

<b>SUBJECT:</b>	<b>FIRE SAFETY UPDATE</b>
<b>DIRECTORATE:</b>	<b>HOUSING AND INVESTMENT</b>
<b>REPORT AUTHOR:</b>	<b>MARTIN KERRIGAN, FIRE SAFETY ASSURANCE MANAGER</b>

## 1. Purpose of Report

- 1.1 To update the committee on City of Lincoln Council's (CoLC) current position regarding Fire Safety to the Housing stock including High Rise Tower Blocks, Supported Housing Schemes and Low Risk Flats only.

## 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.
- 2.2 The Fire Safety Act also requires the council to register the higher-risk (high rise) residential buildings with the Building Safety Regulator. For the CoLC this includes Jarvis House, Trent View and Shuttleworth House all to be registered and have a building safety case report producing for each.

## 3. Progress to Compliance

- 3.1 The position of Technical Officer (Fire Safety) within the Safety Assurance team is vacant pending job evaluation.
- 3.2 A fire risk assessor has been engaged to undertake Fire Risk Assessments (FRA's) of low-rise (general needs) properties and is making good progress in reducing the backlog of premises yet to be assessed.
- 3.3 The table below shows an update of the current position regarding the Fire Risk Assessments.

	<b>Percentage with current FRA</b>
1. Tower Blocks	100.0

### Sheltered Housing Schemes

	<b>Percentage with current FRA</b>
2. Supported/ Sheltered Housing Schemes	100.0

### Low Rise Blocks

<b>Area</b>	<b>Percentage with current FRA</b>
3. Ermine East	95.0
4. Ermine West	0.0*

5. St Giles	100.0
6. Burton Road and Newport	100.0
7. City Centre	99.1
8. Tower and Stamp End	100.0
9. Birchwood	100.0
10. Hartsholme	100.0
11. Boultham	100.0
12. Bracebridge	93.5
Total Low Rise	84.1

*\*FRA's to Ermine West completed in 2021, review now overdue, to be undertaken in Jan/ Feb 2024.*

- 3.4 All of our high-rise tower blocks and supported housing schemes have a current FRA.
- 3.5 All low-rise blocks have now had an FRA in the last three years, however those showing as not having a current FRA are now due a review as their last FRA was in 2021 (review frequency every 2 years for low rise blocks). These will be picked up in the new year as priority has been given to getting the buildings safety case report written as a requirement through the Building Safety Act.
- 3.6 Actions from the FRA are currently being monitored and actioned as appropriate.
- 3.7 All three tower blocks were registered with the building safety regulator prior to the deadline date for registering existing occupied higher-risk buildings which was 30 September 2023.
- 3.8 The work to produce the building safety case report is currently being undertaken and making good progress with the target date of 1 April 2024 for completion.
- 3.9 Fire Safety Visits by Lincolnshire Fire and Rescue were completed in February and March 2023 at the three high rise tower blocks. In addition, Lincolnshire Fire and Rescue also completed a training exercise at Jarvis House in April 2023.
- 3.10 Fire Safety Audits was completed late October 2023 by the Fire Risk Assessor and Fire Safety Assurance Manager at De Wint Court along with the three high rise tower blocks. It was identified that the Responsible Officers (RO's) and Responsible Officer Support Staff (ROSS) are completing and recording their weekly and monthly checks e.g. weekly fire alarm test and monthly emergency light tests which provides reassurance that the day-to-day fire safety is being managed at these locations.

#### **4. Strategic Priorities**

##### **4.1 Let's deliver quality housing**

The programme to undertake Fire Risk Assessment to all properties as necessary is making good progress, and properties without a Fire Risk Assessment is reducing.

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

## **5. Organisational Impacts**

### **5.1 Finance**

Any remedial works or improvement works to be costed as and when identified, with costs being funded from existing resources within existing revenue budgets or the capital programme.

### **5.2 Legal Implications including Procurement Rules**

Any works or agency appointment to be made in accordance with the council's Contract Procedure Rules.

### **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 to councils Housing stock.

**Is this a key decision?** 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

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