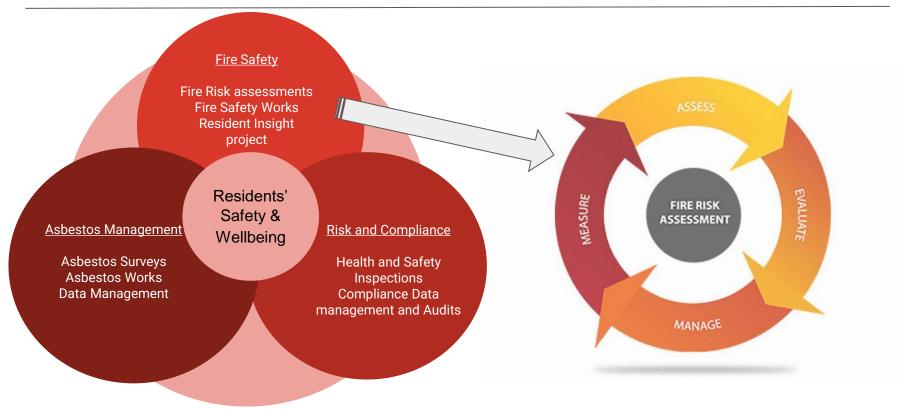
Resident Safety Team - Services





Fire Risk Assessments 2021

67.7%

Medium 24

The most common outcome of the fire risk assessment in Hackney in 2021

187 Fire risk assessments in total
On site review recommended every 2 years

15.5%

Medium 36

2nd most common outcome of fire risk assessment in Hackney in 2021



33 Fire risk assessments in total

On site review recommended every 3 years

9.5%

Medium 12

3rd most common outcome of fire risk assessment in Hackney in 2021



19 Fire risk assessments in total

Annual revision required

5.5%

Low

Properties with the lowest risk rating



9 Fire risk assessments in total

Frequency of review dependable on current progress of FRA programme 1.8%

High

Properties with the highest risk rating due to combination of remedial works and height / population riek profile



4 Fire risk assessments in total

Min annual review required by more frequent recommended depending on issues found



Fire Safety - High Risk Actions 2021

72.8%

Completed

E.g. Fire doors

-

Compartmentation Fire detection



- Works are prioritised and issued to contractors to prevent delays
- Some works delivered through DLO
- Completed on site, certified and post inspected

16%

In Progress

Works which have been issued to contractors or the DLO awaiting completion on site



- Awaiting confirmation of completion
- Awaiting certification of completion e.g. fire stopping
- Awaiting post inspection

11.2%

In active or future programme

Action which are included in major works both underway and planned in future



- Dry riser installation
- Replacement of materials
- Major works which would not be classed as urgent and too complex for responsive repair



Fire Safety - Medium Risk Actions 2021

53.1%

Completed

E.g. Signage Broken door closer

Ease and adjust

Removal of items from communal areas

- Works are in the main issued to the DLO
- Some works delivered through contractors to prevent delays
- Completed on site, certified and post inspected (where applicable)

26.5%

In active or future programme

Action which are included in other project both underway and planned in future for example a standalone signage project (floor menus)



- Wayfinding Signage
- Other signage
- Premises Information Boxes

20.5%

In Progress

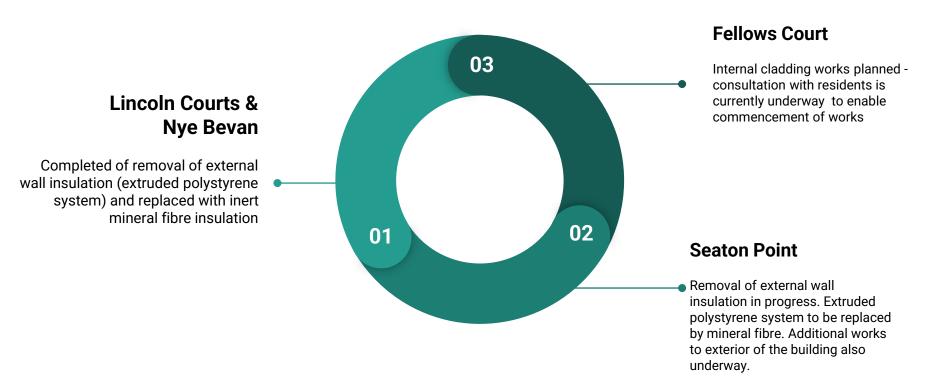
Works awaiting completion Management actions requiring TORT process



- Awaiting confirmation of completion
- Awaiting post inspection
- Awiting TORT notice expiration



Major Fire Safety Works





Flat entrance fire door replacement

Door replacement programme began in late 2019 and initial focus on highest rise blocks included 3700 doors across all of Hackney tower blocks (above 10 storeys)

Phase 1 successfully delivered 611 out of 674. Total of 63 remains to be completed.

Challenges:

- Covid 19
- Supply chain delays
- Manufacturing delays
- Access to contractors
- Residents refusals





Quality Assurance (fire safety) standards of construction materials

New Build Development

Written design standards

Engagement of professional service provides e.g. architects, principal designers, fire engineers, employers agents

Gateway Process

Major Works + Refurbishment of Existing Stock

Asset Management Strategy

Design Guidelines

Design and Build contracts

Contract specifications + procurement due diligence

Safe Buildings + Safe Residents

Material checks at specification, design, construction and refurbishment

Specifications often exceed minimum requirements



EWS1 surveys

| Survey rating | | Compliant at the time of construction | Compliance with current building regulations | Hackney Properties |
|---------------|---|---------------------------------------|--|---|
| A1 | No combustible materials within facade | / | ✓ | 11 in total to dateCan sell and remortgage |
| A2 | No remedial works required | / | / | 1 in total to dateCan sell and remortgage |
| B1 | Combustible materials found but low risk | / | X | 7 in total to dateShould be able to sell and remortgage |
| B2 | Combustible materials found and remedial works required | / | X | 22 in total to date May not be able to sell or remortgage until works done |



Changes in legislation

