

Housing Services – Appendix C Fire Safety Plan

2018/19

Fire-Safety in High-Rise Buildings:

Following the fire at Grenfell Tower in June 2017, the Chief Fire Officer of Warwickshire instructed a series of fire safety compliance checks of residential buildings above 18 metres in height and/ or of six-storeys.

Warwick District Council (WDC) owns and manages seven multi-storey blocks above 18 meters in height, with two further six-storey blocks, all of which are based in Leamington Spa.

Block Name	Year of Construction	No. Floors	Approx Height	No. Units
Multi storey blocks (18m or above)				
Ashton Court, CV32 7PX	1961	8	21m	46
14-67 Christine Ledger Square, CV31 3BB	1967	11	29m	54
Eden Court, CV32 7PG	1957-60	15	40m	90
Radcliffe Gardens, CV31 2DY	1967	11	28m	54
Southorn Court, CV32 7PU	1962	8	21m	46
Stamford Gardens, CV32 6DB	1961	10	25m	46
Westbrook House, CV32 5AS	1960	11	32m	33
TOTAL				369
Other designated blocks				
42-62 Binswood Street, CV32 5RN	1966	6	15m	10
44 Clarendon Square, CV32 5QZ	1971	7	16m	18
TOTAL				28
All Block TOTAL				397

Audits were undertaken in June 2017 by Officers from the Fire Prevention Team in Warwickshire Fire and Rescue Services(WFRS), alongside Officers from WDC in their capacity of landlord and manager of the blocks. The results of these inspections enabled WDC to provide a series of remedial fire safety works across these blocks in order to ensure compliance with the Regulatory Reform (Fire Safety) Order 2005. These works, completed shortly after the inspections, included the replacement or repair of damaged flat entrance doors and communal area doors, the over-banding of cabling in communal areas and the review and installation of improved fire-sealing around service penetrations.

The joint inspections with WFRS, in collaboration with WDC Building Control and the Council's Corporate Fire Safety Group, also provided an opportunity for WDC to undertake a comprehensive review of the communal area fire safety within the blocks, bringing together a programme of works informed by recommendations and 'Goodwill Advice' alongside works scheduled in the Housing Investment Plan to deliver a comprehensive approach to upgrading the compartmentation, fire detection and fire

safety communication. The work was also designed to update and improve the look and feel of the communal areas with the view that by making these blocks a better place to live, a more effective approach to managing compliance and the culture of high-rise living for residents could be established.

A third-party accredited specialist framework contractor was appointed to undertake the comprehensive programme of improvements which has included:

- The installation of new 60-minute fire resistant flat entrance door assemblies
- The installation of new 60-minute fire resistant door assemblies to communal areas (including lift, flat, stairwell lobbies riser cupboards and bin chute lobbies)
- The rewire of communal areas to include smart emergency lighting and new steel containment to encompass all other communal area cabling and future-proof further installations
- The installation of new sub-mains to flats, including new consumer units within flats where necessary
- The installation of new door entry concierge systems and CCTV systems
- The installation of updated BT, HD terrestrial, SKY and where available, Virgin TV aerial systems to future-proof and avoid retro-installations
- The upgrade or replacement of fire detection systems within communal areas to fully addressable systems
- The upgrade or replacement of fire detection systems in flats with hard-wired interlinked detectors
- The comprehensive upgrade or replacement of fire-sealing to service penetrations or areas of poor compartmentation, recorded on a fire-seal register and to a FIREAS standard
- The installation of new fire resistant bin chute hoppers, dampers and drench systems within bin storage areas
- The installation of new dry risers at 44-62 Binswood Street and 44 Clarendon Square (all other blocks were already equipped with dry rising mains)
- The installation of automatic opening smoke ventilation systems to stairwells
- The provision of new statutory signage and specially designed fire action notices and way finding signage
- The complete redecoration of all communal areas to a Class-0 standard
- The renewal of all communal area flooring

The fire safety upgrade programme commenced at Radcliffe Gardens in April 2018, with the programme for the remaining blocks starting later that year. To date, the upgrade works has been completed at five blocks (Radcliffe Gardens, 44-62 Binswood Street, 44 Clarendon Square, Ashton Court, Southorn Court) with Eden Court and Stamford Gardens due to be completed by late Summer. Westbrook House is currently in progress, due for completion in late Autumn, allowing for a floor by floor decant approach being undertaken following additional works to improve compartmentation within the flat entrance hallways and complete a full rewire of these properties. Works to Christine Ledger square are currently being considered as part of a wider strategy of improvements to this block, with a full technical and cost analysis underway to inform the future approach. We also inspect each block 7 days a week, we check for any potential hazard and fire risk, the inspections are completed by our Neighbourhood officers, and we have an agreed rapid response to remove or clear any hazard or risk, if possible. Any issues are reported and rectified without delay.

Officers meet regularly with the Deputy Chief Executive to ensure that whilst works are progressed, safety is paramount and risks are mitigated.