



Hyde

Hyde's Building safety task-force: The new normal?

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Director of Special Projects

The day after Grenfell...





What we've done...

- An inspection and remediation programme;
 - Joint inspections with fire and rescue services
 - Carried out FRA 4s invasive inspections
 - Commissioned expert advice; Fire engineers, Fire consultants, cladding manufacturers
 - Conducted tenancy safety audits
 - Cladding checks – including configuration
 - Building safety compliance audits (current certificates.)

What we found...





Bolanachi Building
9-80





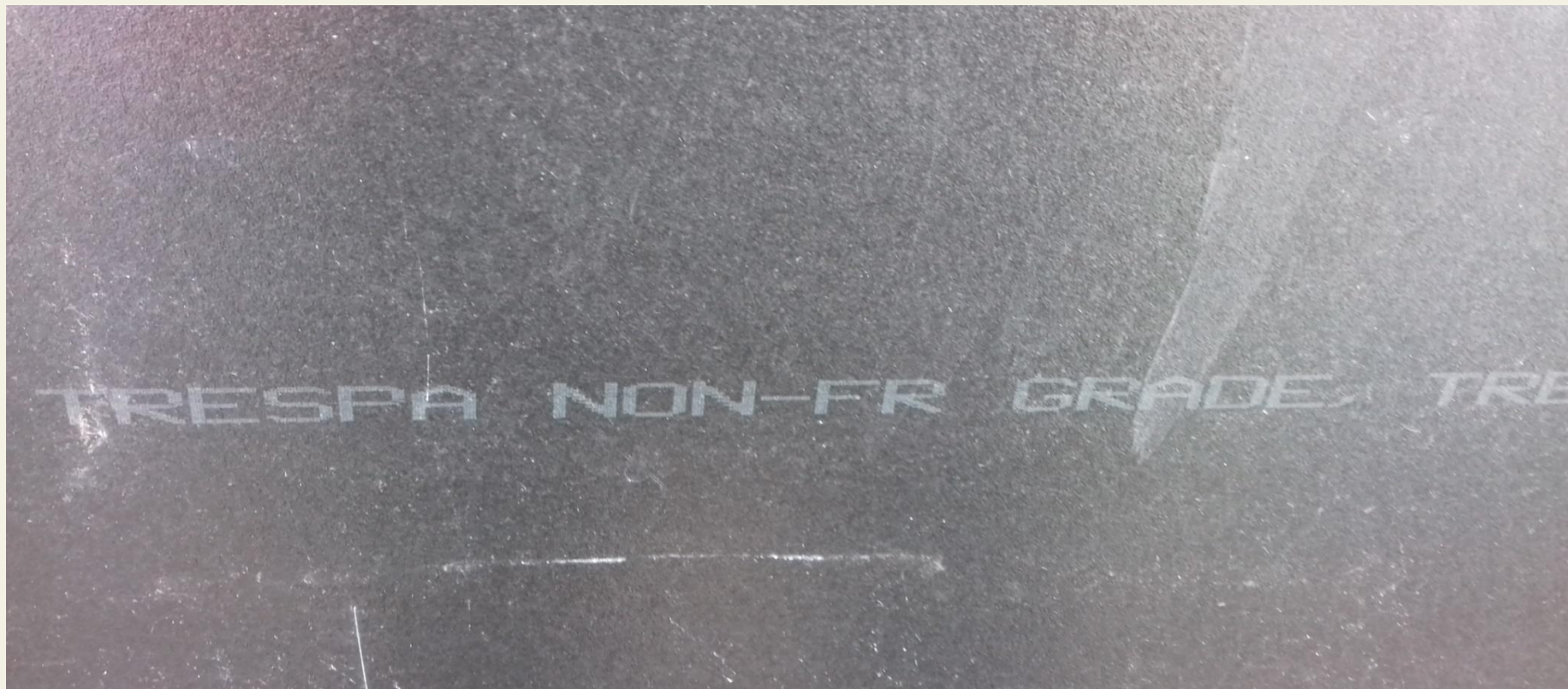




Prospect House







86 high rise blocks inspected

How many failed the inspection?

86

Remediation

- 10 cladding replacement projects
- Compartmentation repairs
- Waking watch
- Budget so far... **£50M**

Our Fire Safety MOT



Brixham Building		UPRN BLK4556 (4557)	
No of Units Flats: 13 Maisonettes: 0 Studio: 5 1 Bed: 22 2 Bed: 6 3 Bed: 0 4 Bed: 0 Unknown: 0 TOTAL : 33		Management Characteristics Management Area: 13 General Needs: 0 Intermediate Rent: 0 Other F/H or L/H: 0 Out right sale: 0 Right to Buy: 17 Shared Ownership: 3 Shared Ownership 100%: 33 TOTAL : 33	
Means of Escape Fire Authority Address and Distance to Building: 2.1 miles		Usage Built In: 20/05/2013 1-13: The premises consist of a purpose built block housing 14 residential flats from 1st to 5th floor level. The ground floor provides entrance and lift lobby only. The flats are accessed from secured protected lobbies at each level which provide external balcony access to flat doors. 14-33: The premises consist of a purpose built block housing 20 residential flats from 1st to 5th floor level. The ground floor provides entrance and lift lobby only. The flats are accessed from secured protected lobbies at each level which provide external balcony access to flat doors.	
Fire Authority Address and Distance to Building London Fire Brigade - Plumstead Fire Station 1 Lakedale Road Plumstead SE18 1PP		About The Site UPRN: BLK4556 UPRN: BLK4557 Review 1: Complete Review 2: Not Started No of Storeys: 6 Last FRA Type 1: 31/05/2017 FRA Frequency: 1 year (Annual for blocks over 30m and isolated blocks) Responsible Person: TBA	
Fire Authority Address and Distance to Building The means of escape is the protected staircase serving each level leading to the ground floor protected entrance lobby.		Fire Authority Address and Distance to Building 09/04/2018 - Email from Maud Adams, Property Manager advising no Gerda Box installed	
Fire Authority Address and Distance to Building Gerda Box / Document Box fitted: No Documents available: N/A Tenancy Audit: Yes Total % completed: 97%		Fire Authority Address and Distance to Building Ben Bello, Head of Housing has set target of 90% of Tenancy Audits to be completed to achieve a pass	
Recommendations & Sign Off Director of Asset Management: _____ Signature: _____ Date: _____		Recommendations & Sign Off Signature: _____ Date: _____	



Website – Fire Safety



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Birrell House fire safety

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Gas safety in your

Birrell House

Grantham Road

Property Manager

> Anna Blaylock

> Customer Services

> RsProperty

Evacuation

> Stay Put


> If a fire starts in a building.

> If a fire starts in a flat by fire or smoke alarm and door closed

> When you are possibly

Electrical test and installation	All communal electrical installations such as wiring, sockets and lights are inspected and tested regularly.	Five years
Dry riser	Used by firefighters to distribute water to all levels of the building.	Six months
Fire Detection System	Fire detection can include fire alarms, heat detectors, smoke detectors and carbon dioxide detectors.	Three months
Emergency lighting	Emergency lighting (or escape lighting) lights up a safe exit route if the mains power fails.	12 months
Fire Fighting Equipment	Can include fire blankets and fire extinguishers.	12 months
Automatic Open Vent (AOV)	Used to control the ventilation of smoke in a fire.	Three months

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 Hyde

What's worked for Hyde?

- Dedicated Fire safety taskforce
- Clearly defined governance structure with a dedicated Project Board
- A methodical programme of inspection and audit
- A strong project management ethos
- Openness with residents
- A binding financial commitment

Stay-Put? Stay-Safe ✓

- The Stay-Put policy suffered a catastrophic failure at Grenfell
- Public confidence in Stay-Put is undermined
- Compartmentation is an effective layer of protection, but if it fails, you need to move swiftly to from **Stay-Put** to **Stay-Safe**

So **Stay-Put**, but if you;

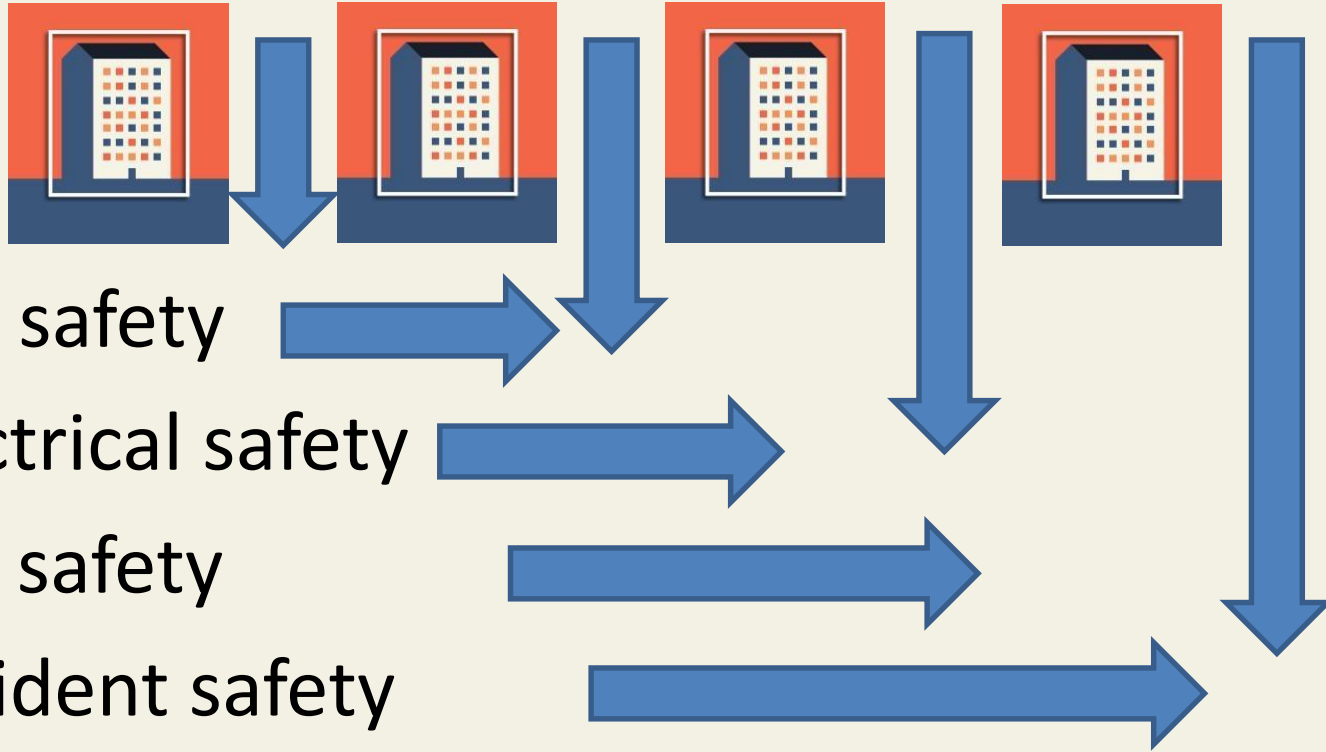
- Can see or smell **S**moke;
- are **A**dvised to leave or hear the fire alarm,
- or feel unusual heat or can see **F**lames;
- you should **E**vacuate

Stay-S.A.F.E.

We need to change our approach.

From Compliance to Building safety

Vertical (new holistic) building safety



Horizontal (old linear) compliance

Our leaning points

- Be methodical in your approach
- Be honest (you can't unsee what you see)
- Be open (tell it as it is)
- Act proportionately to the risk (use layers of protection)
- Adapt as events unfold (ACM, Timber frame, Timber balconies, HPL, EPS, what next?)
- Act now rather than wait for legislation

Our Mantra

Would I be happy if I had a
'loved one'
living in this building?



Hyde

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