

FIRE SAFETY REPORT

Report of the Managing Director

1. SUMMARY

- 1.1 This report provides Operational Board Members with information and updates on actions taken in relation to fire safety in our properties.
- 1.2 The detail within this report is provided to reassure tenants and leaseholders of our commitment to health and safety.

2. RECOMMENDATIONS

- 2.1 To note the content of this report.

3. REASON(S) FOR RECOMMENDATION

- 3.1 To ensure that the Operational Board is fully briefed and updated on any new and ongoing matters following the Grenfell Tower tragedy. This report is also intended to stimulate debate and invites feedback on the subject.

4. MATTER FOR CONSIDERATION

- 4.1 At the Operational Board meeting held on 29 June 2017 it was requested that updates on Fire Safety matters were provided until further notice.
- 4.2 At the same meeting the board members considered the Fire Safety and Management Policy which was approved by the Board in May 2017. It was suggested that some improvements could be made to the general information made available to people living in flats, particularly in relation to the 'stay put' policy. It was also requested that an article be produced for Derby Homes News regarding fire alarms in blocks of flats (not just high rise). I can confirm that both of these issues are in hand, due to timescales the Derby Homes News article will be within the Autumn edition.
- 4.3 I can confirm that there have been no issues that have come to light since the last meeting which give me cause for concern and I continue to be satisfied that our arrangements in relation to fire safety remain appropriate.
- 4.4 The requests for information have now reduced but we continue to act on behalf of Derby City Council in responding to statutory bodies, the media and individuals who may contact us.

- 4.5 We are obviously continuing to work very closely with Derbyshire Fire and Rescue Service (DFRS) to ensure that residents of our one and only high rise block, Rivermead House feel safe in their homes.
- 4.6 On 19 July 2017 a planned evacuation exercise was carried out. This was led by DFRS with support from Officers from Derby Homes.

DFRS were pleased with the outcome, all 12 floors were evacuated (residents who agreed to assist) in approximately 50 minutes. We have now evidenced that the DFRS high rise platform can reach the roof of Rivermead House which reassured residents.

Some residents asked further questions about the 'stay put' policy, the communal area alarms, why fire extinguishers were removed and how we would support disabled residents in the event of an evacuation.

In the de-brief following the exercise the fire service raised some issues which we are now working on, these are in relation to the building plans and issues around access to the river for portable pumps and appliances.

We are also taking into account the positioning of the designated fire parking area within the planned new car park. The fire service will be fully involved in this decision.

Radio Derby and Derby Telegraph were both on site and the follow up reporting of the exercise was positive.

- 4.7 Although I have stated on a number of occasions that our arrangements for fire safety are appropriate we have still taken this opportunity to review our processes and seek improvement wherever we can and will continue to do so.
- 4.8 At the time of writing this report there have been no changes to legislative requirements or indeed recommendations arising from the review of the Grenfell Tower fire which affect our current arrangements.

5. OTHER OPTIONS CONSIDERED

- 5.1 Not applicable.

IMPLICATIONS

6. COUNCIL IMPLICATIONS

- 6.1 Derby Homes is undertaking the landlord responsibilities acting on behalf of the Council, we are continuing to keep the Council informed as this progresses.

7. LEGAL & CONFIDENTIALITY IMPLICATIONS

- 7.1 Derby Homes has wide ranging responsibilities for fire safety. As a landlord for residential properties we own, manage or control and as an employer for our places of work.

7.2 There are three main pieces of legislation that place responsibilities for fire safety on Derby Homes:

- The Regulatory Reform (Fire Safety) Order 2005 (RRFSO)
- The Housing Act 2004
- Health & Safety at Work Act 1974.

The Board of Directors of Derby Homes are the 'Responsible Person' with the overall responsibility for fire safety and in particular:

- Ensuring an effective fire management policy is in place for work activities undertaken by Derby Homes.
- Ensuring an effective fire management policy is in place for properties managed by Derby Homes.
- Ensuring adequate resources are made available to meet Derby Homes' legal obligations with respect to fire and ensure as far as reasonable the safety of staff and residents.

8. FINANCE & BUSINESS PLAN IMPLICATIONS

8.1 There are none arising at the present time, any further work which is identified as necessary will be prioritised and budgeted for within existing revenue and capital budgets as required.

9. HEALTH & SAFETY IMPLICATIONS

9.1 It is a legal responsibility of the Derby Homes Board to ensure health and safety management is maintained within the Company.

10 EQUALITY IMPLICATIONS

10.1 Equality implications in relation to all matters within this report have, where necessary been the subject of specific equality impact assessments. Further details are available on request.

11. RISK IMPLICATIONS

11.1 The risk implications have been incorporated within the strategic and operational risk registers of Derby Homes and are reported to the Board and Operational Board at regular intervals. Financial risks are monitored through reports of the Finance Director.

The areas listed below have no implications directly arising from this report:

Consulation
Environmental
Personnel Implications
Equality Implications

If Board Members or others would like to discuss this report ahead of the meeting please contact:

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Background Information: None

Supporting Information: None