

From: Louise Upton
Sent: Wednesday, September 7, 2011 4:58 PM
To: Katharine Kennedy <Katharine.Kennedy@communities.gsi.gov.uk>
Subject: 110907 TRiple A letter to LGID re DDA

Hi Katharine

not sure if you're aware of this, but we recently funded LGID to develop and produce proportionate and practical sector-owned guidance on delivering an acceptable level of fire safety in purpose built flats to support building owners and risk assessors ensure compliance with the FSO and the Housing Act.

We sat on the project board and reference group along with a range of LA, RSL and other housing providers to ensure that the guidance was proportionate and fit for purpose. During the development and consultation on the guidance the group was much exercised about the position of disabled people in the event of a fire, and the responsibilities of their landlords in respect of their means of escape in the event of fire. The guidance was specifically designed for general needs blocks of flats where compartmentation was, subject to the findings of the risk assessment, adequate to support a 'stay put' policy for those in their own homes, to which the FSO does not apply.

LGID have forwarded us the attached letter suggesting the guidance may be unlawful because it does not offer parity to disabled people who must have equal access to escape routes as the able bodied. The guidance (<http://www.local.gov.uk/fire-safety-guidance>) does make clear para 16.11 - 16.13 that landlords and others will need to give special consideration to the needs of disabled people, but the sector were keen to ensure that those with disabilities were not excluded from living in these type of buildings on the grounds of fire safety. The reality is that the majority of staff do not have either staff to help evacuate disabled residents, nor do most residential buildings have a specific and disabled accessible means of escape from the building. The cost of providing a suitable means of escape in these blocks would be extortionate, and the sector felt that expecting landlords and owners of residential premises to have Personal Emergency Evacuation Plans in place for each resident was completely unviable. CFOA who were key partners in the work to develop the guidance were clear that in some instances it may be necessary for the FRS to rescue occupants of these buildings.

I would therefore welcome your thoughts on the extent to which we need to be worried about the comments in the attached letter.

Thanks,

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From: Caroline Bosdet [mailto:Caroline.Bosdet@local.gov.uk]
Sent: Monday, August 29, 2011 2:26 PM
To: 'office@cstodd.co.uk'; [REDACTED]
Cc: Louise Upton; Katy Brookes-Duncan; Brian Martin; 'pete.wise@communities.gsi.gov.uk'; 'NGracie-langrick@wandsworth.gov.uk'; Eamon Lally; Karen Denyer
Subject: Fw: fire guidance purpose built flats FW: Letter for Sir Merrick Cockell - issue raised on disabilities saying our guidance is unlawful from Elspeth Grant of TripleAConsult

Hello Colin, I am not sure this organisation took part in the consultation but it would be good to check if there was a

written response from them. Sir Merrick Cockell is the new Chairman of LG Group our equivalent of the Minister. I am currently off after a knee operation and can't log in properly hence forwarded e mails. I hope the letter is attached. Are you able to provide a response to her points as I will be expected to provide a full response on this. I have also copied in CLG colleagues who also will be able to provide views. Many thanks Caroline

From: Ray Bosdet <ray@phoenixexecutive.co.uk>
To: Caroline Bosdet
Sent: Mon Aug 29 14:03:22 2011
Subject: RE: fire guidance purpose built flats FW: Letter for Sir Merrick Cockell

From: Caroline Bosdet [mailto:Caroline.Bosdet@local.gov.uk]
Sent: 29 August 2011 13:55
To: Ray Bosdet
Subject: Out of Office: fire guidance purpose built flats FW: Letter for Sir Merrick Cockell

I am unavailable until 5th September. If you require further assistance in my absence please contact Karen Denyer:
karen.deny@local.gov.uk

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