

LSP – EDG – Summary Notes

Role of Housing Enforcement Team / Legislation

- Key legislation Housing Act 2004 - Part 1 Hazards, Part 2 HMO Licensing, Part 3 Selective Licensing
- Duty to keep under review the condition of housing stock in the area / take enforcement action in relation to Cat 1 hazards / power to action Cat 2 hazards
- Inspect properties using HHSRS looking for hazards that cause issue to health and safety of resident's e.g. excess cold, fire etc.
- In relation to fire we would be looking at issues such as AFD, MOE, effective compartmentation etc.
- In addition to the Housing Act the Regulatory Reform (Fire Safety) Order 2005, replaced the two major pieces of fire safety legislation, the Fire Precautions Act 1971 and the Fire Precautions (Workplace) Regulations 1997 as amended. The Order consolidates the fire safety provisions of other legislation under one simplified set of goal based requirements. Risk assessment will be used as the basis for compliance and the responsible person on the premises is held liable in the case of any breach.
- When assessing fire safety in HMOs the principle guidance document is the LACoRS guidance on fire safety in certain types of housing published in August 2008.

Housing Stock in Hastings

- HBC – does not own any council property for social housing
- Data – Housing Stock Condition Survey December 2016
- seven selected wards (the study area consists of Braybrooke, Castle, Central St. Leonards, Gensing, Old Hastings, Ore and Tressell),
- 50% in private rented sector
- 71% of dwellings in the area were constructed before 1919 which is much higher than England as a whole (23%). – with that brings ongoing maintenance / repair issues

Initial Response post Grenfell / Actions Taken

- Supported the joint inspection regime of high rise buildings led by ESFRS .In East Sussex, East Sussex Fire and Rescue (ESFR) have prioritised inspections of high rise premises over six floors. ESFR have also produced an audit tool for local stock owning authorities and housing associations when looking at fire safety in their high rise blocks.
- Resulted in joint visits to 4 Courts (Optivo), Marlborough House (Hyde), Royal Terrace (Optivo), Marine Court (private)
- Four Courts - Housing Enforcement Team did 10% sample visit to individual flats and provided findings to Optivo who are actioning an agreed program of works with ESFRS. Programmed to be completed by the end of September 2017.
- Optivo With regard to the old communal air vents, we did replace the communal air vent system with an extraction system within each flat in 2011. The ventilation system is now fully contained within each flat and each flat has its own ducting and extraction. The extraction system doesn't run through the communal ducting as the

old ducting was removed in 2011 and the appropriate fire stopping was installed between each flat.

- Royal Terrace – program of works and new fire alarm system being fitted this financial year
- Letters sent to Housing Associations by Andrew - Whilst the immediate concern obviously relates to tower blocks, there is other social housing in Hastings that is above three floors that may have external cladding fitted. We are therefore seeking, from all social landlords, details about all properties that meet this criteria. In respect of blocks, we require information about what cladding may have originally been used and in any subsequent refurbishment to those properties. We would like to understand whether it is considered flammable, whether it has been tested and whether you believe it presents any risk to tenants.
- Friston House (Home Group Ltd) – confirmed via letter did not have ACM cladding on building
- Licensing Team – have written to all previously additionally licenced properties and asked them to provide a declaration that they have the required fire alarm system in place. Early August sent 900 out, so far 200 have been returned. Will be used to assess prioritise which properties are visited first
- 129 Mandatory licenced HMO's which are inspected before licenced issued and conditions put on the licence.

Ongoing Work

- No specific ongoing inspection regime between ESFRS and housing enforcement linked to the Grenfell response.
- We have ongoing general working relationship, as has already been the case. Protocol for who take the lead in certain buildings
- Frequent referrals and joint working regarding fire precautions at properties and work in partnership to address issues raised. (22 coming to housing enforcement team since beginning of year)
- Legislative requirement to consult on fire precautions in any HMO or common parts of a building
- Any inspection visit to a property results in fire hazard being assessed irrespective of what the complainants initial concern is.
- Follow up by licensing team on licence inspection visits