
Building Safety

Housing Scrutiny Commission

Date of Meeting: 12th November 2024

Lead Member: Cllr Elly Cutkelvin

Lead director: Chris Burgin

Useful information

- Ward(s) affected: Wycliffe & Castle
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- Report version number: v.1

1. Summary

This report has been prepared to update members of the Housing Scrutiny Commission how we manage building safety in our high-risk blocks.

2. Recommended actions

That the Housing Scrutiny Commission note the content of this report.

3. Detailed report

Executive Summary

The purpose of this Report is to provide an overview of the safety measures, risk assessments, and management systems in place at the five buildings that are in scope of the Building Safety Act. The buildings are: Framland House, Gordon House, Maxfield House, Clipston House and St Leonards Court. This report will focus on the four blocks located on St Peters Estate, the same principals and processes are relevant to St Leonards Court.

Building Information

Building Type: Residential High Rise
Construction Date: 1971
Number of Floors: 18
Number of Units: 86



Brief overview

Each block has 18-storeys of occupied floors, with a height of approximately 52m and contains 86 residential units. There is one staircase, and two lifts. One lift serves the ground floor and odd-numbered floors, the other lift serves the ground floor and even-numbered floors.

Each block is a high-rise block of flats, 18 storeys including ground floor, with a single staircase which is used as the means of escape.

Excluding the ground floor, each floor has 5 flats per floor, a total of 86 flats. Flats are accessed via a ventilated lift lobby and an unventilated second lobby. Travel distance to the protected staircase is within prescribed limits. The staircase is protected at each level, except ground floor, by 3 fire resisting door sets. These are flat entrance door, doors to lift lobby and a door to the staircase. There are permanent open vents at the head of the staircase and additional ventilation can be provided by opening the door to the roof. Interlinked automatic fire detection with battery back-up is provided in each flat, covering the hallway, kitchen, and living room. An annual inspection is to be undertaken to ensure that the detectors are in place, they are operational, and are not damaged/covered. On activation of the communal fire alarm system, the lifts ground, the doors open, and the fire and rescue service are able to take control of the lift. Annually this is checked when the fire alarm and fire detection is serviced.

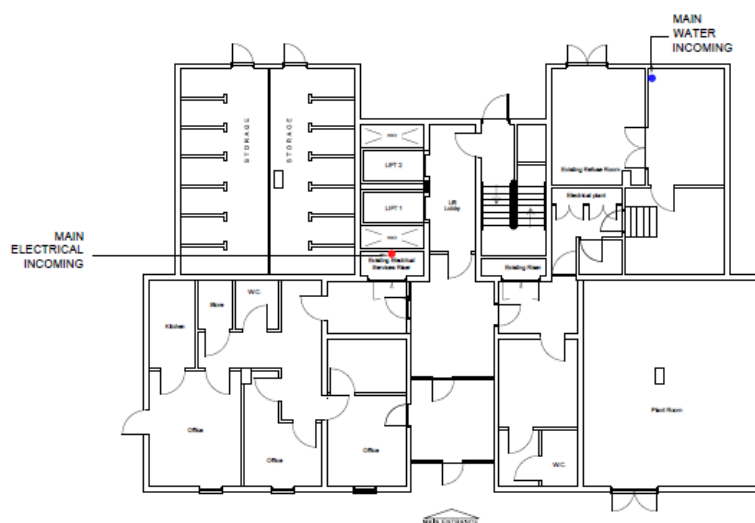
The blocks were built in 1971 and fully refurbished between 2013 and 2019. Compartmentation at this time was upgraded to current standards, each flat is its own 30-minute fire compartment, there are then 4 further compartments – the area outside the flats, the lift lobby area, the bin store, and the escape staircase. These areas are all 30-minute compartments and weekly checks of these areas are completed by the Building Responsible Officer.

Viewed externally, the cladding material is a mix of brick masonry, and pebble-dashed render. Where it is brick faced, it is part of a brick and block cavity wall system. Where it is rendered, the wall is a cavity wall. The wall cladding systems perform the function of

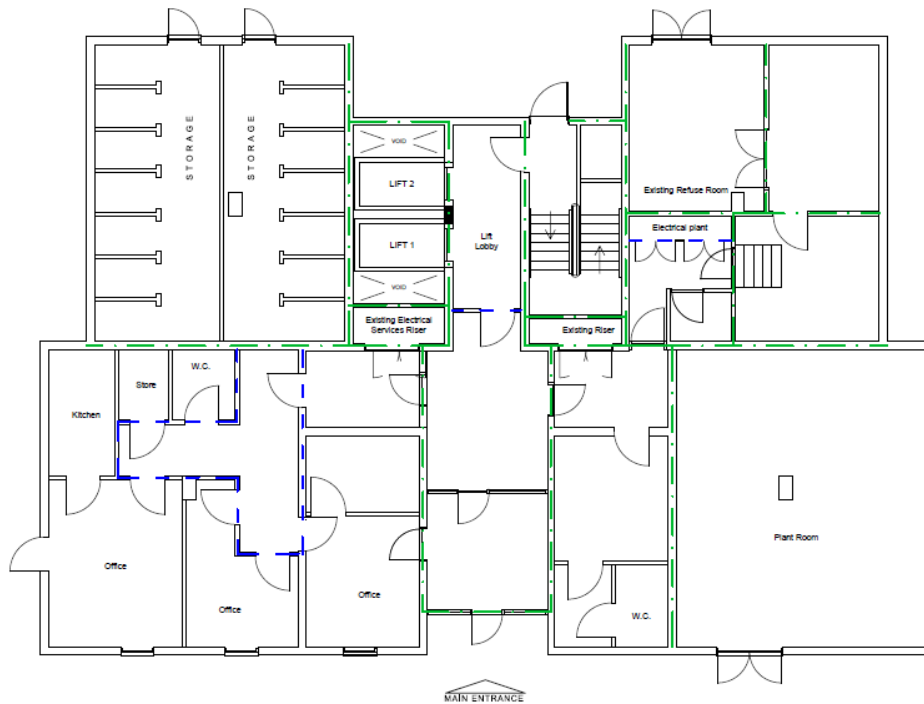
distributing wind loads from the envelope to the primary concrete frame. They also provide a degree of protection to the primary structure as part of the overall fire compartmentation of the building. The concrete frame of the building contributes towards the fire compartmentation of the building, with the concrete elements providing 120 minutes fire resistance, as is indicated on the fire compartmentation plans.

There is surface parking and garages around the high-rise towers and other low-rise residential buildings. The surrounding area is otherwise developed primarily with low-rise housing with close proximate commercial units.

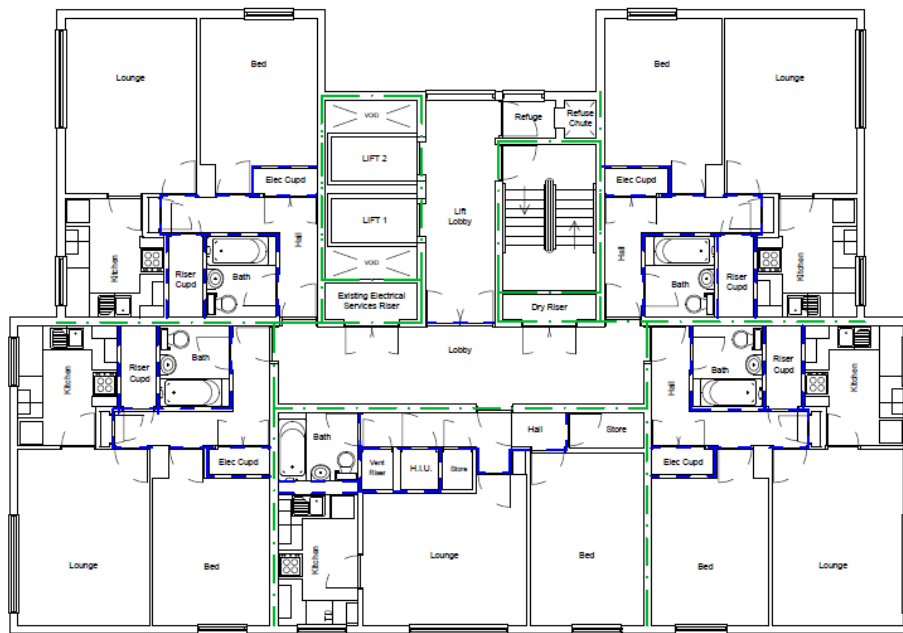
Ground Floor & Services Entering Plan






Floor layout & compartmentation plan



EXISTING GROUND FLOOR PLAN



EXISTING FLOORS 1-17 PLAN

LEGEND	
	(Minimum) 120 Minute Compartmentation
	(Minimum) 60 Minute Compartmentation
	(Minimum) 30 Minute Compartmentation

Hydrant Location Plan

- Fire Risk Assessment (FRA) – completed by our in-house fire risk assessor who is a qualified risk assessor with time served in the industry as verified by our recruitment process.
- Building Risk Assessment – completed by a group of qualified housing professionals and lead by Building Safety Manager with NEBOSH certificate in fire safety and time served in the industry.
- Structural Survey – completed by Civic Engineers, an accredited structural engineering company. Competencies of whom were checked during our procurement process.

Fire Risk Assessment (FRA)

The overall level of risk identified by the FRA is Tolerable. A number of remedial works were identified in the FRA. The FRA has been issued to the Building Responsible Officer who is responsible for arranging all works required and following them through to completion as well as providing any paperwork identified as missing at the time of the assessment. 24 actions were identified at the time of the assessment.

It was noted from the FRA that that none of the risks were life safety critical. The main concerns being the breaches in compartmentalisation which are being addressed currently and whilst these works are being completed, we have the added protection of the cause-and-effect fire alarm which will alert residents to escape to a place of safety should the fire spread vertically or horizontally.

Building Risk Assessment

An exercise was completed by our Building Safety Manager and other housing professionals who have on site knowledge of Framland House and its potential risks. During this exercise the group looked at potential risk of the spread of smoke which may not have been looked at in the fire risk assessment. Discussions were held with Housing Officers, Building Responsible Officers, and Technical Staff to discuss this risk. There were no significant risks found that were not already discussed in the FRA. There is the possibility that a resident could breach compartmentalisation in their own flat, to reduce this risk Leicester City Council send out safety information annually to the residents to advise against this and to report any issue with their property and we therefore feel that we have mitigated the risk as far as is reasonably practicable.

Other risks identified were fire doors being propped/wedged open or the fire door itself being unable to be shut due to repairs issues. Weekly fire inspections are completed by our Building Responsible Officer and these doors are checked at this time, there is the risk that a defect could occur between these visits, to reduce this risk residents are made aware of the importance of reporting these issues and therefore the likelihood of this risk occurring is low.

There can be an issue with communal fire doors not closing fully due to the wind strength in the lift lobby. This again was noted as minimal risk as the ventilation is in situ to remove smoke from the area should there be a fire and different latches have been put on the doors to aid secure closure. This risk has been managed to the lowest we are able; the doors were found to only struggle to shut in windy conditions and when the door was attempted to be shut from a small distance. Under normal operation it was found that the door would close sufficiently to protect the staircase. This was discussed with the Fire Service during a site audit, so we feel this risk is low and no further action is required.

In total 20 risks were identified and discussed. A copy of this risk assessment has been distributed with relevant staff members and will be updated annually. The Building Safety Manager retains control of this document, it is made available electronically and on review will be another group exercise. The risk assessment method used was the likelihood or risk x by the severity of risk. This risk was scored both uncontrolled and then again following the discussion of the control measure we have in place.

Of the 20 risks none were identified as being high risk, 10 as a medium risk and 10 of a low risk.

As part of our action plan following this building risk assessment we plan to;

1. Investigate the possibility of holding Fire Safety Workshops – as part of our Resident Engagement Strategy we will consult the residents regarding this. The plan will be to hold one meeting for all 4 of the St Peter's blocks in a central location – the afro Caribbean centre which is located within walking distance of all 4 blocks.
2. Introduce a permit to work system for all works in communal areas of the blocks. This will enable us to ensure all contractors are made aware of the fire safety measures in place and what process/procedure they must follow – we plan to implement this within the next 6-12 months.
3. Meet with relevant parties – Fire Risk Assessor, Building Safety Manager, Technical Staff & Fire Engineer to discuss the Evacuation Strategy and look to remove the cause and effect system in place and operate only a stay put policy – meetings have already commenced on this and a new evacuation strategy will be in place within the next 3 months.
4. Discuss the possibility of removing the bin chutes to remove the risk. This will require consultation and further discussion and therefore will not be given a deadline at this stage.

Structural Survey

A structural survey was commissioned by Leicester City Council through our consultancy framework and Civic Engineers Ltd (Civic Engineers) were appointed to complete this survey. It provides a structural engineering review and risk assessment of Framland House.

This report includes:

Section 1: Building Structural Information - Key descriptive information pertaining to the existing building.

Section 2: Materials or construction techniques observed with known challenges - Identification of materials or techniques known to be in use at the time of the building's construction.

Section 3: Structural Condition Assessment - Observations regarding the condition of the existing structure as far as could be ascertained from non-intrusive investigations.

Section 4: Building Safety Risk Assessment - Identification of structural incident scenarios in relation to building safety risks for those within and in the vicinity of the building.

The risk assessment did not note any immediate defects or raised any concerns that require immediate attention. It has identified a number of risks which require further investigation, management, and action in order to further assess them and before they can be considered to have met the criteria for a tolerable level of risk.

The key areas for further assessment are outlined in the structural survey in detail. Further internal discussions are required to discuss the findings and decide what we believe to be proportionate before commissioning any further investigations. We will assess the report from our structural surveyors before deciding what our next course of action, if any, will be.

Managing risks summary

A communal fire alarm system is provided with a heat detector in each flat and within communal areas. An activation on each floor level will activate all sounders on that floor, the one above and the one below. Every activation will sound on the ground floor and all upper storey plant rooms/work areas.

All activations will:

1. Notify the Alarm Receiving Centre (ARC) that there has been an activation.
2. Take lifts out of operation and send all cars to the ground floor and 'park' with the doors open.
3. All door entry-controlled doors will be unlocked.

Upon receiving the notification of activation, the ARC will notify the Duty Manager who will be responsible for overseeing this activation and taking all necessary actions required. This approach has been adopted as once an alarm is triggered, the ARC is notified immediately meaning there is no delay in alerting the Fire Service and Leicester City Council. Although all our properties are compartmentalised to contain or protect the resident from fire for 30 minutes, the sounding of the alarm implements further safety measures such as taking the lift out of operation, unlocking all exit doors and alerting the ARC.

In terms of passive fire protection, the communal door sets, and flat front doors are 30-minute fire resisting door sets. Internal doors within a flat are minimum 30-minute notionally fire resisting. Therefore, any fire within a flat is unlikely to compromise the communal corridor immediately outside the flat, which offsets the issue of not having smoke ventilation in the corridor which serves the flats. Smoke ventilation is provided in the adjacent lift lobby area which provides access to the escape stairway which is protected by 30-minute fire doors and is compartmentalised.

Thumb turns are provided on all flat entrance doors to ensure ease of escape should it be required.

Travel distance from the flat front door to the staircase door is approximately 9m, which is in excess of the one-way travel permitted in guidance. However, both the passive fire protection and communal fire alarm system adequately compensate for the additional distance to travel. The default position is to 'stay put' in the event of a fire and therefore although travel distance is a consideration, it is not a major issue in this block of flats.

Each flat is a fire resisting compartment. Service cupboards are housed in fire resisting construction. Service penetrations have been adequately fire stopped. Bin chute rooms are provided with 30-minute fire resisting door set and suitably fire resisting hatches along with automatic fire detection.

Fire action notices are displayed in communal areas and all residents are given an induction at sign up on evacuation procedures. Information regarding the evacuation

procedure is reviewed annually and re-issued to all residents via hard copies posted to their address.

Resident information regarding fire safety is updated annually and re-issued to all residents via hard copies posted to their address. As part of our resident engagement strategy, residents will be consulted on any changes and discussion will be undertaken on other ways of relaying this information. Information will be sent in a format that is required by the resident.

Smoking is prohibited in communal area; signage is in situ and this policy is enforced by the Building Responsible Officer and Housing team. Should persistent smoking be discovered then action would be taken under the tenancy agreement to ensure the safety of all other residents.

There is a zero-tolerance policy for the storage of items in communal areas to ensure that escape routes are both sterile and accessible in the event of an emergency and to ensure that all risks of ignition are removed from the communal areas. The Building Responsible Officer and Housing team inspect the communal areas on a weekly basis and any items identified are removed within 24 hours.

Emergency Lighting is installed within the communal areas to enable a safe escape route to be maintained.

Way finder signage is present in both the stairwells and lift lobby. This has been installed within the specified guidance to enable the fire and rescue service to identify both the floor number and the flats on that floor in the event of an emergency.

A property information box has been installed at ground level which includes drawings of the layout of the building, the environment around the building and the location of the fire hydrants. A list of all residents with an active PEEP is also provided within this box and is also sent to the Fire Service.

A dry riser is installed within this block for use by the Fire Service enabling them to have access to water at each floor level.

Lightning protection is installed within the building to protect from any potential fire risk that could be caused by a lightning strike.

Framland House is heated by district heating meaning that no gas is installed in the building and the risk of a gas explosion has been removed. The plant rooms are inspected monthly by a member of the repairs team to ensure they are kept safe and secure.

Safety management system

Item	Frequency of Service/checks	Contractor/Person Completing	Contract Lead
Fire Alarms inc. detectors	6 Monthly	Churches Fire & Security LTD	Technical Services

Emergency Lighting	Monthly flick test & annual drain down	Churches Fire & Security LTD	Technical Services
Dry Risers	Pressure test annual, visual check 6 monthly	AT Services	Technical Services
Flat detectors	Annually	DSO	Repairs
Fire Dampers	Annually	AT Services	Technical Services
Lightning protection	Annually	Lowes	Tech Services Shared folder
Lifts	Monthly	Lift & Engineering Services	EBS

Inspections and servicing of the above items are scheduled in accordance with current guidance. Inspections/servicing is undertaken by the contractor detailed in the table above. Checks were made on all contractor competencies during the procurement process and before appointing them including their history of undertaking work in high-rise residential buildings and confirming their registration. All required certificates and documentation were received and stored to ensure that they are competent to complete the works required. This documentation is re-checked annually.

Reports are reviewed by relevant responsible person detailed in the table above. Recommendations are either actioned (if within allocated budgets) or discussed at management meetings if capital expenditure approval is required. This can be fast-tracked if urgent work is identified. Interim measures are considered to ensure safety in the meantime. If any recommendations are not implemented, a note explaining why is added to the records for the inspection. Team members are competent to manage these contracts and understand works arising. These competencies are checked during the recruitment process and further training is provided throughout their employment to ensure they have the correct skill sand competencies to oversee the serving required.

The continued servicing of these systems and monitoring of the contracts ensures that all of our fire safety measures are maintained to working order and that any downtime is kept to a minimum. These actions reduce the risk of any failures of service and ensure that the building and residents are protected.

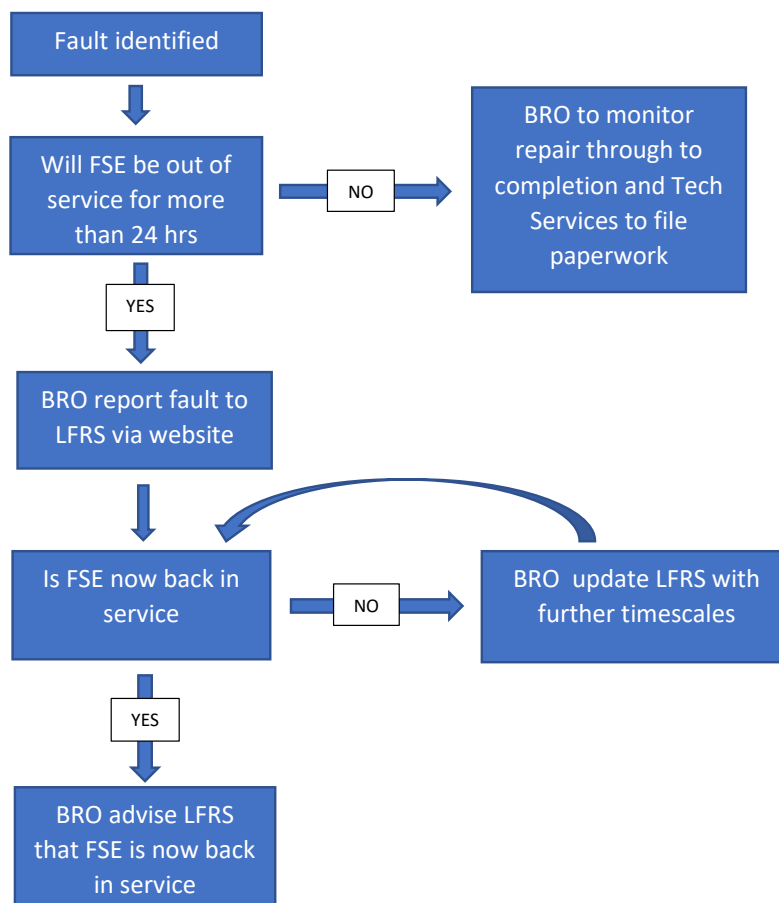
A process is in place for reporting of out of service lifts and fire safety equipment to the fire and rescue service. This process ensures the effective management of out of service equipment and ensures it is monitored until it is completed.

Contract Management is overseen by the contract lead. This includes monthly operational meetings, where KPIs, any access issues and any works not yet completed are discussed. During the procurement stage of this contract site inductions are provided for the contractor. These detail our safety measures in place on the site and how we manage our fire safety. It is discussed at this point around what we expect from the contractor. What fire stopping works are required should compartmentation be breached and how we expect fire safety measures to be kept in place (such as fire doors not removed, etc). It is discussed that temporary fire safety measures would need to be discussed and agreed by

the contract lead should current fire safety measures need to be temporarily taken out of service. This is reviewed annually with the contractor.

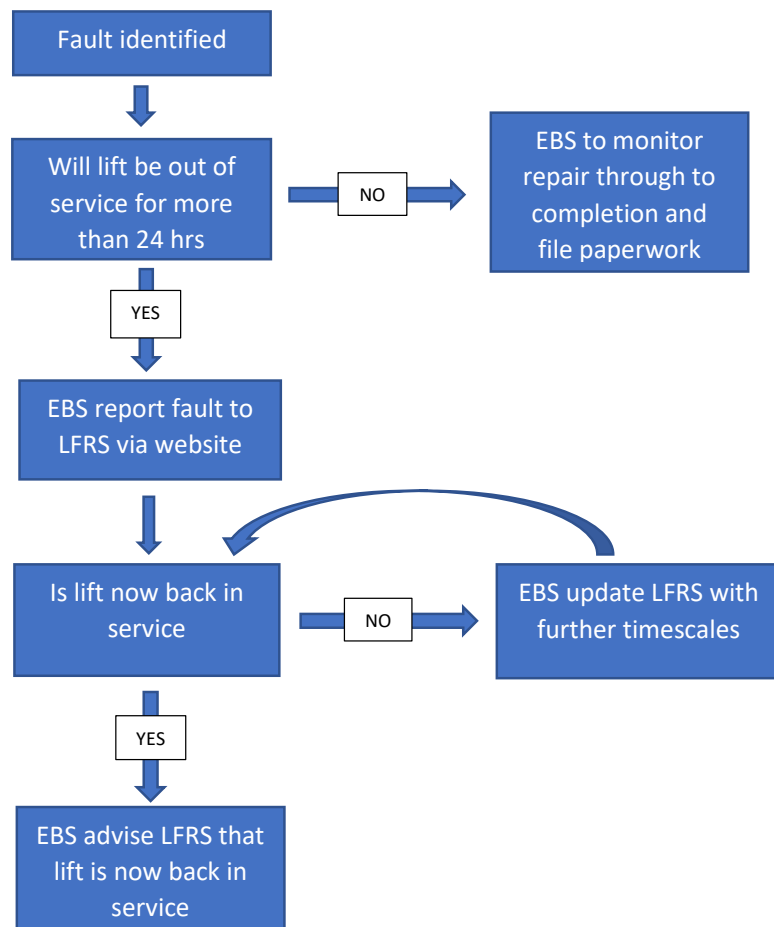
Identifying and Reporting a Fault to Fire Safety

Equipment



2. Fault identified on FSE
3. Fault is reported to repairs desk
4. BRO reports the fault to Leicester Fire Service using the link: <https://leics-fire.gov.uk/your-safety/business-safety/fire-safety-regulations-2022/>
5. BRO provides daily updates on the fault to Leicester Fire Service using the link: <https://leics-fire.gov.uk/your-safety/business-safety/fire-safety-regulations-2022/>
6. BRO reports completion of the fault to Leicester Fire Service using the link: <https://leics-fire.gov.uk/your-safety/business-safety/fire-safety-regulations-2022/>

Identifying and Reporting a Fault to a Passenger Lift



2. Fault identified on lift
3. Fault is reported to EBS help desk
4. EBS reports the fault to Leicester Fire Service using the link: <https://leics-fire.gov.uk/your-safety/business-safety/fire-safety-regulations-2022/>
5. EBS provides daily updates on the fault to Leicester Fire Service using the link: <https://leics-fire.gov.uk/your-safety/business-safety/fire-safety-regulations-2022/>
6. EBS reports completion of the fault to Leicester Fire Service using the link: <https://leics-fire.gov.uk/your-safety/business-safety/fire-safety-regulations-2022/>

Passive Fire Protection

Communal fire door inspections are completed every month by the Building Responsible Officer (BRO), who undertakes online training provided by Leicester City Council. Any works identified to these doors are issued to the relevant contractor and monitored through to completion by the BRO. Should this work remain uncompleted at the next inspection then this is escalated to Technical Services and the Building Safety Manager. All documents related to these inspections are saved within Housing Managements shared folders.

All fire action notices, no smoking signs, way finder signage and property information boxes are inspected by BRO. Weekly for the notices and quarterly for the property information box. This enables us to ensure that all safety signage is present and can be easily identified to aid in the escape. Property Information Boxes (PIBs) store the information as required by the Building Safety Act and we inspect them to ensure that this is still present and relevant. PEEPS are identified in the PIBs to aid the Fire Service in evacuations.

Flat fire doors are inspected on an annual basis by our Direct Services Organisation (DSO). The DSO manage a schedule of these doors to ensure they are completed annually. Should there be an issue with access then they would involve the housing team and access is attempted on several occasions. There is a No Access procedure that is managed by our Housing Team. No access is recorded, and the no access procedure implemented by Housing Management to attempt to gain access or take relevant steps as required. Paperwork is completed for all inspections detailing what has been inspected. Should any works be required this is raised as a new order and managed through to completion by the DSO managers. All documents related to these inspections are saved within repairs shared folders.

Building Responsible Officer and their deputy complete weekly and monthly inspections. A schedule of weekly and monthly inspections is completed by the Building Responsible Officer or their deputy. These fire inspections ensure that all the fire safety features are inspected to ensure they are working as they should be. Visual inspections are completed to ensure there have been no breaches in compartmentalisation or structural issues. A reporting process is in place to ensure any issues identified at these inspections are reported to the relevant contractor and that all works are completed. Building Responsible Officers have also built up a rapport with the residents and will discuss any fire safety issues or concerns with them as required on these visits.

A Mandatory Occurrence Reporting Policy is in place to ensure that all relevant persons understand what must be reported and how to report these safety critical issues. This policy is in place to ensure any safety critical issues are correctly reported to the Building Safety Regulator and to ensure that these issues are highlighted and rectified. E-scooter information has been provided to all residents in the form of a hard copy leaflet and posted to their address. This leaflet has been produced to educate the residents on the risks and safe storage/charging of these scooters.

Ongoing work and building improvement (Change Management)

We are working on a policy and procedure to implement a permit to work system for all works to our high-risk buildings, this will ensure that any repairs work that might affect

compartmentation or other measures to control building safety risks are managed and that any necessary temporary controls are put in place and existing controls reinstated once the work is complete.

The installation of a fire suppression system is underway and in the final stages of installation. This system will complement the 'stay put' policy that we have in place and will increase the protection for our residents.

Planning for emergencies

The evacuation strategy for the blocks during an emergency is 'stay put'. This approach has been chosen as all flats have been compartmentalised for 30-minute fire protection. All residents are advised of the fire evacuation strategy at sign up and are also sent fire safety information annually. A communal fire alarm is installed so that any residents, staff or contractors not within a 30-minute compartmentalised area are alerted to evacuate the building. This alarm system is also used as an early warning system as detailed previously.

When completing the Building Risk Assessment, we also discussed the possibility of risk from a failure with the evacuation procedures. We have minimised this to low risk by discussing evacuation procedures to new residents at sign up and then refresher information annually. BROs also speak with the residents on regular basis. We also have a cause-and-effect alarm system in place which on the discovery of a fire alerts the residents on the fire floor, 1 floor above and one floor below to evacuate meaning that those at most risk will be evacuated.

Our Housing Team run a quarterly report that reviews the tenant profile at each block. It details a number of possible vulnerabilities of the tenants at this block and as such enables us to review our evacuation procedures. This list is held in the PIBs so it is accessible to Leicestershire Fire and Rescue Service in the event of an emergency. Our corporate policy is to send all correspondence in English, with the facility to translate. The Neighbourhood Housing Officers at Framland House speak a range of community languages, and the Tenants and Residents Association assist in explaining to the residents when we do a letter drop.

As part of our Resident Engagement Strategy, we will be consulting on the implementation of a building safety workshop on which we can discuss any safety issues the tenants may have, discuss the evacuation procedure, their understanding of it and what we could put in place to aid the residents. We will look to do this meeting every 6 months and this will enable us to engage better with our tenants and to review the evacuation procedure. It also gives us the opportunity to provide important fire safety advice to tenants on how they can keep themselves and their neighbours safe.

Resident Engagement Strategy

A resident engagement strategy has been put in place and has been communicated to all residents. This policy will enable residents to have a say in how their building and home is kept safe. It will give them information and the voice to raise concerns about fire safety and to ensure that it is dealt with in a timely manner. This policy also details the complaints procedure.

As part of our RES, we will be consulting with our residents on the fire information they receive. This will enable us to improve the information they are given and to help us understand how they perceive the information given to them. We are also planning to consult with our residents on the possibility of forming a building safety residents' group to discuss any issues that could arise and to discuss any improvement works we are considering. We are looking at the potential of offering a quarterly Safety Information workshop in which we will offer safety advice and hope to invite guests such as the Fire Service to discuss fire safety with the residents of the block. This again is something we will be consulting on with our residents through the RES.

A profile of our residents is stored on our system and reports can be ran on this, so we are aware of the vulnerabilities of the residents.

The report is run against the following markers.

1. Disability
2. Vulnerability
3. PEEP
4. Language

The vulnerabilities listed on the current report are:

- Deaf or hard of hearing
- Facial disfigurement
- Head injury
- History of debt
- History of tenancy failure
- Learning difficulties
- Long standing illness or injury
- Mental health
- Mobility issues
- Perceived disability
- Physical impairment
- Reading difficulties
- Speech difficulties
- Visual impairment
- Writing difficulties

Vulnerability are reported where at least one occupant within an address has at least one vulnerability marker, so it will cover more than just the tenants.

We do not have the same level of info about leaseholders – we will only have PEEP information for them as we do not hold demographics on owners.

This information is only as robust as the information the occupiers have divulged to us. If there is a person in the household that we do not know about, or we have not been informed has a vulnerability of any sort, then we will not have updated the records.

Our Housing Officers employed at the blocks speak a range of the community languages and we also have a Tenants and Residents Association that operates at our St Peters

blocks, and they are consulted when we give the residents information and they help with any issues this may cause.

Golden Thread

Our aim is to have all information relating to fire safety in one place, this will include.

- Fire Safety equipment servicing (fire alarm/emergency lighting/dry riser/lightning protection)
- Fire safety equipment repairs
- Lift servicing
- Lift repairs
- Fire safety inspections
- Fire door inspections
- EICRs
- FRAs
- FRA reviews

Currently this information is held on different folders as these areas are managed by different teams. A working group has been set up and a plan is being put in place to ensure these are all accessible through our information at work system. Currently the fire inspections are completed electronically but a new fire module is in the process of being set up to collate these reports and store them in a centrally located server.

Updating our safety case report

We will review the building safety case report on an annual basis or upon a significant change within the building or the regulations.

Next Steps.

The building Safety Act expects us to operate our high-risk buildings this way, it is expected that the Act will be extended to include lower risk buildings, we are already working towards this and putting in place processes to ensure we meet the requirements. We will also be looking at similar proportionate process for our low-rise low risk blocks.

6. Financial, legal, equalities, climate emergency and other implications

6.1 Financial implications

This report provides a detailed description of the management of building safety within high rise residential blocks. As such there are no direct financial implications arising from this report. Capital and revenue budgets to support this work are made available through the annual HRA budget report which is presented to full Council in February each year.

Stuart McAvoy – Head of Finance
4th September 2024

6.2 Legal implications

The report has comprehensively set out different risks and scenarios that require no repetition.

In general, the Building Safety Act 2022 was enacted to provide greater protection to residents of high-rise blocks with the cost having to be borne by the building owner rather than being passed on under the usual service charge regime.

Part 4 of the Act defines a “higher-risk building” as one that “(a) is at least 18 metres in height or has at least 7 storeys, and (b) contains at least 2 residential units.” Any building owned by the Council falling within this definition is protected by the 2022 Act.

Failure to comply with the Building Safety Act can give rise to notices and/or criminal charges as has been referred to throughout the report.

Zoe Iliffe, Principal Lawyer (Property, Highways & Planning)
30/10/24

6.3 Equalities implications

Under the Equality Act 2010, public authorities have a Public Sector Equality Duty (PSED) which means that, in carrying out their functions, they have a statutory duty to pay due regard to the need to eliminate unlawful discrimination, harassment and victimisation and any other conduct prohibited by the Act, to advance equality of opportunity between people who share a protected characteristic and those who don't and to foster good relations between people who share a protected characteristic and those who don't.

Protected Characteristics under the Equality Act 2010 are age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex and sexual orientation.

The report provides an update on how Housing manages building safety in our high-risk blocks. Tenants/residents will be from across a range of protected characteristics and the Resident Engagement Strategy can ensure equality considerations are taken into account and residents/tenants feedback is sought. Any communication or engagement should be accessible and meet the needs of residents/ tenants, it also needs to be fair and proportionate. It is important that people are aware of the evacuation process for each of the high risk blocks, particularly those who have a disability, and this ties in with ensuring tenant profiles are up to date and accurate.

Sukh Biring, Equalities Officer
29 August 2024

6.4 Climate implications

There are no significant climate emergency implications directly associated with this report.

29 August 2024
Aidan Davis, Sustainability Officer, Ext 37 2284

