

Thanet District Council

Fire Safety Order 2005 - Introduction of new requirements

December 2022 Sally O'Sullivan

Introduction

The Fire Safety Order (FSO) covers the management of fire safety in all non domestic premises in England and Wales, this includes the common parts of buildings containing two or more sets of domestic premises.

There has been a recent revision of the FSO that implements the majority of the recommendations made to the government in the Grenfell Tower Inquiry Phase 1 report.

This introduces regulations under article 24 and makes it a requirement in law for the Responsible Person (RP) of existing high rise blocks of flats to:

- Provide information to Fire and Rescue Services that will assist them to plan and provide an effective operational response
- To provide additional safety measures

This document provides information on the changes to fire safety regulation and how the Tenant and Leaseholder Services will implement the requirements.

The requirements are mainly for high rise residential buildings - buildings over 18 metres and buildings over 11 metres.

The changes was live from Jan 2023, but the Government are still making changes and so there will be some leniency to ensure we can get the programme in place.

This report demonstrates that many of the actions are completed and that the outstanding actions have a plan in place.

Responsible Person under the FSO:

Definition of the RP:

The definition of the RP falls under Article 3:

RP has control of financial decisions, management decisions and the decision to employ contractors. In a large organisation this can be the body corporate or company secretary, that person/s can be identified by the CEO.

In high rise (over 18 meters) residential buildings the RP will be required to:

Table of actions

Required changes	Action	Status of action	Update on action
Wayfinding signage	To install signage visible in low light or smokey conditions that identifies flat and floor numbers in the stairwells .	In progress	Installation of appropriate signage following consultation with KFRS on 15/12/22 20/1/23 audit complete - to purchase signs to install. March 23 - Kennedy House and Trove Court Completed. April - 23 Brunswick Court part completed, additional signage ordered due to second staircase. May 23 - Invicta House, Harbour Towers and Staner Court - due to start

<p>Information boxes</p>	<p>Install and maintain a secure information box. The box must contain the name and contract details of the RP and hard copies if the building floor plans</p>	<p>In progress</p>	<p>Consultation with KFRS of the appropriate contents of the box on 15/12/22 KFRS will send an electronic version of what they have in their grab bag as this is mostly the same info - to be received by COB 23/12/22</p> <p>23/2/23 - most of info required is in box - outstanding items:</p> <ul style="list-style-type: none"> ● Info of equipment on roof - requested from Property Team ● Drawings need to be amended as per KFRS requirements - PRP have been instructed <p>True Compliance to be adapted to hold information on PIB's - confirm checking and early warning on next check date.</p>
<p>Fire fighting equipment</p>	<p>Undertake monthly checks on the operation of lifts intended for use by firefighters, and evacuation lifts and check the functionality of other key pieces of fire fighting equipment</p>	<p>Complete</p>	<p>Actions Started in March 23 to ensure compliance:</p> <ul style="list-style-type: none"> ● Dry risers/sprinklers - being checked by Mears monthly. ● Lifts - are being checked as appropriate ● AOV's - being checked by Mears
<p>External Wall systems (EWS)</p>	<p>To provide KFRS with information about the design and materials of the EWS. Provide information in relation to the level of risk the EWS gives rise to and any mitigating steps. To inform KFSR of any material changes to these walls</p>	<p>Complete</p>	<p>Full report on the EWS undertaken by DDS and shared with KFRS. Waking Watch put into place on advice by KFRS.</p> <p>Following on from a seminar held 23.01.22 by Kent Fire and Rescue, we will also need to upload the external wall information on to Kent Fire and Rescue's website on the following link Kent Fire and Rescue Information uploading - CP to upload on to portal 24.01.23</p>

<p>Building plans</p>	<p>Provide KFRS with up to date electronic building floor plans and to place hard copies of these in a secure information box on site</p>	<p>In progress</p>	<p>Electronic building plans completed by Potter Raper as part of the tower block survey completed in 2021.</p> <p>Electronic copies sent to KFRS 15/12/22.</p> <p>Following on from a seminar held 23.01.22 by Kent Fire and Rescue, we will also need to upload the external wall information on to Kent Fire and Rescue's website on the following link Kent Fire and Rescue Information uploading - CP to upload on to portal 24.01.22</p> <p>23/2/23 - KFRS have decided that the original plans are not completely what they are after. Looking to PRP to amend.</p> <p>PRP are completing floor plans for Brunswick</p>
<p>Out of Service Fire Fighting Equipment</p>	<p>Any faults on fire fighting equipment that will take more than 24 hours to repair, needs to be reported to Kent Fire and Rescue on their website. Kent Fire and Rescue Information uploading</p>	<p>Complete</p>	<p>Equipment within Tower Blocks this will effect:- Communal Fire Alarm, AOVs, Dry Risers. Sprinklers</p> <p>23/2/23 - procedure in place on how to appropriately report faulty equipment to KFRS</p> <p>This is now complete Procedure here</p>

In residential buildings over 11 meters the RP will be required to:

Table of actions

Required changes	Action	Status of action	Update on action
Communal Fire doors	Carry out quarterly checks of all fire doors in the common parts.	Complete	Outsource action to 3rd party contractor. To award as part of the FRA contract
Flat entrance doors (FED)'s	Carry out annual checks of FED's	Complete	Outsource action to 3rd party contractor. To award as part of the FRA contract

Buildings that fall within these requirements

Building name	Address	No of floors	Category
Staner Court	Manston Road, Ramsgate	15	Over 18 metres
Kennedy House	Newcastle Hill, Ramsgate	15	Over 18 metres

Trove Court	Newcastle Hill, Ramsgate	15	Over 18 metres
Invicta House	Millmead Road, Margate	15	Over 18 metres
Brunswick Court	Hardres Street, Ramsgate	7	Over 18 metres
Harbour Towers	Hertford Road, Ramsgate	9	Over 18 metres
Janice Court	129 Dane Road, Margate	5	11 Metres Plus
Turner Court	1-30 Turner Court , Margate	5	11 Metres Plus
Royal Crescent 19-23	Ramsgate	5	11 Metres Plus
Royal Crescent 4-15	Ramsgate	4	11 Metres Plus
Conyngam Close 33-46	Ramsgate	4	11 Metres Plus
Conyngam Close 47-54	Ramsgate	4	11 Metres Plus
Conyngam Close 55-68	Ramsgate	4	11 Metres Plus
Bellevue Avenue 1-20	Ramsgate	4	11 Metres Plus
KING STREET 69-73, 1-13	Ramsgate	4	11 Metres Plus

Newlands House 1-18	Ramsgate	4	11 Metres Plus
Highfield Court 1-15	Ramsgate	4	11 Metres Plus
Highfield Court 16-29	Ramsgate	4	11 Metres Plus
Highfield Court 30-48	Ramsgate	4	11 Metres Plus
Lancaster Close 11-24	Ramsgate	4	11 Metres Plus
Lancaster Close 25-32	Ramsgate	4	11 Metres Plus
Somerset Court 1-14	Ramsgate	4	11 Metres Plus
Northmore Walk 1-14	Ramsgate	4	11 Metres Plus

New requirements for Fire Risk Assessments for all buildings:

Table of actions

Required changes	Action	Status of action	Update on action
Completion of Fire Risk Assessment Prioritisation Tool (FRAPT)	The FRAPT is an online tool designed to assist the RP to develop a strategy to prioritise their buildings to review their fire risk assessments as set out in the Fire Safety Act 2021.	In progress	<p>To be completed in house - dates booked 12 & 13 Jan 2023.</p> <p>20/1/23 mostly complete. Some queries to be resolved 27/1/23 with DDS</p> <p>10/2/23: information is too complex for the team to manage - quote received from DDS to complete</p> <p>April 23 - DDS completed a trial 5 Blocks to enter into the FRAP</p>
Requirement of Fire Risk Assessments (FRA) for previously exempt buildings	Flats without a communal area, that would have previously been exempt from requiring an FRA will need to a Risk Assessment to confirm the requirement of an FRA going forward	Complete	<p>DDS to provide a quote for this service by the beginning of Jan 2023. 79 blocks to check.</p> <p>26/04/23 Quote received. To Award as part of the FRA contract</p>

Budget requirements for actions:

Action	Cost	Comments
Wayfinding signage - install new signage	£5715.60 - supply £600 - fit	Cost to supply and fit. To be rigid plastic, screwed into the wall to prevent vandalism. Includes spare signs for lower floors.
Information boxes - install and maintain a secure information box	£0	Boxes already in place
External Wall systems (EWS)	£0	Already completed
Building plans	£Awaiting cost	Plans required for Brunswick only
Completion of Fire Risk Assessment Prioritisation Tool (FRAPT)	£3340.00	Out sourced to DDS
Risk assessment to previously exempt buildings	£4,266.00	Outsourced to DDS
Communal Fire doors - quarterly checks	£5,867.00	Outsourced to DDS
Flat entrance doors - annual checks	£12,245.00	Outsourced to DDS KFRS have advised that if we cannot get access we would need to get an injunction. Will need to consider the cost of legal work
TOTAL COST	£32,099.00	

Appendix 1 - [Spreadsheet of property audit for actions](#)

Appendix 2 - [Breakdown of costs for fire door inspections](#)