

# Professional Practice Sessions



## 1) Radon Gas – Reducing Natural Risks in your Home - **Tweed Room**

*Anthony O’Neil, Area Sales Manager (North), Air Tech*

## 2) Fire safety – Understanding Responsibility – **Denim Room (This Room)**

*Matthew Reynolds, Fire Safety Manager, Northwards Housing*



# Embedding Fire Safety in Social Housing

# Objectives

- **Why do we manage fire safety**
- **Who is responsible for fire safety**
- **Regulatory Reform (Fire Safety) Order 2005**
- **Fire safety duties**

# Why do we manage Fire Safety?

- **Humane**

To minimise the possibility of pain and suffering to individual, and maintain their quality of life

- **Economic**

The cost associated with fire damage

- **Legal**

The law requires us to take reasonable measures to reduce the risk caused by fire and you and/or your organisation can be prosecuted if you do not.

# Common causes of fire in social housing

- **Electrical**
- **Smoking**
- **Alcohol**
- **Arson**
- **Cooking**

# Fire Safety and the Law

- The Regulatory Reform (Fire Safety) Order 2005
- The Housing Act 2004

# The Regulatory Reform (Fire Safety) Order 2005

- Revokes most older fire legislation e.g. fire precaution act 1971
- Fire certificates are abolished and no longer issued
- Applicable to most premises other than domestic premises
- Places the responsibility for fire safety with the employer or the “Responsible Person” for the building or premises

# Who is the Responsible Person?

- The Board?
- The Chief Executive?
- The Fire Safety Manager?
- Senior Management?



# Fire Safety In Purpose Built Blocks of Flats guidance 2011

- “In the case of a block of flats, the Responsible Person is the person having control of the premises.
- However, if any part of the block is a workplace, the responsible person in that workplace is the person who employs people to work there. Commonly, the responsible person is, therefore, not a named individual, but a company or organisation.”

# Article 32 (section 8) - RR(FS)O 2005

*“Where an offence under this Order committed by a body corporate is proved to have been committed with the consent or connivance of, or to be attributable to any neglect on the part of, any director, manager, secretary or other similar officer of the body corporate, or any person purporting to act in any such capacity, he as well as the body corporate is guilty of that offence, and is liable to be proceeded against and punished accordingly.”*

# What must the Responsible Person do?

- 8.—(1) The responsible person must— (a) take such general fire precautions as will ensure, **so far as is reasonably practicable**, the safety of any of **his employees**; and (b) in relation to **relevant persons** who are not his employees, take such general fire precautions as may **reasonably be required** in the circumstances of the case to ensure that the **premises are safe**.

# The Responsible Person must

- 9 – Carry out Fire Risk Assessments
- 10- Apply Principals of Prevention
- 11- Fire Safety Arrangements need to appropriate
- 12- Eliminate or Reduce the Risks from Dangerous Substances
- 13- Provide Fire Fighting and Fire Detection equipment where necessary.
- 14 – Maintain Emergency Routes and Exits
- 15 – Put in place Procedures for Serious and Imminent Danger and for Danger Areas

# The Responsible Person must

- 16 – Additional Emergency Measures in Respect of Dangerous Substances
- 17 - Maintenance of facilities/equipment
- 18- Provide Safety Assistance
- 19 – Provision of Information for Employees
- 20 – Provision of information to Employers and Self Employed
- 21 – Training for all employees
- 22- Co-operate and Co-ordination where there are 2 or more Responsible Persons

# 21 – Training for all employees

- All staff must be trained
- E- Learning at Induction
- Staff with responsibilities for others
- Staff carrying out building inspections

# Lakanal House



# Lakanal House

- 6 people died, 3 of whom were children
- FRA carried out by poorly trained staff, who failed to identify several significant risks
- Evacuation strategy was not communicated to tenants or fire service



# Competence

- Staff with specific fire safety related duties must be competent to carry out those duties.
- Fire Risk Assessments must be carried out by individuals capable of assessing fire related risk
- Repairs and Maintenance must be completed by organizations/individuals who are suitably qualified (and accredited)

# Grenfell

- Public enquiry
- Recommendations of the Hackitt Review
- HRRBs
- Building Safety Manager
- New regulator
- Changes to Building Regulations

# Questions

**#NHChs18**



# Lunch and Networking

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lawfirm

# Professional Practice Sessions



## 3) Stairlift Compliance – **Tweed Room**

*Terence Clark, Regional Sales Manager, Stannah Stairlifts*

*Eddie Kirkhum, Technical Support Manager, Stannah Stairlifts*

## 4) Using Data to Demonstrate Compliance – **Denim Room (This Room)**

*Devinder Singh, Head of Business Support (Compliance), Together Housing Group*

*Michael Jeffery, HCl Limited*

## 5) Asbestos Management – What makes an excellent asbestos management plan - **Wool Room**

*Tom Byers, Head of Compliance, Pennington Choices Ltd*

*Andy Brown, Operations Manager, Pennington Choices Ltd*

