

Fire Safety Guidance in Purpose Built Blocks of Flats

RESPONDENT INFORMATION FORM - please return by 31 May

The Fire Safety Guidance for Purpose Built Blocks of Flats is sector owned guidance intended to give practical support and advice to all those with responsibilities for ensuring the safety of residents and others in these types of buildings. This includes private sector and social landlords, managing agents or facility managers, enforcement officers, advice agencies and those carrying out fire risk assessments.

In producing this consultation draft, our consultants – C.S. Todd and Associates Ltd – have been directed by a Reference Group of key stakeholders. This consultation is now seeking all stakeholder views on the extent to which the draft guidance offers appropriate support and guidance to those with responsibilities for ensuring the safety of purpose built blocks of flats.

The Respondent Information Form is set out to ensure that the Reference Group obtain a strategic view on issues around readership, presentation and content. There is also an opportunity to feed in detailed comments on content in each chapter of the guidance.

Consideration will be given to all consultation feedback. The final decision on whether to include suggestions and amendments or to reject them will be made by the Fire Safety Guidance in Purpose Built Blocks of Flats Reference Group.

Please send completed forms back to C.S. Todd and Associates Ltd at guideconsult@cstodd.co.uk no later than 31 May.

1. Name/Organisation

Organisation Name

Tenant Management Organisation (TMO) Royal Borough of Kensington & Chelsea

1. Title Mr ☐ ✓ Ms ☐ Mrs ☐ Miss ☐ Dr ☐ Please tick as appropriate

Surname

Stokes

Forename

Carl

2. Postal Address

[Redacted Address]

Postcode [Redacted] Phone [Redacted] Email carlstokes@firesafety-consultant.co.uk

3. Permissions - I am responding as...

Individual ☐ ✓ / Group/ Organisation ☐ ✓ Please tick as appropriate

CONSULTATION QUESTIONNAIRE RESPONDENT FORM

CONSULTATION QUESTIONS

Overall comments :

Content:

1. Do you feel that the guidance covers what you would expect it to cover? Please explain your answer.

Yes I believe that this document is an excellent practical guide which can be used for a variety of designs and layouts giving useful information and solutions.

a. Do you feel there is currently anything missing?

As a general guidance document this covers all the issues and topics, there will always be site specific issues but then the document will be too bulky and take away the risk assessment aspect of undertaking a FRA and being able to judge each building individually.

b. Do you feel that there are any areas that are unnecessary?

There is quite a bit of repetition and in some cases too much cutting and pasting of whole sections of technical guidance, a bibliography at the end will allow readers to look at background information or carry out more research.

Presentation:

The Reference Group believe that the document is currently too lengthy and needs to be reduced in size in order to make it more readable for users.

2. Can you suggest any areas you would edit down?

Please see 1b above.

3. Do you have any suggestions to improve the presentation of the information, i.e. use of summary boxes, images to illustrate points?

No suggestions, the idea of the gray boxes to highlight checklist etc is good.

Accessibility:

The final guidance will be available in a free web based format. A key consideration is how accessible it is to users.

4. Please comment on how practical, user friendly and easy to interpret you find the draft guidance.

I find the guidance user friendly and easy to interpret.

5. Do you have any ideas on how to improve ease of use of the guidance, i.e. use of summary boxes to draw out key points?

No

Diversity

6. Do you think that the guidance deals adequately with vulnerable people such as people with disabilities who need assistance with evacuation in the event of a fire?

Yes

Overall impression:

7. Overall, do you find the guidance useful to you / not useful to you? Please explain your answer.

This guidance is very useful as it creates a level playing field and in some instances gives sound practical guidance instead of maybe enforcement officers or fire risk assessors making it up.

Detailed comments by section :

The following section is to enable you to feedback any detailed comments on each part of the document

8. Please enter specific comments on Part A in the box below

Clause no. / sub clause no. / annex	Paragraph / figure / table / note e.g. table 1	Type of comment: (GE general / TE technical / ED editorial)	Comment (justification for change)	Proposed change

Please add rows as necessary

9. Please enter specific comments on Part B in the box below

Clause no. / sub clause no. / annex	Paragraph / figure / table / note e.g. table 1	Type of comment: (GE general / TE technical / ED editorial)	Comment (justification for change)	Proposed change

Please add rows as necessary

10. Please enter specific comments on Part C in the box below

Clause no. / sub clause no. / annex	Paragraph / figure / table / note e.g. table 1	Type of comment: (GE general / TE technical / ED editorial)	Comment (justification for change)	Proposed change

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Please add rows as necessary

11. Please enter specific comments on Part D in the box below

Clause no. / sub clause no. / annex	Paragraph / figure / table / note e.g. table 1	Type of comment: (GE general / TE technical / ED editorial)	Comment (justification for change)	Proposed change

Please add rows as necessary

12. Please enter specific comments on Part E in the box below

Clause no. / sub clause no. / annex	Paragraph / figure / table / note e.g. table 1	Type of comment: (GE general / TE technical / ED editorial)	Comment (justification for change)	Proposed change
46.4		GE	If the only electrical wiring in the common parts of a building is a lighting circuit with a small number of light fittings, up to say 10. This lighting is on an automatic timer so there is no touching of any device/fitting by an occupant not even a light switch. But the wiring test period is every 5 years.	An ability to extent the periodic wiring inspection out to 10 years the same time frame as for that of the flats. On the justification that there is no ability to touch any part of the system/wiring,

Please add rows as necessary

13. Please enter specific comments on Part F in the box below

Clause no. / sub clause no. / annex	Paragraph / figure / table / note e.g. table 1	Type of comment: (GE general / TE technical / ED editorial)	Comment (justification for change)	Proposed change
59.5	Last sentence		When built flat entrance doors off open balconies did not have self closures fitted to them	INSERT "Ideally" the flat entrance doors in these situations should be self closing 20 minute fire resisting doors "but it will take time to achieve this standard"
65.4	Last 2 sentences	GE	When the building was constructed the refuse chute was deemed to be accessible in the staircase, protected or not,	Delete the last sentence. Otherwise the fitting of sprinklers will be the default option for an enforcement notice.
66.1			Can the fitting of detection on all flats be enforced, if the flat is a leasehold one. This would be the Housing Act ?	It is recommended that fire detection is fitted in all flats but it is acknowledged that this maybe unrealistic if the tenant is a leaseholder.
66	Within common parts		Could a subsection be added about not fitting AFD in roof level lift motor rooms or small under the staircase electrical cupboards	

Please add rows as necessary

14. Please enter specific comments on Part G in the box below

Clause no. / sub clause no. / annex	Paragraph / figure / table / note e.g. table 1	Type of comment: (GE general / TE technical / ED editorial)	Comment (justification for change)	Proposed change
75		GE	An additional sub section for accommodation over retail, when the uses are totally separated there are no shared escape routes etc and	As the layout of the building means that the residential area is totally separate from the retail areas there is no need to co-ordinate

			built to Building Regs standard. The owners of the individual shops will not co-ordinate their FRAs if they need to even complete one, so what is the point of trying to tie the residential one in with lots of individual ones.	any finds with the other occupiers.
78.3		GE	Displaying of fire action notices Can there be a suitable example in the pictogram format as this is the requirement of the H M Government guides	

Please add rows as necessary

15. Please enter specific comments on the appendices in the box below

Clause no. / sub clause no. / annex	Paragraph / figure / table / note e.g. table 1	Type of comment: (GE general / TE technical / ED editorial)	Comment (justification for change)	Proposed change

Please add rows as necessary

If you have any enquires on the consultation process that are not of a technical nature please contact:

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Caroline.bosdet@local.gov.uk

On issues of technical detail please contact Colin Todd Associates Ltd:

Colin Todd, Managing Director

guideconsult@cstodd.co.uk

