

FIRE SAFETY POLICY FOR HOUSING (LANDLORD SERVICES)

1. INTRODUCTION

- 1.1 In November 2018 the Cabinet approved the Council's overarching Fire Safety Strategy - <http://modern:9070/ieListDocuments.aspx?CId=133&MId=6561&Ver=4>. This recognised that the Council discharges a diverse range of statutory functions and controls a number of different buildings, all of which require consideration from a fire safety perspective to ensure that those visiting, working or living in such buildings are adequately protected from the risk of fire.
- 1.2 The overarching Fire Safety Strategy proposed that all Services covering the Council's offices, depots, leisure centres and housing stock have their own fire safety policies detailing bespoke arrangements for fire safety across each of these areas.
- 1.2 This report deals with fire safety measures in the Council's Housing stock and recommends a new Fire Safety Policy for Housing (Landlord Services). The new proposed Policy is attached at Appendix 1.

2. BACKGROUND

- 2.1 Currently, responsibility for fire safety measures relating to the Council's housing stock is spread across a number of different parts of the Council. For example, Fire Risk Assessments are managed by the Corporate Facilities' Team and actions arising are dealt with by the Housing Section.
- 2.2 It is considered that it would be more efficient and effective for Housing Services to be in control of all fire safety measures for Housing stock with appropriate dedicated resources to ensure that the Council's responsibilities are carried out to a high standard.
- 2.3 A thorough review of fire safety measures has been undertaken by Housing Management who have worked closely with Hampshire Fire and Rescue Services in devising the new Fire Safety Policy for Housing (Landlord Services).

3. THE NEW FIRE SAFETY POLICY FOR HOUSING (LANDLORD SERVICES)

- 3.1 The new Fire Safety Policy sufficiently addresses the fire risk within Housing specific properties, and is structured to go over and above current legislative requirements.
- 3.2 The Policy's salient points are as follows:-
 - (a) Clearly identifying legislative and regulatory duties
 - (b) Clear definition of roles and responsibilities
 - (c) Enhanced training for all staff
 - (d) Incorporation of a dedicated Fire Safety Officer
 - (e) Enhance schedule of Fire Risk Assessments (increased frequency and extending to include accommodation as well as communal areas)
 - (f) Information for tenants
 - (g) Close working with Hampshire Fire and Rescue Service
 - (h) Clear responsibilities for 3rd party extra care staff

4. CONCLUSIONS

- 4.1 This Fire Safety policy supports NFDCs commitment to enhancing its fire strategy by being specific to Housing Landlord services and goes over and above the statutory legislative requirements, and clearly defines roles and responsibilities.
- 4.2 It is intended that the new Fire Safety Policy for Housing Services is implemented on 1 April 2019, following sign off by the Portfolio Holder for Housing Services.

5. FINANCIAL IMPLICATIONS

- 5.1 Extra resources of £60,000 were approved by the Cabinet in November 2018 (when approving the overarching Fire Safety Strategy) to deal with enhanced fire safety measures within Housing Services.

6. CRIME & DISORDER IMPLICATIONS

- 6.1 There are none.

7. ENVIRONMENTAL IMPLICATIONS

- 7.1 There are none.

8. RECOMMENDATIONS

- 8.1 That the Housing Overview and Scrutiny Panel consider the proposed Fire Safety Policy and make recommendations to the Portfolio Holder for Housing Services.

For further information contact:

Richard Fudge
Maintenance Strategy Manager
023 8028 5588
richard.fudge@nfdc.gov.uk

Background Papers:

Public documents.