in consultation with members of the working group.

12 Environment, Health and Economic Implications

- 12.1 Fire can have a detrimental impact on the quality of life of those effected. Even if life changing injuries do not occur in the fire, it can do long term physical and psychological harm. This will be exacerbated by the economic impact of a fire on residents and organisations (including the Council); not

just the cost of repairing damage and replacing belongings but also relocating activities and homes.

- 12.2 The impact of a fire will be particularly felt by the poorest in society who do not have the financial resources to cope with the cost. This is particularly the case with those rehoused directly or indirectly by the Council who may already have suffered from homelessness or unsuitable accommodation. Prevention of fires or minimising damage is part of activity designed to 'narrow the gap' between the outcomes experienced by different people because of their housing tenure, social and economic standing, age and disability. Endorsement of the recommendations will support the maintenance of fire safe residential premises in the borough and protect those in and about Council's buildings.
- 12.3 The incidence of property fires has obvious detrimental effects upon the natural environment, with the release of smoke and fire effluent, together with the release of toxins. Along with smoke and toxins, the fire will release carbon. The emergency response to the incident and that the need to fix a property / re-fit it out also has a carbon impact too. There are additional hazards during a fire incident, including hazards from fast moving emergency vehicles travelling upon the highways, together with the risk of contaminated water run-off from firefighting activities entering watercourses.

13 Summary and Recommendations

- 13.1 Calderdale Council is committed to working with its partners, communities, and citizens to achieve better outcomes for the whole borough. The actions described in this report and the policies proposed contribute to a safer Borough as part of the Kindness and Resilience theme of Vision 2024.
- 13.2 The policy builds on work already done and attempts to deal with issues arising not only from the ongoing results of the Grenfell Fire but also from fire safety issues identified in the Council's own buildings, those of partner organisations and those privately owned particularly in the private rented sector.
- 13.3 Adoption of the action plan will support the continuation of this work over the next five years.
- 13.4 That the Council adopt the Action Plan (Appendix One) as its Fire safety Action Plan.
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For further information on this report, contact:

David Greenfield Housing Strategy Manager, Regeneration and Strategy
Telephone: 07970 752866
E-mail: david.greenfield @calderdale.gov.uk

The documents used in the preparation of this report are:

1. Calderdale Fire Safety Review 2017 Report to Cabinet November 2017
2. Calderdale Council Fire Safety Policy Statement. Part of 2016 Annual Health and Safety Report For Calderdale MBC
3. Annual Review of Calderdale Council work on Fire Safety Report to Cabinet 1st October 2018

The documents are available for inspection at: Council's website

1. Calderdale Council Corporate Estate Responsibilities

- A. The Lead for Corporate Asset and Facilities Management (CAFM) holds primary responsibility for the corporate estate. It is the Council's policy that this responsibility is discharged by area facilities officers working in CAFM in association with the representatives of the occupying service. Each fire safety risk assessment must specify two officers to discharge the responsibilities of the duty holder with the agreement of the Lead for Corporate Asset and Facilities Management. In the educational estate, the Head Teacher will hold primary responsibility for fire safety. Each fire safety risk assessment must identify the person/s responsible for each building.
- B. In addition, the Council will ensure that appropriate procedures and processes are in place and that there are appropriately trained staff within the authority to meet its obligations and duties to ensure fire safety under the Order.
- C. Calderdale Metropolitan Borough Council has a legal duty under Section 2 and 3 of the Health and Safety at Work Act 1974 to ensure, so far as is reasonably practicable, the health safety and welfare of their employees and the public they may affect as a result of their undertakings.

2. Corporate Fire Safety Policy

The Council will meet the requirements the Regulatory Reform (Fire Safety) Order 2005 as follows: -

- A. All Council buildings must be proactively managed to ensure that adequate and appropriate levels of fire safety are provided and maintained at all times to ensure the safety of all persons in and about the premises.
- B. All Council buildings must be subject to a sufficient and suitable fire safety risk assessment that is subject to an annual review process.
- C. All fire precautions and safety measures for each Council building must be maintained and recorded within the premises in copies of the appropriate volumes of the Council's Fire Register.
- D. As the authority moves to 'Agile' working practices, there is a need to establish a dynamic, proactive response to occupant safety in Council buildings. This may require all office staff to complete both 'Fire Awareness' and 'Fire Warden' training to maintain safe premises and to ensure the effective and efficient evacuation of the occupants during a fire emergency.
- E. All Council buildings with accessible multiple storeys or which are occupied by vulnerable people must be provided with appropriate numbers of suitably trained staff to ensure the safe, effective evacuation of any disabled or vulnerable occupants during a fire emergency.
- F. Staff with mobility impairments occupying Council offices and using lifts to ascend to upper floors, must agree arrangements for their assisted evacuation from the building with their Service Manager.

- G. All Council buildings must be provided with appropriate levels of firefighting equipment and trained members of staff, to operate the firefighting equipment.
- H. Any Council buildings (being workplaces or being occupied by people) where the authority control the premises, must undertake regular fire drills to ensure that the occupants are aware of the actions to take during an emergency situation. Public toilets and open shelters are exempt.
- I. The Council must ensure that when changes are made to existing fire precautions in corporate premises that the adapted premises continue to provide an appropriate early warning of a fire together with adequate means of escape to support the safe evacuation of the building. Documentation should remind specifiers, contractors, and installers of the need to preserve fire safety when removing, altering or replacing passive fire protection.
- J. All Council Services are expected to follow CMBC Guidance and documentation on Fire Safety:
 - i. CMBC Fire Safety Risk Assessment.
 - ii. CMBC Fire Register (Volume 1,2 and 3 as required).
 - iii. Information regarding the duties of a premises Site Contact & CAFM.
 - iv. Information regarding the duties of the Head Teacher as the Responsible Person.
 - v. The role of Fire Wardens and those assisting people with disabilities to evacuate.
 - vi. Standards of Fire Fighting equipment and the numbers of trained personnel available in the premises, together with details of how and when to undertake fire drills.
 - vii. Notify the Principal Health and Safety Advisor & Building Control Manager of any fire events within or about CMBC premises.

This policy is a supplement to the Council's general Health and Safety Policy Statement.

3. Future Action for the Corporate Estate

It is recommended that:

- A. The Council continue to address fire safety issues in all premises used by the Council (including those used by the Council but owned by a third party). Priority should be given to issues that pose a potential risk to life.
- B. Building Control and the Health and Safety Manager to continue a rolling programme of visits and assessments to all property used by the Council giving priority to sleeping risk premises. This should include assessment of Personnel Evacuation Plans.
- C. A fire safety action plan shall be provided and updated for all Calderdale premises.

- D. Additional resources will be sought to enable premises to continue to be used after necessary alterations. Where this is not possible within a reasonable budget, action shall be taken to close the premises and find a safer alternative.
- E. Where premises are built or acquired without meeting appropriate fire standards, their omission should be subject to risk assessment documentation by project managers signed off by the Service Director.
- F. The Council's current Fire Safety Policy should be continually reviewed to ensure future minimum standards for fire safety and access to all new buildings and acquisitions. Examples might include minimum category L2 automatic fire detection and alarm systems incorporating auto-dial to the fire brigade, provision of alternative escape routes, installation of evacuation lifts and provision of automatic water fire suppression systems.
- G. Person-centred fire risk assessments (PCFRAs) need to be embedded into care assessments and care planning.
- H. Consider fire safety issues when commissioning supported housing services.
- I. Continue to provide Area Facilities Officers and site contacts to IOSH "Fire Safety for Managers" accredited training delivered in house via the Health and Safety Team.
- J. Discussions should continue as to how to facilitate the provision of relevant building information and layouts of CMBC premises for the benefit of fire fighters with WYFRS.
- K. Fire suppression in the corporate and educational estate:
- All new residential properties or existing residential properties subject to the Fire Safety Order that become unoccupied for refurbishment (or any other reason) are fitted with an automatic fire suppression sprinkler system (for Residential Premises BS 9251:2005).
 - In accordance with agreed policy and concordat the Local Authority will consider providing sprinkler installations to provide automatic fire suppression (to BS 12845:2004 including A2:2009) to all newly built schools, major extensions and works of significant refurbishment.
- L. Evacuation Lifts
Consider the installation of evacuation lifts in new projects to assist equality evacuation: These are to be installed in the New Leisure Centre, Victoria Theatre and will be recommended in future projects. Where evacuation lifts are not possible consideration should be given to means of evacuation of occupants particularly disabled persons and staff trained in their use.
- M. Cooking Appliances
Reviewing the type of cooking appliances used to change to appliances that have less risk of causing a fire.

4. Working with Partners for Fire safety:

- A. The Council and its partners should continue to meet regularly to share intelligence and experience with regards to fire safety particularly relating to residential accommodation.
- B. As opportunities arise, council services and WYFRS should collaborate with and share learning and good practise with wider sectors including academies, other high risk/profile buildings and the business/ retail sector.
- C. The Council and its partners should continue to monitor the horizon for potential or proposed changes to building regulations or enforcement regimes. In particular:
- Review the impact of the Building Safety Bill for the Councils Fire Safety Policy and that of its partners
 - Review the implications of the findings and recommendations of the Grenfell Tower enquiry when it is published.
- D. As opportunities arise, council services and WYFRS should collaborate with and share learning and good practise with wider sectors including academies, other high risk/profile buildings and the business/ retail sector.
- E. Offer fire safety training to managers in partner organisations, private landlords and letting agencies
- F. The Council should develop a local emergency resilience and response plan to respond to potential evacuation of high-rise build based on the historic experiences of Dodge Holme Court and the learning from Grenfell.
- G. All council services (and those services commissioned by the Council) that work in vulnerable people's homes should discuss fire safety with residents, check for fitted working smoking alarms and make referrals (if required) to the Fire Service using the Safe & Warm Homes referral scheme for further assistance. Key target residents include:
- Those with physical or sensory impairments or learning difficulties.
 - Older people.
 - Young person's homes.
 - Substance misusers.
 - Smokers.
 - Those dependent upon oxygen for health.
 - Those with a hoarding problem.
- H. Private Rented Sector
- i The Council and its partners should continue to work together to build intelligence on the profile of the private rented housing sector, particularly mill conversions, permitted conversions and HMOs.
 - ii A private sector housing stock condition survey report is due in the next 12-18 months. This could be used to gain a better understanding of the local private rented market and trends, and also fire safety and energy efficiency standards as well as the general repair and safety of the stock.

- iii The Council, WYFRS and other relevant partners should continue to meet and share best practice with landlords and communities to help them understand their roles and responsibilities in managing and maintaining fire safety.
- iv In line with proposed amendments to the Smoke & Carbon Monoxide Alarm (England) Regulations 2015, ensure that in all new private residential lets:
 - At least one smoke alarm is installed on every storey of private rented property used as living accommodation and;
 - That a carbon monoxide alarm is in any room used as living accommodation where solid fuel is used.
 - That all alarms are in working order at the start of each new tenancy.
- iv. Continue and develop educational programmes for landlords and tenants with WYFRS.
- v. Check landlords are following recommended actions on fire safety and to take enforcement action against those who are unable or unwilling to comply with fire safety regulations.
- vi. Require that where vulnerable individuals are referred to private rented property by the Council (for example those at risk of homelessness) that those premises meet fire safety requirements and if necessary, there is a person-centred management plan in place.
- vii. With Environmental Health take well-publicised enforcement action against premises which present clear fire risks and where landlords have been unwilling to rectify problems.
- viii. Ensure that all private tenanted accommodation is provided with an appropriate early warning of a fire together with adequate means of escape to support the safe evacuation of the building.
- ix. The Council should consider the benefit of introducing a discretionary housing licensing scheme in areas of concentrated private let residential accommodation where other action has failed.
- x. Although some costs will be recoverable from enforcement action, there is a need to develop a budget and resources to enforce standards including fire safety in private rented dwellings.

5. Recommendations for Partners:

- A. Operational firefighters are authorised under the Fire and Rescue Services Act 2004 to gather risk information regarding buildings and to establish if Responsible Persons understand their fire safety obligations. They should be provided with additional training and authorisation to enable them to undertake fire safety inspections and audits on lower risk premises as a priority.
- B. Ensure that Fire Risk Assessments are undertaken in line with regulatory requirements and by a competent person who has appropriate training and/or

experience in carrying out fire risk assessments associated with the nature of the occupancy and type of building(s) in question.

- C. When undertaking fire safety risk assessments in multi storey and high-rise residential accommodation carry out rigorous checks to ensure that compartmentation of dwellings is in good order and has not been compromised by authorised or unauthorised building modifications or utility upgrades.
- D. Ensure the fire safety assessment methodology includes consideration of additional fuel loads present in the building (e.g., oxygen cylinders etc.), that existing housekeeping arrangements and procedures are satisfactory and that the necessary equipment and facilities are available.
- E. Retain 'stay put' advice for multi-storey and high-rise residential accommodation and communicate this clearly to all residents. Continue to review and update evacuation policies in light of risk assessments and recommendations from Government.
- F. Identify and ensure all existing vulnerable residents and those with mobility impairments, sensory impairments or learning difficulties, living in multi-storey and high-rise residential accommodation covered by a fire risk assessment have a personal emergency evacuation plan (PEEP) in place, together with the means of delivering that plan.
- G. Ensure that systems are in place to produce personal emergency evacuation plans (PEEP's), where necessary for residents living in multi-storey and high-rise residential accommodation where material changes in personal circumstances or tenancy changes occur that impinge upon their efficacy of evacuation.
- H. Link evacuation of multi-storey and high-rise residential accommodation to effective management arrangements as part of the landlord's emergency plan. Such an evacuation plan should not rely upon the intervention of the Fire and Rescue Service to make it work.
- I. Review letting policies for multi-storey and high-rise residential accommodation in Calderdale to ensure that they are satisfied that any new placement of vulnerable residents, (specifically those residents who are infirm or have mobility impairments or learning difficulties) would not place them at additional risk in the event of a fire.
- J. Whilst acknowledging the primacy of good building management and compartmentation, automatic water fire suppression 'sprinkler' systems or alternative suppression systems should be fitted in existing and new build high rise residential accommodation with representation made to central government to provide funding for retrofitting measures.
- K. Ensure that all residents are provided with fire safety awareness including prevention and the action to be taken in the event of fire. Ensure information

is available to residents whose first language is not English or who require information in alternative formats.

6. Monitoring of the policy

- A. The Fire Safety Review will be monitored by the Fire Safety Working Group at regular intervals. Any changes to the arrangements that have significant implications these will be reported to Cabinet.
- B. An annual report will be made to Cabinet on progress in implementing the Fire Safety Review
- C. A further review of recommendations shall take place after publication of the Grenfell Report and the Royal Assent of the Building Safety Bill

Recommendations of the Fire Safety Review 2017

A. Calderdale Council Corporate Estate-

It is recommended that:

1. That an indicative contingency of up to £500,000 Council growth bid to support fire safety compliance, to be drawn on as required for the corporate estate, is established.
2. That a Building Control Senior Surveyor (with additional higher level fire safety competencies and graded PO5 – PO8 (salary range £32,486 to £35,444) be employed to support the completion and sign off of fire safety risk assessments, provide advice and guidance regarding fire safety matters including project design, provide fire safety training and consult with West Yorkshire Fire and Rescue Service.
3. The Council's current Fire Safety Policy should be reviewed to ensure future minimum standards for fire safety and access to all new buildings and acquisitions. Examples might include minimum category L2 automatic fire detection and alarm systems incorporating auto-dial to the fire brigade, provision of alternative escape routes, installation of evacuation lifts and provision of automatic water fire suppression systems.
4. Where premises are built or acquired without meeting appropriate fire standards as suggested in Recommendation 19, their omission should be subject to risk assessment documentation by project managers signed off by the Service Director.
5. Provide Area Facilities Officers and site contacts to IOSH "Fire Safety for Managers" accredited training delivered in house via the Health and Safety Team.
6. Ensure that when changes are made to existing fire precautions in corporate premises that the adapted premises continue to provide an appropriate early warning of a fire together with adequate means of escape to support the safe evacuation of the building. Documentation should remind specifiers, contractors and installers of the need to preserve fire safety when removing, altering or replacing passive fire protection.
7. Continue to support the development of the IDOX spatial database management system within budgetary frameworks.

B. Council and Partnership response

It is recommended that:

8. Operational firefighters (who are authorised under the Fire and Rescue Services Act 2004 to gather risk information regarding buildings and to establish if Responsible Persons understand their fire safety obligations) should be provided with additional training and authorisation to enable them to undertake fire safety inspections and audits on lower risk premises as a priority.

9. The Council and its partners should continue to work together to build intelligence on the profile of the private rented housing sector, particularly mill conversions, permitted conversions and HMOs.
10. The Council should develop a local emergency resilience and response plan to respond to potential fire evacuation of high-rise build based on the historic experiences of Dodge Holme Court and the learning from Grenfell.
11. All council services that work in vulnerable people's homes should discuss fire safety with residents, check for fitted working smoking alarms and make referrals (if required) to the Fire Service using the Safe & Warm Homes referral scheme for further assistance. Key target residents include:
 - those with physical or sensory impairments or learning difficulties
 - older people
 - young person's homes
 - substance misusers
 - smokers
 - those dependent upon oxygen for health
12. The Council should consider the benefit of introducing a discretionary housing licensing scheme in areas of concentrated private let residential accommodation.
13. The Council, WYFRS and other relevant partners should continue to meet and share best practice with landlords and communities to help them understand their roles and responsibilities in managing and maintaining fire safety.
14. As opportunities arise council services and WYFRS should collaborate with and share learning and good practise with wider sectors including academies, other high risk/profile buildings and the business/ retail sector.
15. The Council and its partners should continue to monitor the horizon for potential or proposed changes to building regulations or enforcement regimes. Particular focus should remain on information generated by the Grenfell Tower enquiry.

C It is recommended that registered housing providers, landlords and as relevant managing agents:

16. Ensure that Fire Risk Assessments are undertaken in line with regulatory requirements and by a competent person who has appropriate training and/or experience in carrying out fire risk assessments associated with the nature of the occupancy and type of buildings in question.
17. When undertaking fire safety risk assessments in multi storey and high-rise residential accommodation, carry out rigorous checks to ensure that compartmentation of dwellings is in good order and has not been compromised by authorised or unauthorised building modifications or utility upgrades.
18. Ensure the fire safety assessment methodology includes consideration of additional fuel loads present in the building (e.g., oxygen cylinders etc.) that existing housekeeping arrangements and procedures are satisfactory and that the necessary equipment and facilities are available.

19. Review and update evacuation policies and 'stay put' advice for multi-storey and high-rise residential accommodation in light of risk assessments and communicate this clearly to all residents.
20. Identify and ensure all existing vulnerable residents and those with mobility impairments, sensory impairments or learning difficulties, living in multi-storey and high-rise residential accommodation covered by a fire risk assessment have a personal emergency evacuation plan (PEEP) in place, together with the means of delivering that plan.
21. Ensure that systems are in place to produce personal emergency evacuation plans (PEEP's) where necessary for residents living in multi-storey and high rise residential accommodation where material changes in personal circumstances or tenancy changes.
22. Link evacuation of multi-storey and high-rise residential accommodation to effective management arrangements as part of the landlord's emergency plan for it to be effective where evacuation is necessitated. Such an evacuation plan should not rely upon the intervention of the Fire and Rescue Service to make it work.
23. Review their letting policies for multi-storey and high-rise residential accommodation in Calderdale to ensure that they are satisfied that any new placement of vulnerable residents, (specifically those residents who are infirm or have mobility impairments or learning difficulties) would not place them at additional risk in the event of a fire.

National

Cabinet Members are asked to recommend the following to the relevant government body/agent:

24. Building regulations need to be clarified and simplified in particular in respect to wall cladding systems and fire integrity of residential compartments.
25. The current building inspection regime should be reviewed, in particular, the validity of competition between Building Bodies and the potential for this to affect building standards and compliance.
26. In line with the Home Affairs Committee recommendation, asylum dispersal property inspection duties currently carried out by the Home Office should be transferred to local authorities, along with the necessary resources to carry out this function effectively.
27. Fire and Rescue Services and/or Council's should be provided with greater powers to support landlords/freeholders to:
 - a) enforce access to tenanted properties to undertake fire related works – including gas servicing and periodic safety/maintenance checks
 - b) ensure that private owners/ leaseholders in mixed tenure multi-storey and high-rise residential accommodation do not compromise the fire integrity of the building or increase the risk of harm to other occupants

- c) ensure that private owners/ leaseholders in mixed tenure multi-storey and high-rise residential accommodation co-operate and address any fire safety concerns.

28. Whilst acknowledging the primacy of good building management and compartmentation automatic water fire suppression 'sprinkler' systems or alternative fire suppression systems should be fitted in existing and new build high rise residential accommodation and funded by central government.