

# Improving Fire Safety Council Owned High Rise

Legislation Update  
Approach  
Resident Engagement  
Investment Plans  
Performance



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**Transitional Committee – Dec 2021**

Sheffield City Council

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# Council Owned High Rise / High Risk Residential Buildings

- High Rise Blocks over 18m – SCC has 24 residential high rise, highest 15 storeys
- Cladding on all high rise is fully compliant
- 1 block is sheltered housing
- Majority are single person, some 2 bed flats
- High Risk Buildings – Sheltered Housing across the city (31 schemes)
- No blocks have ACM cladding

# Legislative Update

- Fire Safety Act came into force April 2021, amendment to existing regime of carrying out fire risk assessments
- Clarified that the structure, the external wall and flat fire doors need to be considered during fire risk assessment stage
- Building Safety Bill's legislative journey. The key milestones for us are:
  - 01/04/22 – Building Safety Bill receives Royal Assent
  - 01/10/22 – Building Safety Bill comes into force
  - 01/04/23 – Building Safety Regulator & regime come into force

## Key Changes arising from Building Safety Bill

- Improved understanding of who is living in homes classed as high risk, residential buildings
- Specific arrangements for regular engagement with the residents of high-risk residential buildings
- Appointing a named Building Safety Manager for each block
- Changes to the management of tenancies and leasehold properties and a requirement to produce a Personal Emergency Evacuation Plan PEEP
- Provision of electronic copies of an evacuation plan for our buildings to the local Fire & Rescue Service
- Monthly checks on the operation of lifts intended for use by firefighters in our buildings
- Annual checks of flat entrance doors and quarterly checks of all fire doors in the common parts of multi-occupied buildings.
- Provision of fire safety instructions to our tenants and residents in multi-occupied buildings

## *Sheffield's Investment Plan Priority*

The Building Safety Bill provides the opportunity to:

- Improve standards of accommodation and its management
- Re-engage with our customers, listen and learn
- Step change - High Risk Residential Buildings (HRRB's)

### Preparing for the delivery of changes from the Building Safety Bill and its legislative journey

- Priority is to ensure we have the funding & correct team and staffing structure in place to deliver
- Clear plans for organisational & culture change
- Clear plans for investment in homes
- Working in partnership with SYFRS, Customers and Statutory Services



***Project Vision - Our customers trust that we are a landlord that provides safe homes and ensures that residents are confident in their own knowledge of what to do in the event of a fire”***

Our Action Plan has 3 key Themes

- Priorities underpinned by legislative milestones in the Building Safety Bill
- Much of the work is contingent in having the correct skills and knowledge
- Governance strengthened
- Suite of Fire Safety key performance indicators



# Resident Engagement – 3 Strands

## • Providing Information and Advice

- Provide accessible information about the safety of each building to the tenants of each specific building.
- Introduce a Customer Evacuation assessment form and Personal Emergency Evacuation Plan (PEEP) will be completed for any tenant who requires it and sent to the fire service.
- Notify residents of any notices issued by any regulator in relation to safety.

## • Residents Voice

- We value the input from tenants and leaseholders on safety and we will listen to concerns
- Residents can raise concerns about any aspect of building safety with either their Neighbourhood Officer, through the councils complaints procedure or by emailing [HousingFireSafety@sheffield.gov.uk](mailto:HousingFireSafety@sheffield.gov.uk)
- If the tenant is still not satisfied following a request for review we will make them aware of their right to contact the local government ombudsman or other appropriate body such as the fire service.
- Resident meetings for our high rise tenants and leaseholders, named Building Safety manager to s

## • Resident Responsibilities

- Identifying and reporting issues that may impact on the safety of the building and, their neighbours .
- Tenants need to maintain building and fire safety protection measures in their flats / cooperate with safety checks and advise HNS about their home, and changes
- Obligation to request permission for any alterations and, impact on tenancy conditions

# Fire Safety Investment Plans

- Phase 1 Hanover Cladding Renewed Complete.

*Over next 5 years £50m has been allocated to fire safety work in the Housing Investment Plan*

- Phase 2 – Single Staircase Blocks, Hanover and Stannington – Subject to formal contract approval this will start on site Jan 2022, 18 month contract

- Phase 3 – Remaining 20 Tower Blocks – start mid 2023 subject to SCC approvals, local consultation and member endorsement

- Individual Fire Suppression Systems for at risk residents across the stock

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# Likely Work Content Tower Blocks

*A fire strategy will be developed for each block with an external fire engineer. Intrusive surveys will be undertaken*

- Fire Suppression System Flats and Communal Spaces
- New Fire Alarms
- New Fire Doors and Screens Communal Areas
- New Fire Doors Flat Entrances
- Check all compartmentation
- Emergency Lighting
- Upgrade to Communal Areas
- New waste provision

# Questions ?

