

## Gwasanaethau Tai

*Cyflawni'r dyfodol  
gyda'n gilydd*

Pobl, cartrefi a chymunedau



## Housing Services

*Delivering the  
future together*

People, homes and communities



'Mae arnom eisiau darparu'r gwasanaeth tai gorau yng Nghymru!  
'We want to be the provider of the best housing service in Wales!'





# FIRE SAFETY WITHIN SHELTERED ACCOMMODATION

Carmarthenshire County Council

Feeling  
Fine



Teimlo'n  
Dda



## Overview

- Management of Fire Safety within Sheltered Schemes
- Overview of the concerns raised within the Enforcement Notices
- Constraints impacting the Fire Risk Assessment
- Impact on the delivery of **Sheltered Housing**
- Measures implemented to promote fire safety
- Share experiences

Feeling  
Fine



Teimlo'n  
Dda

## Management Fire Safety within Sheltered Schemes

**Carmarthenshire County Council** presently manage two types of accommodation for the over 50's to aid independent living.

**Outer-sites** schemes have separate communal facilities and a 24/7 support service via Careline, with floating support service that is optional (consisting of separate bungalow type accommodation).

**Sheltered Schemes** schemes comprise flats under one roof, with communal facilities, with a sheltered scheme officer based at the premise with support available 24/7 via Careline. This type of accommodation is reserved for the over 60's.

Feeling  
Fine



Teimlo'n  
Dda

## Story so far - enforcement

During 2011 Officers of Mid and West Wales Fire & Rescue Service (MAWWFRS) inspected our Sheltered Schemes.

During their inspections it was noted that there was uncertainty that all occupants would be able to evacuate without assistance in an emergency.

### **Outcome**

Enforcement Notices were served on Carmarthenshire County Council

Feeling  
Fine



Teimlo'n  
Dda



## Our Story.....

- Four notices served
- Main issue around:
  - Uncertainty that tenants would be able to evacuate without assistance
  - How we allocated tenants to sheltered schemes
  - Limited staff presence
  - Staff Training
  - Structural integrity (fire)
- Published Guidance
- Open dialogue with the FRS

Feeling  
Fine



Teimlo'n  
Dda

# Articles

Feeling  
Fine



Teimlo'n  
Dda

# Fire Risk Assessment

The Fire Risk Assessment is undertaken in accordance with the requirements of the **Regulatory Reform (Fire Safety) Order 2005**  
***Article 9 - Fire Risk Assessment***

During the inspection, the following are considered:

- Function of the premises
- Evacuation Strategy for the premise
- Persons using and within the vicinity of the premise
- Staff arrangements and supervision (*Information, Instruction, Training and Coordination*)
- Passive Protection, Building Design & Layout
- Fire Alarm , Fire Suppression ,Communication & Monitoring Systems

Feeling  
Fine



Teimlo'n  
Dda



# Assistance for Disabled people

## Regulatory Reform (Fire Safety) Order 2005

Article 11 - Fire safety arrangements

Article 15 - Procedures for serious and imminent danger and for danger areas

During the inspection, the following were considered:

- Uncertainty that a number of tenants would be able to evacuate or have the ability to respond in an emergency
- Limited staff presence
- A stay put policy was promoted

Feeling  
Fine



Teimlo'n  
Dda



# Staff arrangements and supervision

## *(Information, Instruction, Training and Coordination)*

### **Regulatory Reform (Fire Safety) Order 2005**

Article 19 – Provision of information to employees

Article 20 - Provision of information to employers and the self-employed from outside undertakings

During the inspection, the following were considered:

- Information and Instruction to staff
- Roles & Responsibilities
- Fire evacuation for the site
- Inspections and records
- Information to visitors / contractors / persons hiring the communal facilities

Feeling  
Fine



Teimlo'n  
Dda

# Passive Protection, Building Design & Layout

## Regulatory Reform (Fire Safety) Order 2005

Article 8 - Duty to take general fire precautions

During the inspection, the following were considered:

- Doors are of 30FR standard ( inclusive of intumescent strips and cold smoke seals)
- Fire Stopping
- Passive protection

Feeling  
Fine



Teimlo'n  
Dda

# Fire Alarm , Fire Suppression ,Communication & Monitoring Systems

**Regulatory Reform (Fire Safety) Order 2005**

**Article 13 - Fire-fighting and fire detection**

During the inspection, the following were considered:

- Category L2 System
- Fire alarm audibility is to achieve the following levels;  
*Sleeping area – 75db(A) minimum at bedhead*  
*Other risks eg places of work corridors, lounges and areas of assembly – 65db(A) minimum or 5db(A) above any noise likely to persist for a longer than 30 seconds, whichever is greater*
- To facilitate the effective evacuation of people from the refuge areas on emergency voice communication system is to be provided.

Feeling  
Fine



Teimlo'n  
Dda



# Constraints impacting the Fire Risk Assessment

Feeling  
Fine



Teimlo'n  
Dda

## Constraints impacting the Fire Risk Assessment

- Functions held within the premise
- Communal areas and the vicinity
- Premise type - Communal, Domestic, Workplace
- Published Guidance

Feeling  
Fine



Teimlo'n  
Dda



## Functions held within the premise

- Community Use in the absence of the responsible person
- Visitors & Services to tenanted areas
- Increased fire risk
- Information, Instruction, Communication & Cooperation

Feeling  
Fine



Teimlo'n  
Dda

## Communal area and the vicinity

- Impact on the premise and occupants
- Visitors & Services to tenanted areas
- Increased fire risk
- Information, Instruction, Communication & Cooperation

Feeling  
Fine



Teimlo'n  
Dda

## Premise type - Communal, Domestic, Workplace

- Communal Facilities
- Flats – Domestic
- Workplace for Sheltered Scheme Officers
- Occupants evacuate via communal areas
- Published Guidance

Feeling  
Fine



Teimlo'n  
Dda

## Published Guidance

- Do not promote a stay put policy
- Delayed evacuation is considered where persons have the ability to evacuate without assistance
- Fire Suppression – Relaxation on the Design, but, not for the evacuation strategy
- Availability of staff on site to facilitate and coordinate the evacuation

Feeling  
Fine



Teimlo'n  
Dda



## Guidance

Feeling  
Fine



Teimlo'n  
Dda

## Published Guidance

**Department for Communities and Local Government** has published guidance to assist with the Fire Safety Risk Assessment process

**Sleeping Accommodation**

**Residential Care**

**Means of Escape for  
Disabled people**



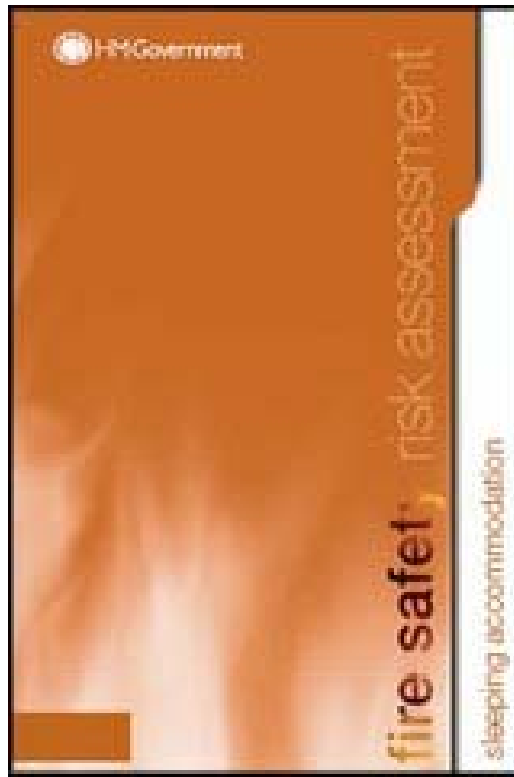
Feeling  
Fine

Teimlo'n  
Dda



## Published Guidance

### Fire Safety Risk Assessment Guide: Sleeping Accommodation



It applies to premises where the main use is for sleeping accommodation.

The premises addressed in this guide include:

- guest houses and bed and breakfast accommodation;
- hotels and motels;
- hostels
- refuges, e.g. family accommodation centres, halfway houses;
- residential health and beauty spa centres;
- residential conference, seminar and training centres;
- student halls of residence and areas of sleeping accommodation in other training
- those areas of buildings in boarding schools that provide sleeping accommodation;
- seminaries and other religious colleges;
- the common areas of houses in multiple occupation (HMO);
- the common areas of flats and maisonettes;
- **the common areas of sheltered accommodation, where care is not provided**  
(where care is provided, see residential care guide);
- holiday chalets, holiday flat complexes, camping, caravan holiday parks
- areas in workplaces, where staff 'sleeping-in' is a condition of the employment

Feeling  
Fine

Cyngor  
Carmarthenshire

Sir Gâr  
County Council



Teimlo'n  
Dda

## Published Guidance

### Fire Safety Risk Assessment Guide: Residential Care



It applies to premises where the main use is the provision of residential care (where the primary purpose is to provide of personal and/or nursing care, not healthcare treatment). Typical residential care premises include those where care is provided for:

- the elderly or infirm;
- children and young persons;
- people with special needs such as those with learning difficulties or with mental or physical disabilities; and
- people with addictions.

This guide may also be suitable for individual residential care premises that are part of other multi-use complexes, although consultation with other people responsible will be necessary as part of an integrated risk assessment for the complex. The relevant parts of this guide can also be used as a basis for fire risk assessment in premises where care is provided on a non-residential basis, e.g. day care centres.

**The guide is not intended for use in:**

- **sheltered accommodation, where no care is provided;**

## Published Guidance

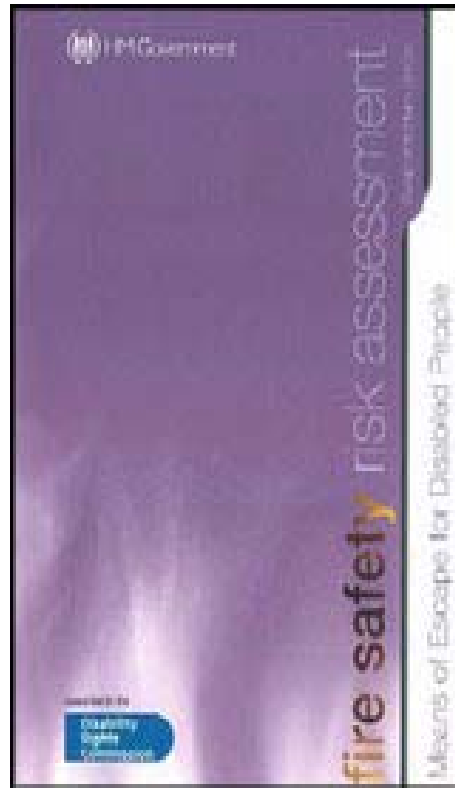
### Fire Safety Risk Assessment Guide: Means of Escape for disabled people

#### Legal overview

The Fire and Rescue Service's role in fire evacuation is that of ensuring that the means of escape in case of fire and associated fire safety measures provided for **all people who may be in a building are both adequate and** reasonable, taking into account the circumstances of each particular case.

Under current fire safety legislation it is the responsibility of the person(s) having responsibility for the building to provide a fire safety risk assessment that includes an emergency evacuation plan for all people likely to be in the premises, including disabled people, and how that plan will be implemented.

Such an evacuation plan should not rely upon the intervention of the Fire and Rescue Service to make it work. In the case of multi-occupancy buildings, responsibility may rest with a number of persons for each occupying organisation and with the owners of the building. It is important that they co-operate and co-ordinate evacuation plans with each other. This could present a particular problem in multi-occupancy buildings when the different escape plans and strategies need to be co-ordinated from a central point.

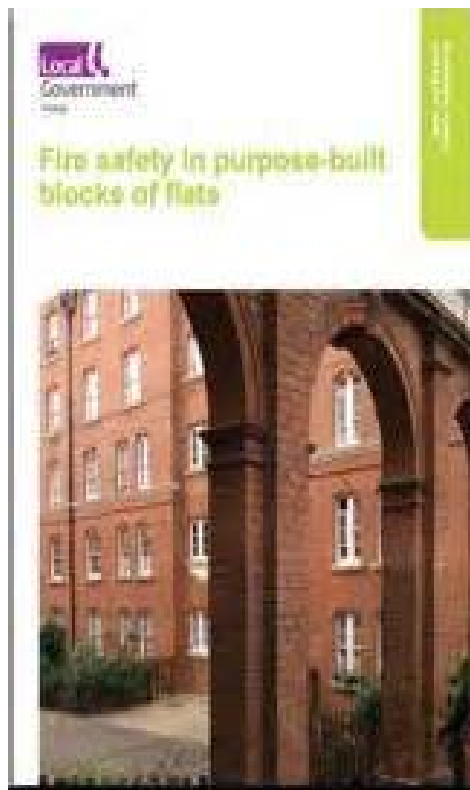


Feeling  
Fine

Teimlo'n  
Dda

# FIRE RISK ASSESSMENT - GUIDANCE

## Fire safety in purpose-built flats



This guide is intended to meet the needs of housing providers and enforcing authorities for guidance tailored to purpose-built blocks of flats. These buildings are only a small part of the scope of other guidance documents. This document is intended to assist responsible persons to comply with the FSO and the Housing Act 2004.

70.5 The limitations of the residents should be taken into account when undertaking assessments in sheltered schemes, and any particular concerns resulting from the vulnerability of any residents should be addressed.

**However, the recommendations in this guide for sheltered schemes are based on the assumption that residents are able to escape unaided from their own flats and can make their way to a place of safety using the common means of escape.**



# Impact on the delivery of Sheltered Housing

Feeling  
Fine

Cyngor Sir Gâr  
Carmarthenshire



Teimlo'n  
Dda



## Impact on the delivery of Sheltered Housing

- Unable to allocate – increase in empty properties
- Revisit allocation policy
- Carry out assessments
- Look at alternative accommodation
- WG determination
- Evacuation policy - confusion for tenants
- Which Guidance should we be using?

Feeling  
Fine



Teimlo'n  
Dda



# Measures implemented to promote fire safety

## Vulnerable Tenants

Revised Allocation Policy  
Support Assessments ( Status 1 -4 )  
Personal Emergency Evacuation Plans

## Information & Instruction

Defined Procedures  
Clear Roles & Responsibilities  
Training of staff  
Sheltered Scheme Handbook (*presently version 9*)

## Maintenance Programme

Minimal improvement was required for passive protection  
Fire Alarm system to comply with BS5839 part 1 & 6, linked via Tunstall and monitored by care line

Feeling  
Fine



Teimlo'n  
Dda

Q&A



Thank you

Feeling  
Fine



Teimlo'n  
Dda