






# The Building Safety at Stockport Homes



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# Introduction

- Following the Grenfell Tower tragedy SHG like many housing providers began to review the information held and processes in place for managing their buildings.
- The review highlighted some minor areas for improvement but we felt our stock and general situation was a relatively comfortable one.
- As suggestions about the new legislation have been made over recent years SHG has been keen to be actively implement measures that will hopefully satisfy the new requirements.

# The review

- Primary focus was on high rise buildings but also considered fire related work carried out on all buildings with fire safety requirements.
- Reviewed and collated information held on works in last 10 years as a minimum and identify where there maybe a shortage of detail.
- Identified areas for improvement and how this could be achieved.
- Ensure any quick and easy changes were implemented without delay whilst being aware the new legislation could be several years away.

# The findings of the review

- The older historic information difficult to come by, in particular detailed structural information.
- FRA's up to date with Type 4's also complete.
- Fire doors fitted with many installed within last 10 years.
- Programme of compartmentation work complete.
- Gas no longer in place.
- Minimum LD1 smoke and heat detection coverage.
- Sprinkler installations included in capital programme within 3 years.
- Information about residents often limited and not always current.
- Work to fire doors carried out by contractors who have third party accreditation such as our in house one, Three Sixty.

# Following the review

- Continued to monitor developments in legislation around fire and building safety.
- Create new team to implement the changes.
  - Secondment opportunities
  - Develop of roles and duties
  - Progress training and learning needs
  - Introductions across directorates
- Continued to review and gather information and knowledge we currently have within SHG.

# The next steps

- Develop and implement changes.
  - Identify pilot
  - Create draft Building Safety Case
  - Identify method for storing information
  - Speak to residents and promote the Building Safety team
  - Ensure continued engagement with GMFRS
  - Ensure any works carried out is by contractors with correct skills and competencies

# The next steps

- Identify areas where further work is possibly required.
  - EWS1 forms
  - Evacuation systems
  - Asset tagging
  - Leaseholders
  - BIM
  - Premises information plates
  - Resident engagement

# The future

- Ensure staff competencies are relevant and current.
- Maintain processes to collect, store and update information for BSC.
- Ensure buildings meet with regulators requirements.
- Identify industry changes and updates and implement where necessary.
- Consider future possible in-scope buildings.



# Any questions?