

TOWER HAMLETS COMMUNITY HOUSING

FIRE SAFETY POLICY (residential)

1. Statement of intent

- 1.1 This policy applies to the management of residential dwellings owned by THCH.
- 1.2 THCH has a three-part approach to fire safety:
 - 1.2.1 Stopping fires starting by offering advice and assistance to residents on good housekeeping and by undertaking good housekeeping of our communal parts.
 - 1.2.2 Stopping fires spreading by ensuring our buildings have effective fire control measures in place identified through regular fire risk assessments.
 - 1.2.3 Providing safe escape routes in the event of a fire.
- 1.3 THCH will comply with the requirements of the Fire Safety (Regulatory Reform) Order 2005 and undertake regular fire safety risk assessments of communal parts of our residential dwellings.

2. Guidance

2.1 .Stopping Fires starting

- 2.1.1 Tenants and Leaseholders Handbooks and the Fire Safety Handbook will all offer advice on reducing the causes of fires through good housekeeping. A copy of the Tenants Handbook and the Fire Safety Handbook is to be given to all new tenants. Free advice is also available from the Fire Brigade, there will be a link on our website and regular articles in Update.
- 2.1.2 Dumped rubbish outside our blocks will be removed on a daily basis and enforcement action taken against anyone found dumping.

Responsible Director: Housing

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2.2 Stopping Fires spreading

- 2.2.1 An annual fire risk assessment of all blocks of five storeys or above will be undertaken to identify potential hazards. A central copy of that risk assessment will be held on HQ Admin. A central register will be maintained to ensure regular reviews.
- 2.2.2 A fire risk assessment will be undertaken of the communal parts of all other blocks every three years.
- 2.2.3 A fire risk assessment review will be undertaken at the completion of all major works projects or other works that may materially affect the building, escape routes, or compartmentalization.
- 2.2.4 Regular maintenance checks of our fire safety equipment including but not limited to fire safety doors, dry rising mains, fire detection systems, and automatic opening vents will be undertaken
- 2.2.5 The technical specification of all communal paint will require it to be to be fire retardant.
- 2.2.6 Weekday estate inspections are undertaken to make sure that door closers on fire doors are working and that dumped rubbish is being removed.
- 2.2.7 Whenever we undertake large scale repair and improvement programmes we will also ensure that the works are compliant with the latest Building Regulations which include for example requirements on the fire stopping abilities of doors.
- 2.2.8 THCH will have management policies and procedures to ensure residents improvements (eg to front doors, door and window grilles and security gates, changes to internal layout, and window replacement) do not compromise fire safety.

2.3 A safe escape route

- 2.3.1 Weekday estate inspections are undertaken to make sure that door closers on fire doors are working and that dumped rubbish is being removed.
- 2.3.2 Enforcement action will be taken against residents who obstruct paths, walkways and balconies.

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- 2.3.3 A Fire Safety booklet will be provided to all residents providing information on how to prepare your household in case of fire including stressing the importance of ensuring that everyone in the household knows what to do.
- 2.3.4 Compliance with building regulations standards for the fire-stopping qualities of both internal and external doors.
- 2.4 The key messages are: educate residents on how to protect their safety and exercise good management. The key to good management in this respect is a clear allocation of responsibilities, compliance with statutory and regulatory requirements, compliance with inspection regimes and the maintenance of evidenced audit trails to offer residents assurance that their safety is not being compromised.
- 2.5 This policy will be reviewed every three years