

Collaborating on Building Safety – the Greater Manchester Approach

Jenni Seex, Head of Protection and Building Safety



GM Scale of the Issue

- 2017/18 - 69 building failed BRE ACM Tests
- June 2018 – 73 HR Buildings with Interim Measures (ACM)
- September 2018 –56 HR buildings with Interim Measures
- October 2019 – 77 HR buildings with Interim Measures
- January 2020 - 56 blocks with Interim Measures
- August 2020 - 88 HR blocks with Interim Measures 17 ACM
- February 2021 – 121 HR Blocks with Interim Measures 13 ACM, 12 under 18 metres with Interim Measures and five prohibited
- February 22 - 176 blocks with Interim Measures 145 High Rise and 31 under 18m
- October 22 - 197 buildings with interim measures 147 High Rise
- October 23 – 200 buildings with interim measures 147 High Rise
- April 24 - 197 buildings with interim measures 148 High Rise

GM Context

- GMFRS has played a key role in GM High Rise Task Force
 - Created by the Mayor following the fire at Grenfell Tower
 - Purpose is to oversee the response across Greater Manchester and co-ordinate activity to ensure no similar incident occurs within GM
 - Ensure services are prepared to respond in the event of a large scale incidents
 - Ensure the safety of residents in high rise buildings, provide reassurance and develop new ways of approaching fire safety
 - Evolved in the time since Grenfell – 2021 expanded scope beyond High Rise to become GM High Rise and Building Safety Task Force

GM Task Force: Members

- All ten Local Authorities
- Greater Manchester Fire and Rescue Service
- Social Housing Providers
- Civil Contingencies Unit
- Electricity North West
- NHS & Public Health England
- Universities
- DLUHC
- LGA

GM Task Force Achievements

- Regular meetings
- Overseeing inspection activity and reassurance activity
- Civil Contingencies workshops for every borough
- Ensuring consistency of response – landlords sharing good practice
- Responding to Government - including lobbying for funding
- GM standards and minimising costs through procurement framework
- Working with residents - Residents Forums (pre Covid)
- Planning for the future

Influencing the National Picture

- GM Task Force responses to;
 - Independent Review of Building Regulations and Fire Safety Call for Evidence
 - Building a Safer Future Consultation
 - Fire Safety Order Consultation
 - Home Office PEEPs Consultation
 - Homes, Communities and Local Government Inquiry – Cladding Remediation
 - Public Accounts Committee Inquiry - Cladding Remediation
 - EEIS Consultation
- Correspondence with Ministers and Prime Minister
- Regular engagement with Civil Servants
- Task Force Members – Early Adopters

GMFRS Experience

- This is unfamiliar territory - learning since 2017
- Unlike traditional fire safety regulation
- Regulators Code applies
- Limitations of traditional audits and enforcement management model
- Complexities of leasehold ownership and financing
- Technical nature of the work
- DLUHC and Home Office expectations
- Interface between Building Safety Act - Fire Safety Order – Fire Safety England Regulations - compliment / contradict / duplicate?

Inspections and Interventions

- GMFRS have led on inspections and interventions in buildings
- Resident safety is the primary consideration
- Focus on ensuring that where necessary immediate action is taken to mitigate the risk and longer term strategies are in place
- Monitoring of interim measures to ensure they are robustly managed
- Support and reassurance for residents – attending residents meetings, responding to complaints
- Working with housing providers to minimise costs – utilising a procurement framework for fire alarms and retrospective installation of sprinklers
- Where all work is undertaken providing written confirmation to landlords to share with residents – reassurance that their building is safe

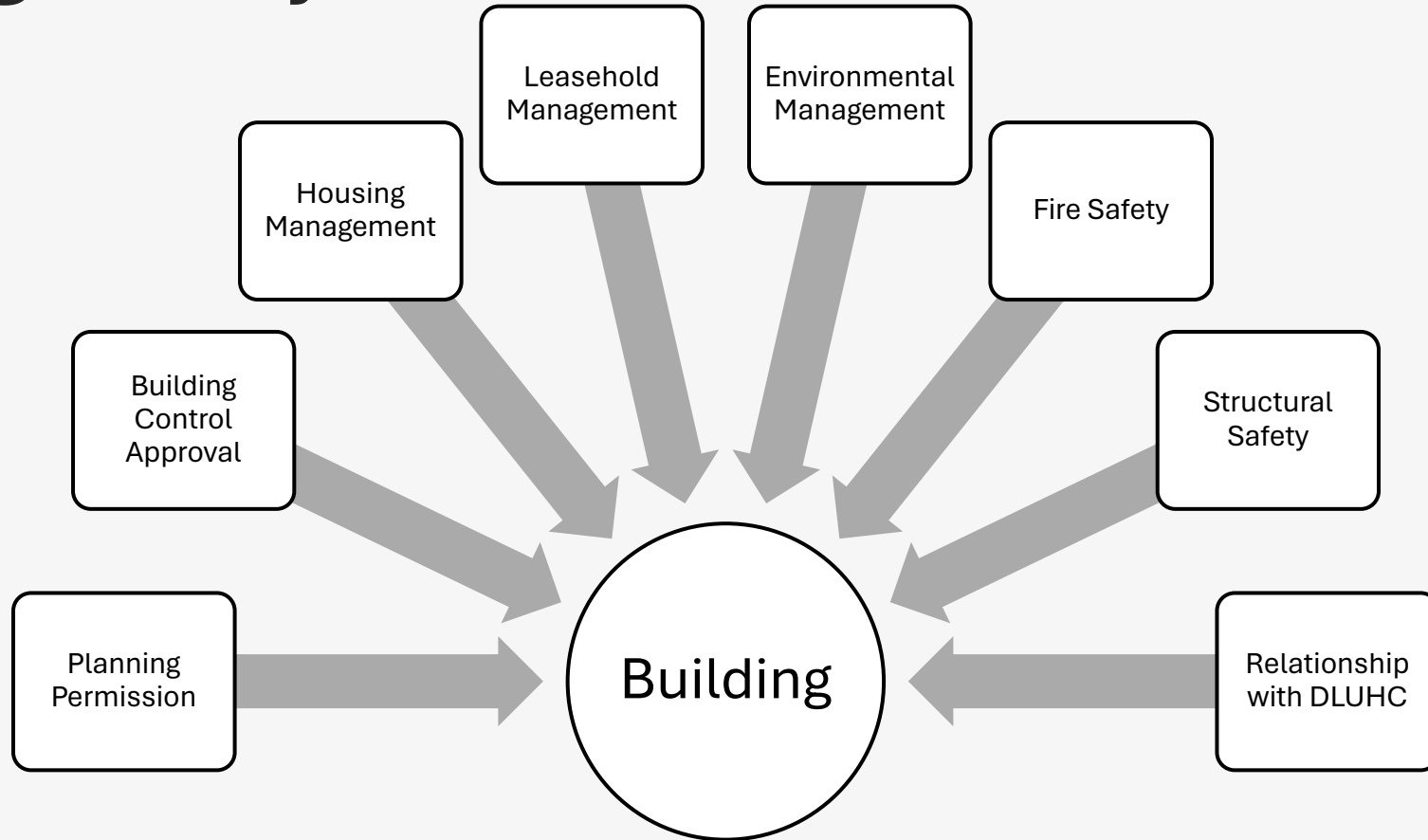
GM Working Together

- GM Housing Providers – Building Safety Group
- GMFRS Online sessions Housing Providers & Managing Agents

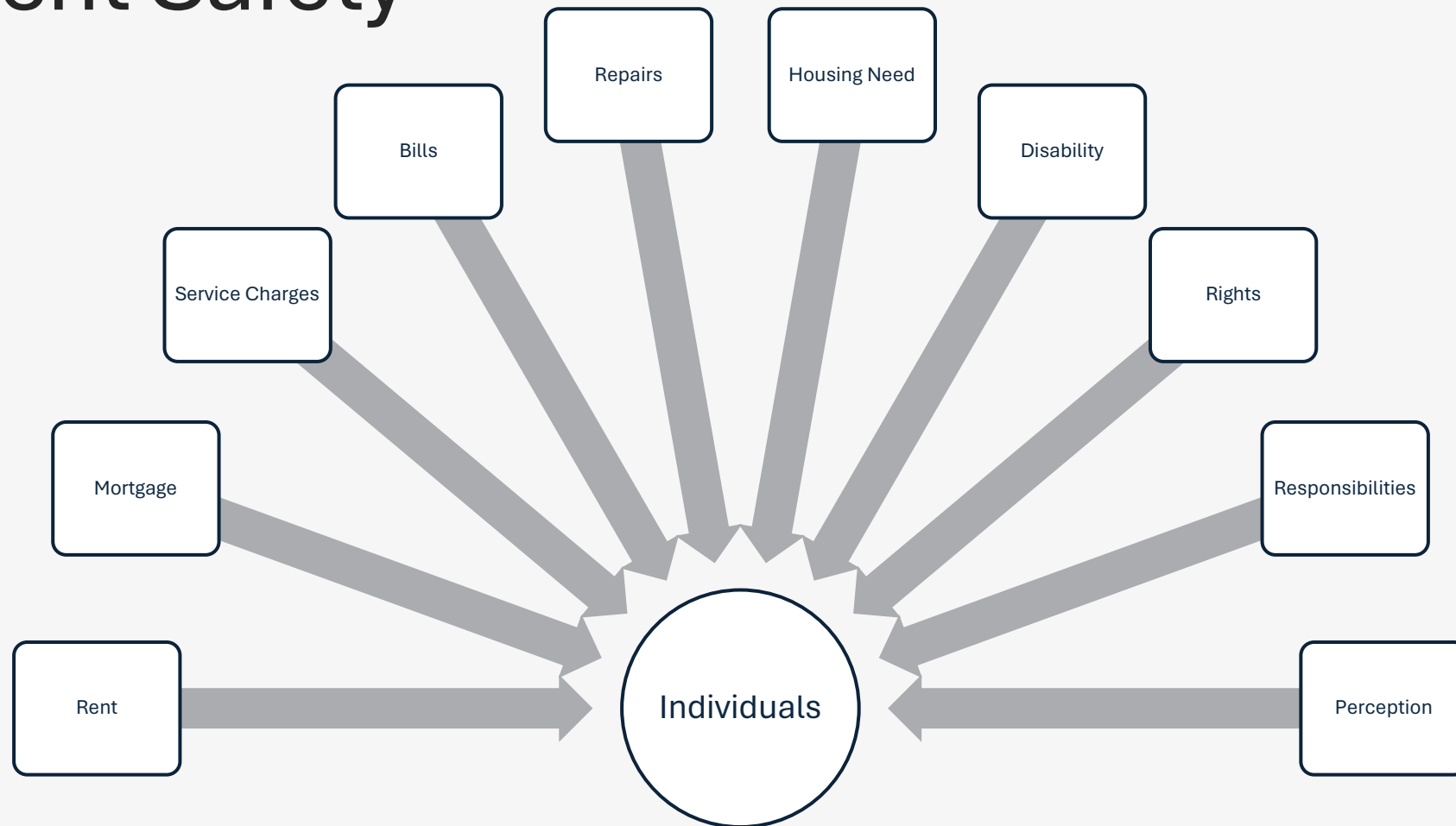
Our approach

- Consistency
- Resident safety is key - need to consider impact on residents
- Supporting compliance - Housing Provider and Managing Agent Events
- Committed to resourcing but limitations on capacity
- Working with others and sharing learning

Building Safety



Resident Safety



The importance of Resident Engagement



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Fundamentals of Fire Safety



Image: Manchester Evening News



Image: Greystar



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Residents & Risks

- Most dwelling fires are accidental
 - Cooking
 - Smoking
 - Candles
 - Electrical
- University of Leeds Research
 - high-rise residents nearly 2 x as likely to experience a fire in their building than block below six floors, and nearly 5 x those in a house
 - flat dwellers have far higher probability of dying (more than double) or being injured (nearly fourfold) than residents of houses
 - 37.7% high-rise fires (10 floors +) start outside of a dwelling compared to 14.8% for houses

Perceptions GMFRS Resident Survey 2019

- 65% of residents were concerned about having a fire
- 77% of residents who live in a building where cladding was identified as a risk were concerned about having a fire compared with 48% of residents living in buildings where cladding has not been identified as a risk
- 70% of residents thought they were 'not very likely' or 'not at all likely' to have a fire in their flat → residents were most concerned that other residents may not take the same precautions as them
- 98% of residents have working smoke alarms → just over a quarter said they test them either weekly or monthly. Approx. 30% do not test their smoke alarms or test them very infrequently.

Perceptions GMFRS Resident Survey 2019

- A third of residents did not know the evacuation procedures for their building
- Some residents said they had forgotten them; others incorrectly stated the evacuation strategy for their building → some residents thought they were to 'stay put', but they should be evacuating when the alarm sounds
- 20% of residents said they would not be able to evacuate safely and a further 20% were unsure if they could evacuate safely. Some residents said their concerns about evacuating safely have not been taken seriously by their landlord.

Resident Engagement – GM Approach

- Development of ‘Stay Safe’
- GMHRTF Quarterly Residents Forum – hosted by GMFRS (pre-Covid)
- Ongoing engagement with Manchester Cladiators
- High Rise Resident Survey – 2019
- Social Media Messaging – BBQs on balconies
- Closure Letters for buildings where action plans completed
- Post Incident Reassurance – The Cube, The Lighthouse, The Green Quarter
- Christmas Campaign [Love Actually 2021 – YouTube](#)
- Fire Safety England Regulations Resources

Fire Safety England Regulations Resources

- Resident
- FSER V
- Resi
- Mon
- Co-ordin
- Diss
- Soci

GREATER MANCHESTER FIRE AND RESCUE SERVICE

Fire safety information for residents living in flats operating a 'Stay Safe' policy

We are committed to ensuring the safety of the Greater Manchester community through our prevention, protection, and response activity. We work closely with housing providers and managing agents to support fire safety in blocks of flats so that buildings are safe and residents can feel safe.

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Questions