

SUBJECT:	FIRE SAFETY UPDATE
DIRECTORATE:	HOUSING AND INVESTMENT
REPORT AUTHORS:	MATT HILLMAN ASSISTANT DIRECTOR, INVESTMENT & MARTIN KERRIGAN FIRE SAFETY ASSURANCE MANAGER

1. Purpose of Report

- 1.1 To update Committee on City of Lincoln Council's (CoLC's) actions / progress on fire safety considering recent and impending changes to fire legislation in England.

2. Background

- 2.1 The Fire Safety Act 2021 – Came into force 16 May 2022 clarifying which of our buildings The Regulatory Reform (fire safety) Order 2005 applies and highlighting areas to be covered within fire risk assessments, specifically:

- The structure and external walls of the building, including cladding, balconies and windows.
- All doors between the domestic premises and the common parts (e.g., entrance doors to individual flats which open on to common parts).

The effect of the Act is to require fire risk assessments of buildings with two or more sets of domestic premises to be updated to take account of structure, external walls and doors, as described above, if they have not already done so.

- 2.2 The Fire Safety (England) Regulations 2022 came into force 23 January 2023 imposing specific duties on the responsible person regarding high rise residential buildings, specifically:

- Inspection programme for fire doors
- Information to residents
- Prescribed information to fire services

- 2.3 The Building Safety Act 2022 (Granted Royal Assent 28 April 2022) – Applicable to High rise buildings only.

All buildings in scope of the Act will need to be registered with the Building Safety Regulator between **April 2023** and **October 2023**. Once registered, the Accountable Person(s) or landlord must apply for a Building Assessment Certificate, a process which is expected to begin **April 2024** and will require information about the reasonable steps taken to prevent building safety risks.

3. Progress to Compliance

- 3.1 The Fire & Safety Assurance Team has recently appointed a Fire and Safety Assurance Manager and Fire Safety Manager, who are working to ensure all the requirements of the above legislation are met.
- 3.2 A fire strategy has been developed and will be progressed through normal channels for scrutiny and approval.
- 3.3 Housing Repair Service (HRS) Compliance team (BM TRADA Accredited) are now in place and undertaking fire door checks within the 3 high rise premises. Once completed these inspections will be rolled out through remaining stock on a risk-based priority. Ongoing checks will be scheduled with local staff and specialist oversight.
- 3.4 The requirements specified by the Fire Safety (England) Regulations 2023 were met prior to the 23 January 2023 deadline.
- 3.5 Training exercises were carried out at the 3 Highrise residential blocks by Lincolnshire Fire and Rescue Service, providing them with valuable experience and the opportunity to comment on current safety systems provided by CoLC.
- 3.6 De Wint Court has been reinspected by Lincolnshire Fire and Rescue and assessed as satisfactory.
- 3.7 A fire risk assessor has been contracted to undertake Fire Risk Assessments of low-rise (general needs) properties and is making good progress in reducing the backlog of premises yet to be assessed. The correct information as specified by required by The Fire Safety Act 2021 is being recorded.
- 3.8 Fire Risk assessments for CoLC specialised housing premises are underway with the backlog steadily reducing.
- 3.9 Work is progressing toward registration of the three high rise residential premises, in particular the tenant engagement strategy and evidence gathering for building safety cases.

4. Strategic Priorities

4.1 Let's deliver quality housing

Fire Safety inspections by the Fire Service are booked for all three high rise residential buildings, work is underway to ensure we meet their requirements.

Simplify the recording and monitoring of actions arising from the fire risk assessment process.

Progress information gathering and development of Safety Cases for the for October 2023 deadline.

5. Organisational Impacts

5.1 Finance

Any remedial works or improvement works to be costed as and when identified.

5.2 Legal Implications including Procurement Rules

None.

5.3 Equality, Diversity and Human Rights

The Public Sector Equality Duty means that the Council must consider all individuals when carrying out their day-to-day work, in shaping policy, delivering services and in relation to their own employees.

It requires that public bodies have due regard to the need to:

- Eliminate discrimination
- Advance equality of opportunity
- Foster good relations between different people when carrying out their activities

5.4 Human Resources

None.

5.5 Land, Property and Accommodation

None.

5.6 Significant Community Impact &/or Environmental Impact

None

5.7 Corporate Health and Safety implications

None.

6. Risk Implications

6.1 None compliance with legislation

7. Recommendation

7.1 Members are asked to note the fire safety update.

Is this a key decision?

Yes/No

Do the exempt information categories apply?

No

Does Rule 15 of the Scrutiny Procedure Rules (call-in and urgency) apply?

No

How many appendices does the report contain?

None

List of Background Papers:

None

Lead Officer:

Martin Kerrigan, Fire Safety Assurance Manager
Telephone (01522) 873393
Email address: Martin.Kerrigan@lincoln.gov.uk