



**FIRE SAFETY IN SPECIALISED
HOUSING GUIDANCE**

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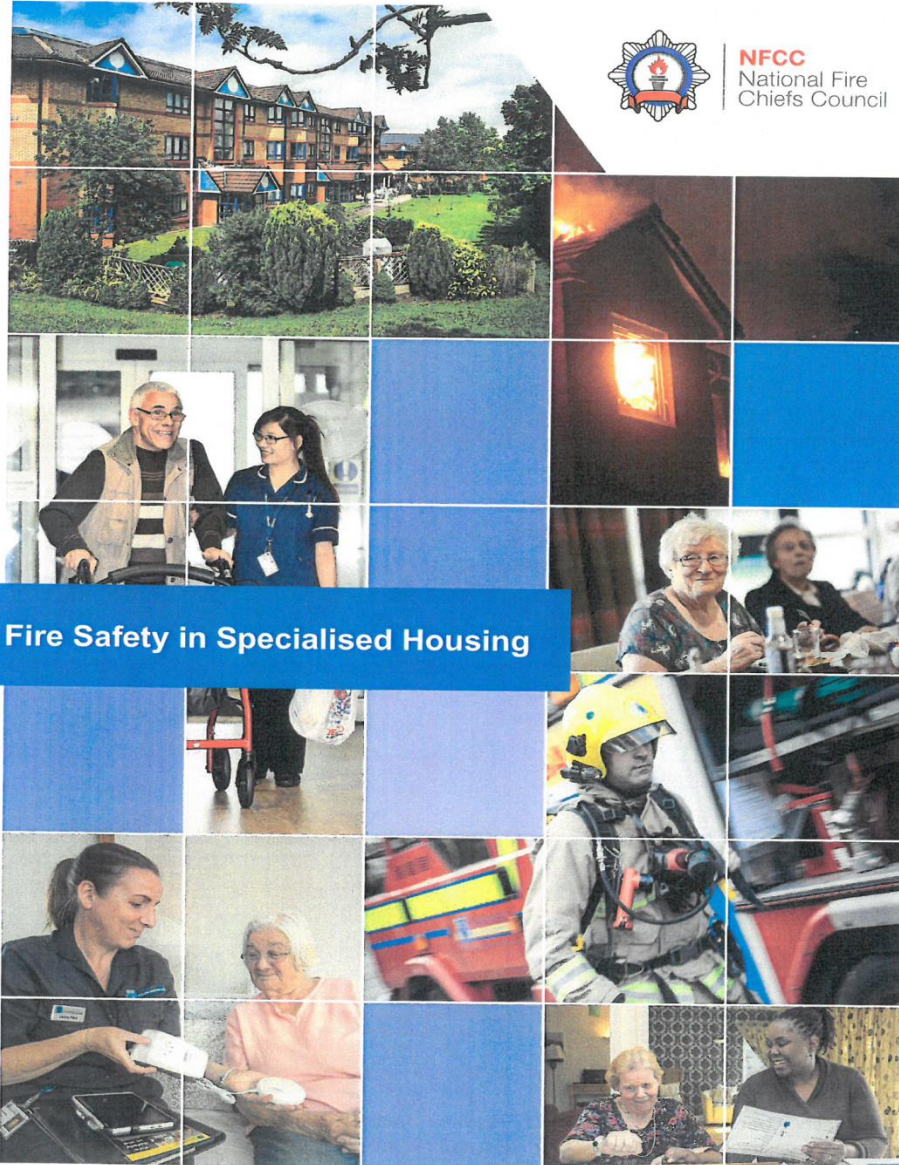
Pembrokeeshire Housing Group



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NFCC
National Fire
Chiefs Council



Fire Safety in Specialised Housing

Why a new guide?



- Changing social care landscape (3/4 million residents)
- Impact of Fire Safety Order
- Disproportionate risk for residents of specialized housing
- Limited guidance available
- Lack of understanding of specialized housing
- Inconsistent enforcement
- Inappropriate fire risk assessments
- Unsuitable fire risk assessment
- BS 9991

NFCC GUIDE: FIRE SAFETY INSPECIALIZED HOUSING

A long document (over 300 pages)

- Divided into almost “stand-alone” sections
- So, an element of repetition
- Sections follow those in Purpose-built flats Guide
- Significant amount of material in Appendices
- Summary of fire protection measures in Appendix 1
- Index

LAYOUT OF THE GUIDE

Foreword

- Acknowledgements
- Introduction
- Part A: Fires in specialised housing and their impact
- Part B: Fire safety – how specialised housing differs from other residences.
- Part C: The law governing fire safety in specialised housing



LAYOUT OF THE GUIDE

- Part D: The person-centred approach
- Part E: Fire risk assessment for specialised housing premises
- Part F: Preventing fires in the building
- Part G: Managing fire risk – fire protection for the person
- Part H: Managing fire risk – fire protection for the building

LAYOUT OF THE GUIDE

Part I: Managing fire risk – ongoing control

- 12 Appendices
- Glossary
- Bibliography
- Index



APPENDICES

- Appendix 1: Summary of fire protection measures for sheltered, extra care and supported housing
- Appendix 2: Steps in a building fire risk assessment
- Appendix 3: Selecting a competent professional fire risk assessor
- Appendix 4: Steps in a person-centred fire risk assessment

APPENDICES

- Appendix 5: Further guidance on mobility scooters
- Appendix 6: Guidance when commissioning Telecare services
- Appendix 7: Fire safety advice for residents
- Appendix 8: Examples of fire action notices
- Appendices 9-14: Case studies

SCOPE

- Existing sheltered, extra care and supported housing
- What matters is not the name of the housing, but its purpose and intended residents
- Includes the residents' accommodation as well as common parts



SCOPE

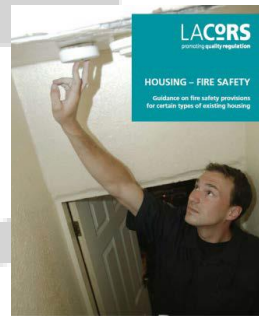
- Includes leasehold and rented
- Applies to England and Wales (in principle, to NI)
- Existing premises, but some recommendations for new build
- Does not include care homes, children's homes, hostel, foye accommodation
- Does not include guidance on commercial premises within specialized housing
- Life safety, not property protection or continuity of service
- Not operational fire-fighting (but operational crews need to understand:
 - Categorization of the premises
 - Stay put strategy (where applicable)

APPROACH

- General principles only
- Not prescriptive
- Provides benchmarks not rules
- Allows for alternative approaches
- In some cases, standards above Building Regulations 2010

RELATIONSHIP WITH OTHER GUIDANCE

- DCLG sleeping accommodation guide
- Purpose-built flats guide
- LACoRS Guide

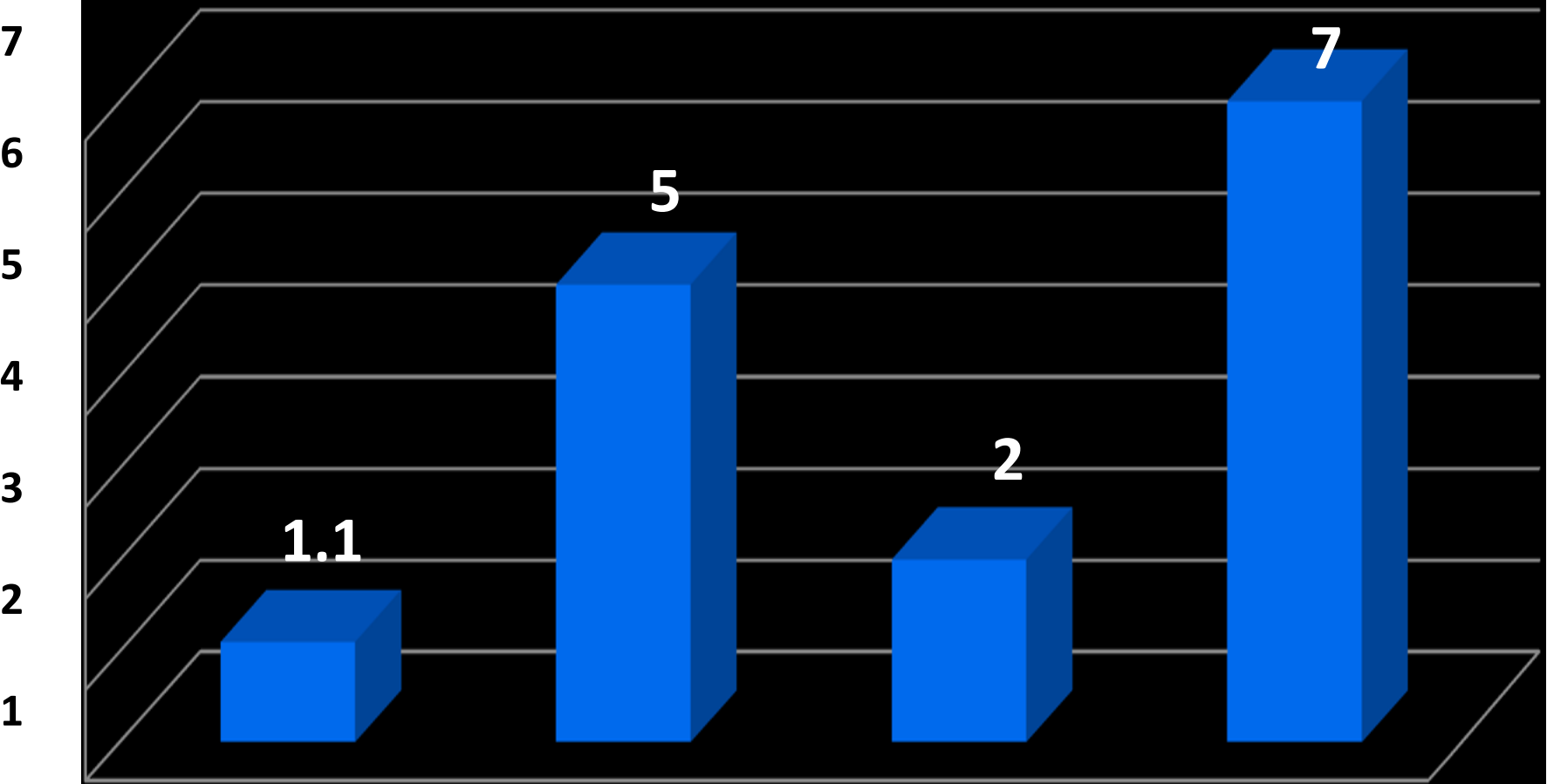


RELATIONSHIP WITH OTHER GUIDANCE

- Building Regulations
Approved Document B
- BS 9991



RELATIVE RISK



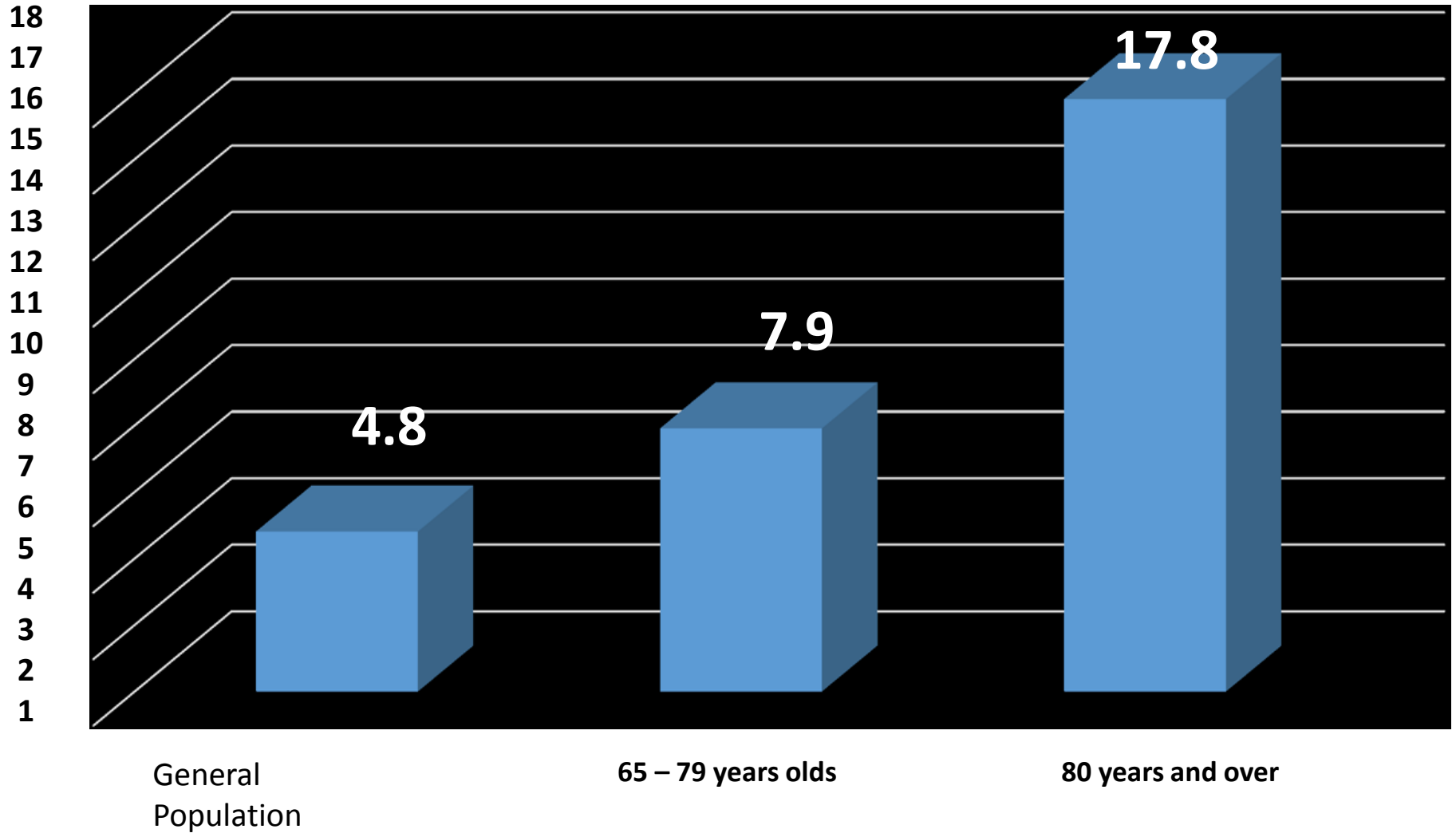
Percentage of people living in sheltered housing

Percentage of domestic fire deaths in sheltered housing

Percentage of housing stock comprising sheltered housing

Percentage of domestic fires in sheltered housing stock

FATALITES PER MILLION POPULATION



CONCLUSIONS FROM RISK DATA & EXPERIENCE

- Vulnerable residents are at high risk
- Stay put is safe in sheltered and extra care
- Those who die are, very often, directly involved in the fire
- Justification for high level of monitored smoke/heat detection
- Fire suppression for all new sheltered/extra care and high risk supported housing
- Detection/suppression may not save resident in room of origin

CONCLUSIONS FROM RISK DATA & EXPERIENCE

- Need for person-centred approach for high risk residents
- High reliance placed on fire prevention
- Possible need for personal protection watermist systems for extreme cases

OVERVIEW OF FIRE SAFETY MEASURES



- Means of escape – traditional principles, apart from possible extra corridor doors
- Compartmentation (not in supported housing)
- AFD (flats, common parts for evac, common parts for smoke control)
- Emergency lighting (in all except very small premises)
- Limited signage (unless premises complex)
- No communal fire extinguishers in sheltered and extra care
- Sprinklers/watermist in new sheltered/extra care and existing high risk supported housing
- Person-centred fire risk assessments for highly vulnerable residents
- Sufficient staff, where necessary, in supported housing

THE PERSON-CENTRED APPROACH

- High risk residents need person-centred FRA.
- Only certain residents in sheltered/extra care. Can be all residents in supported housing.
- Person-centred FRA considers:
 - Resident contribution to likelihood of fire/fire development
 - Capacity of resident to respond to/recognize a fire alarm or sign of fire
 - Ability of resident to escape

THE PERSON-CENTRED APPROACH

- May need additional measures such as:
 - Fire prevention measures
 - Enhanced fire protection (e.g. detection/suppression)
 - Referral to Adult Social Care
- Need should be identified by anyone who engages with residents
- Non-specialists can be trained
- An appendix provides a template

THE PERSON-CENTRED APPROACH



The person-centred FRA is

NOT

the building FRA

FRA FOR SPECIALIZED HOUSING: SPECIAL CONSIDERATIONS

- Generic nature of residents
- Staffing level in supported housing
- Roof voids (especially sheltered/extra care)
- Info on vulnerable residents for FRS (premises information box)
- Check Responsibilities Matrix
 - Is it in place?
 - Is it still accurate?
 - Is it being applied in practice

FIRE PREVENTION

- Normal domestic fire safety advice plus:
 - Hoarding (appendix shows clutter rating scale)
 - Medical gases
 - Mobility scooters



MOBILITY SCOOTERS

- CFOA producing separate guidance
- Increase in use creating problems with storage and charging
- Fires can release large volumes of smoke and generate significant heat outputs
- Common causes include:
 - Arson
 - Electrical wiring
 - Charging equipment



MOBILITY SCOOTERS

Appendix 5 provides hierarchy of options for storage and charging:

- External parking
- External storage
- Purpose designed internal storage rooms
- Internal area enclosed in fire-resisting construction
- Existing fire-resisting room
- Designated areas of corridor
- Residents own accommodation
- Common corridors and stairways



FIRE SAFETY MANAGEMENT

- Defined fire safety policy, with normal requirements for procedures, training, testing and maintenance
- One organization takes the lead
- Responsibilities matrix to be completed (example format provided)
- Engagement with residents critical
- Premises information boxes for sheltered and extra care
- Annual inspections of roof voids if compartmentation required (unless confident that no need)

QUESTION





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Thank you