

WCC Policy & Scrutiny Committee



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Westminster Fire Safety Up-date

11 September 2017

Creating places where people are proud to live



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Agenda

1. Fire Management Pre-Grenfell (SSJ)
2. Immediate Response Following Fire (JC)
3. On-going Fire Response (MJ)





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Fire Risk Management: Pre - Grenfell

Where are the Properties?

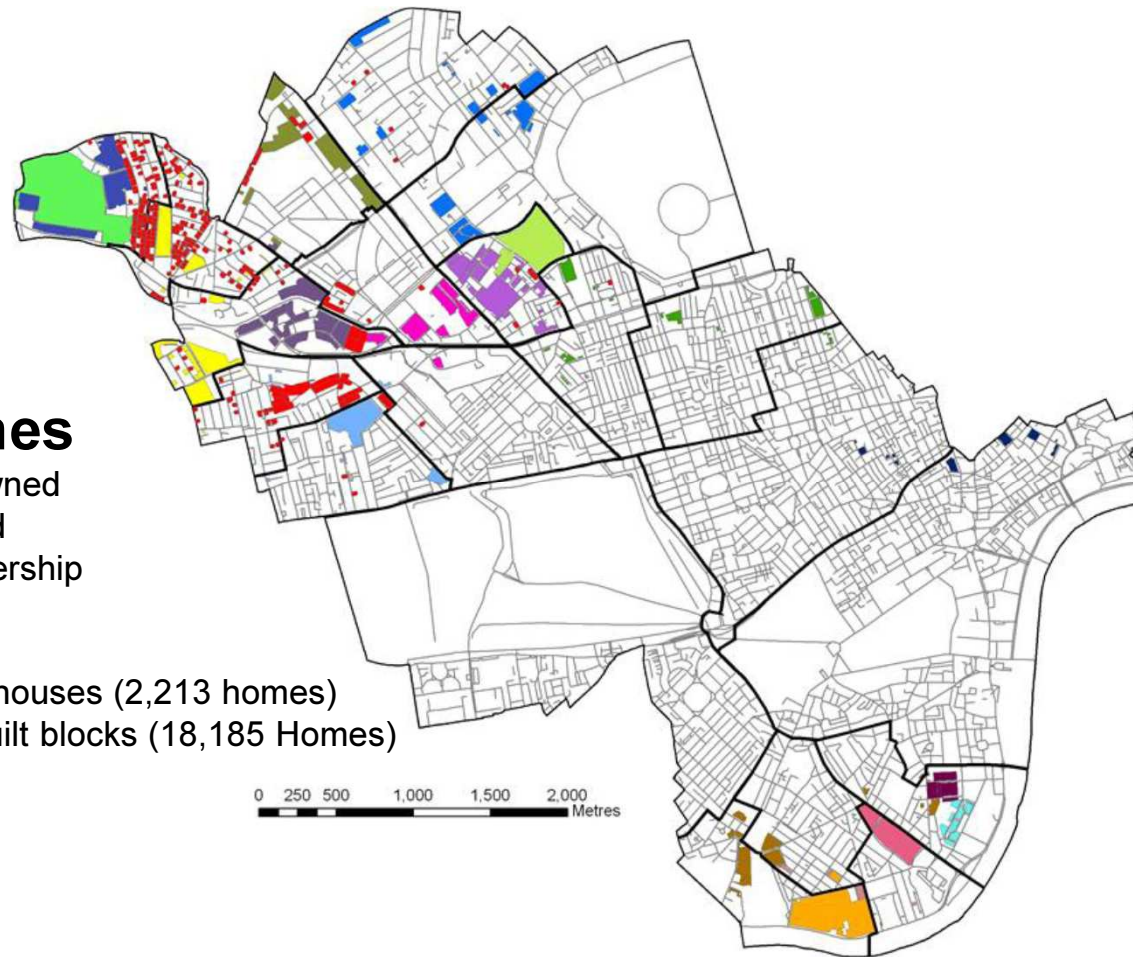


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21,141 homes

- § 11,936 HRA-owned
- § 9,146 leasehold
- § 59 shared ownership

- § 743 houses
- § 720 converted houses (2,213 homes)
- § 535 purpose-built blocks (18,185 Homes)



Our Properties



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Little Venice tower blocks, Warwick and Brindley estate, 21 storeys



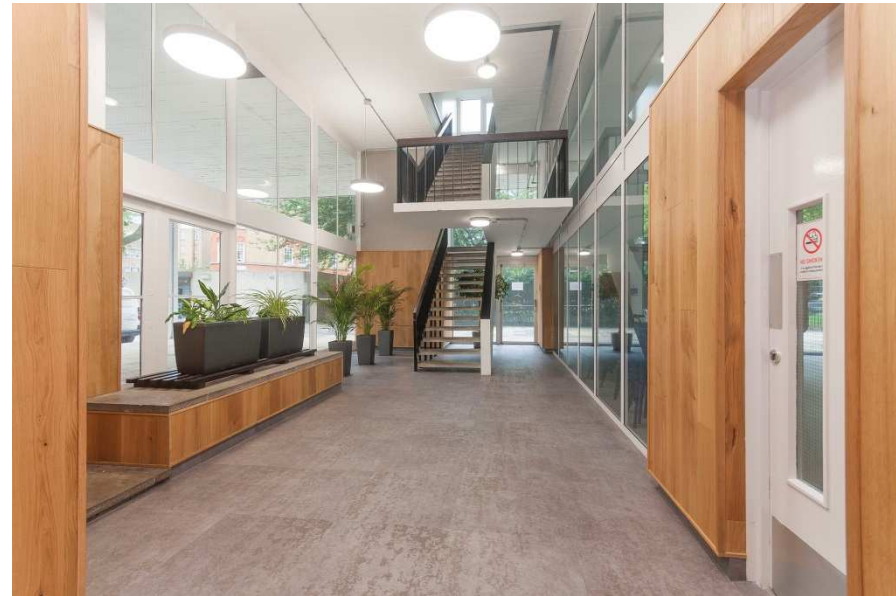
Glastonbury House, supportive housing, Pimlico, 23 storeys



Hide Tower, Pimlico, 22 storeys



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Parsons House, Paddington, 22 storeys

Slide

Sheraton, Ripley and Anson, Churchill Gardens estate, 11 storeys



Ingestre Court, Soho, 16 storeys

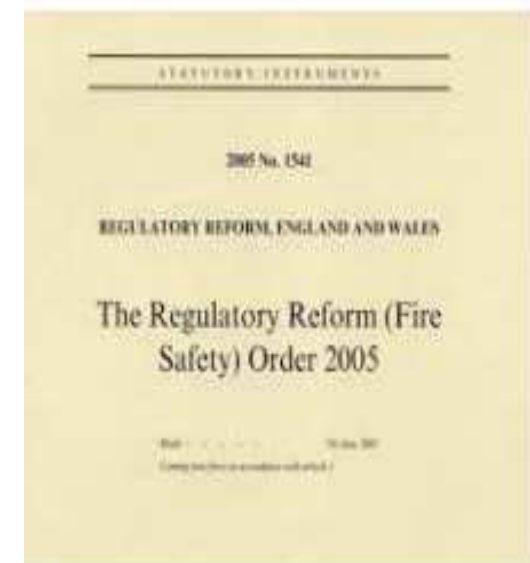


Regulatory Reform (Fire Safety) Order



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- Reduce the risk from fire as “far as reasonably practicable”
- Undertake a risk assessment
- Provide relevant fire precautions



CityWest Homes' Approach



- Risk Assessments undertaken in-house
 - Third party certified risk assessors across c.1,600 blocks
- FRA's completed to PAS 79 standard (Type 2)
- Type 4's have previously been completed on specialised housing schemes
- FRAs from April 2017, completed on a live cloud based system, with full workflow capability to track actions through to completion
- Fire Risk Programme Manager role created in May 2017, to manage and ensure capital programme delivery
- Thirty party certified products and installers used for passive fire precaution works, since 2013



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Housing Management: Response Post-Grenfell

Response to the Grenfell Fire



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- Immediate Response – First 14 Days
- Independent Advice
- Responding to Resident Queries
- Actions Taken & In Progress
- Proactive Communications





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Immediate Response

- All blocks over ten storeys inspected within 48 hours
- Communication campaign developed, with dedicated mail box for resident queries.
- LFB engaged and joint audit programme on ten storey block with un-enclosed communal parts agreed (complete)



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Enhanced Fire Risk Assessments

- An additional fire advisor role and temporary role created to enable escalation of the FRA review programme
- Type 4 FRAs (external consultant) on all blocks over 10 floors, with enclosed communal parts by Dec 17
- Move to Type 3 FRAs on stock between 6-9 floors with enclosed communal parts
- Certified fire door inspector appointed to audit fire doors across high rise blocks
- Appointment of CWH environmental health officer to enable enforcement on leaseholder units
- Escalation of the FRA capital works programme



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Little Venice Approach

- Estate Office, remains open
- Joint audits with LFB's task force team completed and FRA's reviewed.
- Doors audited by an independent fire door inspector and remedial actions in-progress
- Passive fire protection measures, being enhanced
- Removal of balcony decking, being consulted upon
- Removal of cladding, commenced
- Consultant appointed to complete a feasibility study on the retro-fit of sprinklers
- Structural engineer appointed to undertake a visual survey to ensure the building structures are free from defect.



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On-going Fire Response



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Projects (General)

Property-related reviews of:

- Fire safety management in high rise blocks
- Fire risk assessment inspection strategy and procedures
- Testing and solutions for cladding
- Provision of gas supplies in tower blocks
- Installation of sprinkler systems

Information / education / training:

- Designing and implementing an education program for residents in fire safety
- Reviewing training for staff in fire safety and block inspections

Tenancy/lease reviews of:

- Enforcement of fire safety-related leaseholder responsibilities
- Leaseholder charging for fire safety works
- Emergency plans to incorporate lessons learnt from the Grenfell Tower fire.
- Considering with WCC the allocations policy relating to tower blocks and housing of residents who may be more vulnerable in the event of a fire



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Sprinklers

- Phase 1 – Desktop survey to ascertain (by early September):
 - The pros & cons of an active measure (e.g. a sprinkler system) vs improving existing ‘passive’ measures
 - The pros & cons of sprinkler systems within existing flats and / or in the communal areas
 - What types of system are available & suitable for high rise blocks
 - An outline budget for retrofitting each type of sprinkler system
- Phase 2 – Pilot study at Little Venice towers (by end September):
 - Consider water pressure and how many sprinkler heads required etc.
 - Provisional installation programme
 - Maintenance requirements
 - Life cycle costs and system life expectancy
 - Key project risks
- Phase 3 – Report for all other high-rise blocks (by early November):



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Some Probable Implications

Building Control Matters

- Different interpretations for appropriate cladding systems
- Whether to retrospectively require better fire detection & fighting systems
- Whether there needs to be even tighter controls for new builds / developments

Tenancy Management Matters

- Ability of freeholders to monitor and enforce fire-safety reviews with leaseholders
- Whether better monitoring is possible for occupants within buildings