

Building and Tenancy Safety Strategy Update

Committee name	Corporate Resources and Infrastructure Select Committee
Officer reporting	Gary Penticost – Place Directorate Mike Emmett – Place Directorate
Papers with report	Appendix A – Building Safety Strategy - Operational Delivery Plan 2024-25 Quarter 3 update Appendix B – Fire Doors Information for Residents Appendix C - Stay Put Policy Appendix D – Safety Case- Fairlie House Appendix E - Housing Management Strategy for Occupied Higher Risk Buildings
Ward	All

HEADLINES

The report has been prepared to provide Councillors on the Select Committee with details of the Building Safety Strategy for Council Owned residential dwellings including High Rise Buildings. The Act became enforceable in October 2023. This enables the Committee to undertake it's annual monitoring and review of this important area.

RECOMMENDATIONS

That the Corporate Resources and Infrastructure Select Committee:

- 1. Notes the supporting information for Fire Safety within the body of the report**
- 2. Notes the Operational Delivery Plan**

SUPPORTING INFORMATION

The Building Safety Act

The Building Safety Act 2022 sets out a safety requirement for landlords of high-risk residential buildings that are: -

- At least 18m or 7 Storeys high,
- With 2 or more residential units

The safety rules cover the different stages of the building: -

- Design Stage
- Planning Stage
- Construction Stage

- While tenants and leaseholder live in a building

These have been set out for each department within Hillingdon and comments provided within the Building Safety Strategy 2022 to 2025 - Operational Delivery Plan.

The Act was granted Royal Assent on the 28th of April 2022. Full implementation of the Building Safety Act was October 2023, this means that each building owner should have their building safety regime in place by this time.

Building Strategy- Operation Delivery Plan 2022 to 2025 is in place and with all relevant departments to update. This document is to be reviewed during 2025 to set our Building safety Strategy for the next 5 years.

London Fire Brigade (LFB)

The Building Safety Act requires the sharing of building plans with the local LFB services. The building Safety Advisor has access to the LFB online portal, this is the central database for all Higher Risk Residential Buildings (HRRB). The LFB are making amendments to the online portal and version 2 is to be issued.

The Council has registered LBH on the portal and this is pending approval with the LFB; once the approval is granted officers will upload the below details to the central system for LBH 10 HRRB. The documents the LFB will be requesting:

- Building floor plans
- External Wall Systems
- If a firefighting system is faulty for an extended period of 24 hours

Building Assessment Tool

Officers have completed the Fire Risk Assessment Priority Tool that has been developed by the Government with input from the National Fire Chief Council. All 11 owned Residential High Riser Blocks (7 stories and above) have scored a Tier 5 (Very Low) and officers do not expect to be contacted by the Home Office. The lower the priority score the lower risk rating. Please note the assessment tool is an indication of the prioritisation of a fire risk assessment and does not determine if a building is safe or unsafe.

Building Names	Priority Tier	Priority Score	Rating
Fitzgerald House	5	18	Low Risk
Skeffington Court	5	17	Low Risk
Glenister House	5	17	Low Risk
Wellings House	5	17	Low Risk
Harding House	5	10	Low Risk
Rabbs Mill House	5	10	Low Risk
Melbourne House	5	10	Low Risk
Sutcliffe House	5	6	Low Risk

Fairlie House	5	5	Low Risk
The Goulding's	5	4	Low Risk
Cavenham Court	5	5	Low Risk

Residents Fire Safety Updates:

- Residents' Stay put policy documents – Issued
- Tenants Fire door information pack – Issued
- Residents' Fire Safety information pack - Issued

Fire Reform Order 2005- Changes from 23rd January 2023:

Following the Inquiry published from the first phase report of Grenfell Tower the Government has made changes to the law on the below items:

Secure Information boxes: Installed across all high rise and sheltered scheme stock since 2019 and inspected and update monthly or at point of tenancy change.

Wayfinder Signage: Installed across all floors within high-rise buildings in 2021.

Fire Doors: Undertake annual checks of flat entrance doors and quarterly check on communal doors- This has been in place with all high rise and sheltered schemes since 2020.

Fire Fighting equipment: complete monthly servicing- In place for all LBH lifts. We do not have firefighting lifts installed within Council residential blocks.

Fire Door Replacement programme:

The Council is completing an ongoing project to replace LBH flat entrance doors and communal doors where required. Officers only accept 3rd party accredited full door set certified tested doors in the tender process. Please see below for the number of door-sets replaced in total of 5674 door-sets:

Building	Front Entrance Door-sets	Communal Door-sets
High Rise Buildings	759	854
Sheltered Scheme	354	392
Medium and Low Rise	2432	883
Total	3545	2129

- Phase 25-Survey Completed- Expected on site May 2025, following Capital Release
- Phase 26- Currently being surveyed expected on site late May 2025

*Additional information provided on residential blocks below 7 floors.

Before



After



Sprinklers:

Sprinkler Systems are installed within 7 High Rise buildings.

Sutcliffe House installed in 2020; this has a sprinkler suppression system fitted within the main living areas within each dwelling in line with BS9251:2014.

Following this the Council has installed sprinkler systems within 5 High Rise buildings which were completed in 2023. Melbourne House, Rabbs Mills House, Harding House, Fairlie House & The Goulding's have sprinkler suppression systems fitted to both communal areas and main living areas within each dwelling to meet the BS9251:2021 Amendment.

Cavenham Court, purchased in 2024, has a full sprinkler installation.

The remaining 4 High Rise Buildings Glenister, Fitzgerald, Wellings & Skeffington Court are schedule for demolition as part of the Hayes Regeneration project.

Installation Photos:

Dwelling:



Communal Areas:



Electrical upgrades:

Electrical consumer unit upgrades and installation of hard-wired smoke detections and CO2 alarms (EFS) across all LBH residents owned stock. The non access list is currently being worked on by Tenancy to provide access to remaining properties to complete Overdue EICR's and EFS works where applicable.

Below is a breakdown of figures completed to date:

Total Number of properties on Contract	10,243
Properties with EICR exceeding 5 Years	137
Properties awaiting EFS works	52
No Access	137

Service Contracts:

Servicing Area	Intervals	Term Contractor or in house repairs
Emergency Lighting	Monthly servicing and 3 hours drain down annually	Combination of Remote monitoring testing completed & Term Contractor
Automatic Opening Vents	6 Monthly	Term Contractor
Dry Risers	6 Monthly	Term Contractor
Lightning Protection	11 Month	Term Contractor
Sprinkler System	6 Monthly	Term Contractor
EICR- In house and dwelling	5 yearly	Term Contractor
Passenger Lifts	Monthly & 6monthly Loler	Term Contractor
Ventilation	6 Monthly	Term Contractor
Communal Fire Doors	Quarterly	In house repairs team*
Front Entrance Doors	Annually	High Rise Tenancy Officers
Gas	Annually	Term Contractor
CCTV	6 Monthly	Term Contractor

*This is complete by a dedicated team within Hillingdon's Direct Labour Team that have been TRADA certified to undertake fire door inspections and maintenance repairs.

Future projects:

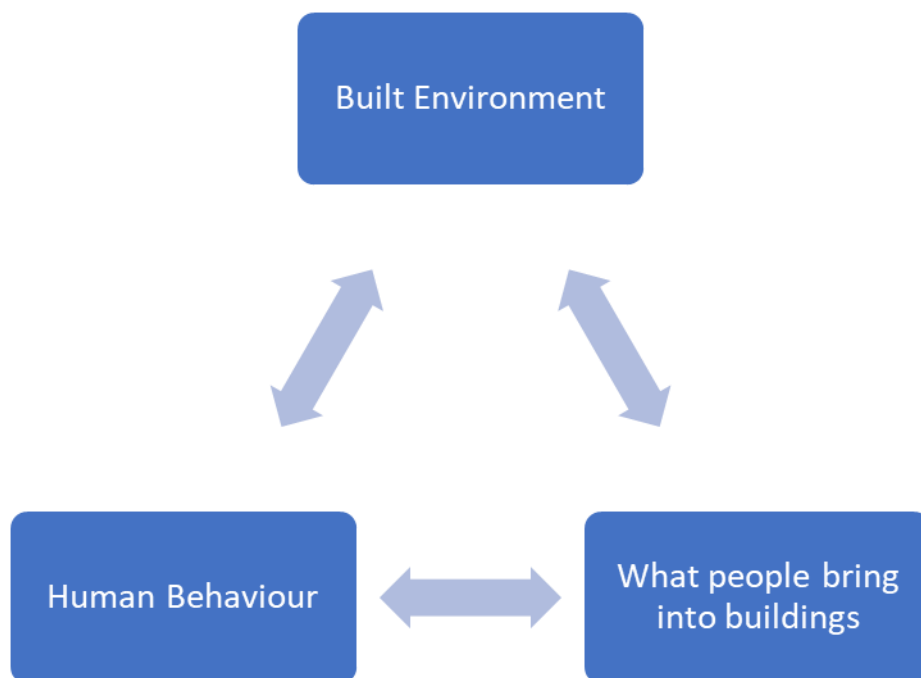
- Automatic Openable Vent replacements
- Low/Med Rise Lateral Replacements
- Door Entry & Access Control Replacements
- Communal Laundry Equipment Replacement

Housing Management

The Housing Management Service has positioned itself to make an effective and compliant contribution to the Council's Building Safety Policy in the context of occupied higher risk buildings within its ownership and management. More recently the Housing Management Service has developed a draft Strategy relating to occupied higher risk buildings which sets out how it supports the Council in ensuring that it is fully compliant with the Building Safety Act 2022, the Social Housing Regulation Act 2023 and other legislative and regulatory obligations which at their heart are designed to ensure that our residents are 'fire safe' and 'fire aware'.

This draft Strategy is attached as Appendix E and will be supported by a robust delivery plan. The Strategy details how the Service dovetails with the technical / building related aspects of compliance through a whole organisation approach to ensure that people and property across the Council's in-scope buildings are effectively managed so that residents are kept safe. The draft Strategy picks up on and takes forward the twin tracking of operational practices which have a clear focus on 'people' and 'property' in the context of fire safety. This strategy supports the Council's work in delivering compliant buildings but has a clear focus on ensuring residents are

safe. This necessitates proactive management activity aligned to what people bring into our buildings and how they behave. In this draft Strategy, compliant buildings are viewed as the 'safety net' when behavioral risks are not effectively mitigated.



Key drivers for the delivery of the draft Strategy are:

- To ensure the safety of all residents, irrespective of tenure or occupation arrangement, living in the Council's high-rise residential buildings
- To make an effective contribution to the Council's Building Safety Policy in the context of legislative compliance applicable to occupied high-rise residential buildings
- To ensure that residents are involved in decisions regarding 'safety related matters' associated with their homes and the buildings in which they live and
- To ensure a positive communication culture based upon transparency and treating residents with respect and which values their feedback

To achieve the principles of the Strategy, the Housing Management Service is committed to:

- Improving the effectiveness of existing compliance management, including the need for an effective quality assurance framework which supports staff in doing the right thing at the right time to the agreed quality threshold
- Ensure clear and transparent monitoring and reporting to demonstrate compliance, including the development of appropriate performance measures
- Improving the measuring and reporting of resident satisfaction with the safety of their home
- Ensuring that an effective and sustained contribution is made to support the delivery of the principles of the 'golden thread' of information
- Ensuring there is clarity around respective roles, responsibilities and accountabilities
- Ensuring the training and development needs of relevant staff are met and that appropriate refresher training is delivered

- Support the ongoing need to embed a safety culture across Housing Management, residents and other stakeholders