



Hyde

Hyde's Building
safety task-force:
The new normal?

Brent O'Halloran
Director of Asset Management

The Hackitt Review

- The Building Sector; *Systemic failure*
- Procurement; *A race to the bottom*
- Building management; *A lack of competence*
- Building regulation; *Not fit for purpose*
- Tenants' voice; *Ignored*
- Building safety; *A lack of responsibility*

Our approach to fire safety

- Hyde have:-
 - A dedicated Fire safety taskforce of 12 staff who work solely on the project
 - A Fire safety taskforce Board made up of staff from across the organisation
 - Our Chief Executive as Project Sponsor
 - A monthly update to EMT and regular Board updates

What we've done...

- An inspection and remediation programme;
 - Carried out FRA 4s invasive inspections
 - Conducted tenancy safety audits
 - Cladding checks – including configuration
 - Building safety compliance audits (certs.)
 - Joint inspections with fire and rescue services
 - Commissioned expert advice; Fire engineers, Fire consultants, cladding manufacturers

What we've found...







Bolanachi Building
9-80



Prospect House









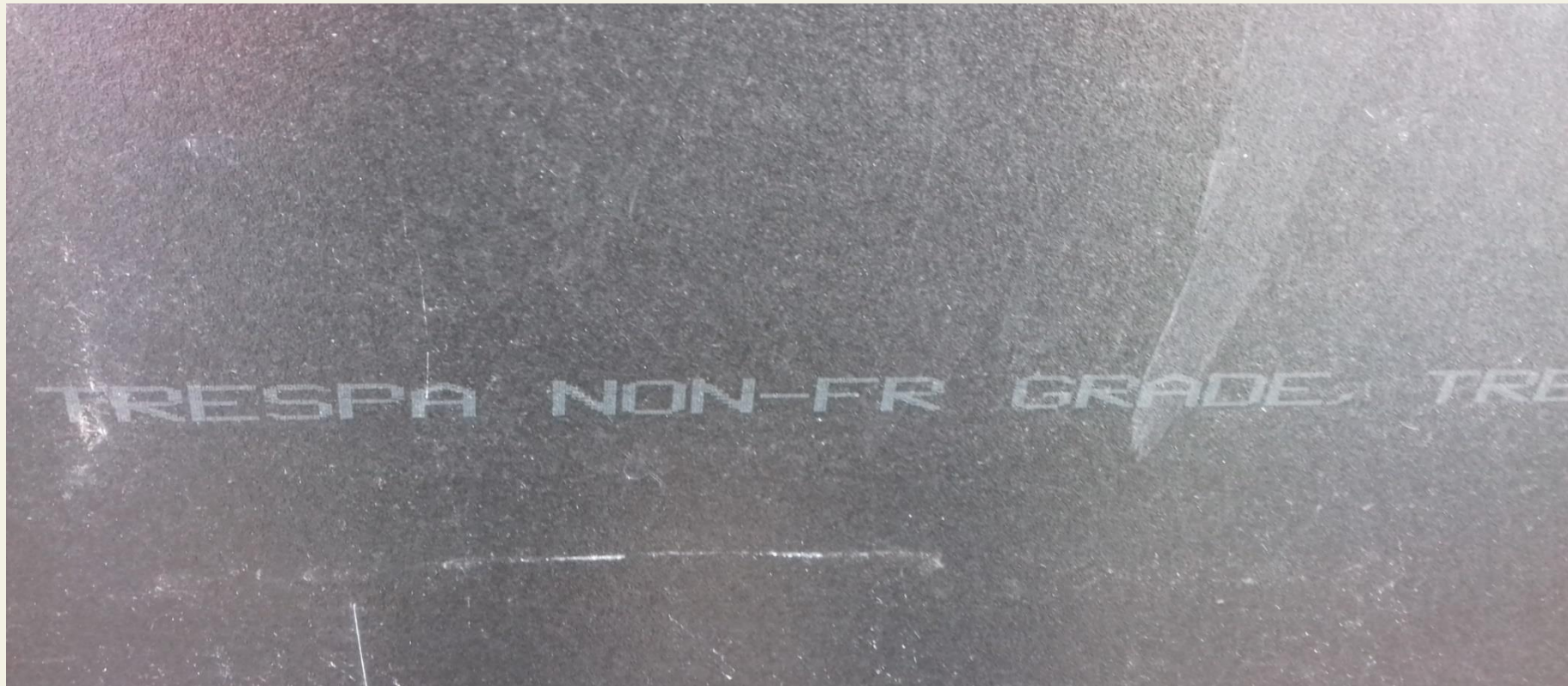
Compartmentation Bingo

GARLAND PROGRESS CHART (chart shows flats in vertical order of stack run)					
101	102 booked 03.08	103	104	105	106
91	92	93	94	95	96
81	82	83	84	85	86
71	72	73	74	75 booked 04.08	76
61	62	63	64	65	66
51	52	53	54	55	56
41	42	43	44	45	46
31	32	33	34	35	36
21	22	23	24	25	26
11	12	13	14	15	16
1	2	3			
	Works complete		Appt booked 03 & 04.08		
	62	0	1		1

Correct as of 28/7/17 3pm

Remaining appointments details			
		04-Aug	Remaining to book
		75	





Layers of Protection

- Hackitt recommends a system approach to risk management which we interpret as individual assessment of buildings.
- The choice and number of measures is dependent on reducing known and potential risk factors, e.g. unknown provenance of cavity barriers or compartmentation provision, measures to be proportionate to the risk posed.

Our approach to Layers of Protection

- For all buildings, regardless of height, the provision of multiple layers of protection is driven by separate strands of assessment, under each of the three headings below:-
 - 1. Measures to reduce the risk of fire occurring**
 - 2. Measures to reduce the risk of fire spreading**
 - 3. Measures to assist a safer, speedier evacuation**

Our Fire Safety MOT



UPRN BLK4556 (4557)
1-13 Brixham Building, Artillery Place, Woolwich, London SE18 4AB - BLK4556
14-33 Brixham Building, Artillery Place, Woolwich, London SE18 4AB - BLK557

Brixham Building		Management Characteristics		Usage		About The Site	
No of Units	13	Management Area	13	Built In	20/05/2013	UPRN	BLK4556
Flats		General Needs	0	1-13: The premises consist of a purpose built block housing 14 residential flats from 1st to 5th floor level. The ground floor provides and entrance and lift lobby only. The flats are accessed from secured protected lobbies at each level which provide external balcony access to flat doors.		UPRN	BLK4557
Maisonettes	0	Intermediate Rent	0			14-33: The premises consist of a purpose built block housing 20 residential flats from 1st to 5th floor level. The ground floor provides and entrance and lift lobby only. The flats are accessed from secured protected lobbies at each level which provide external balcony access to flat doors.	
Studio	5	Other F/H or L/H	0			Review 2	Not Started
1 Bed	22	Out right sale	0			No of Storeys	6
2 Bed	6	Right to Buy	17			Last FRA Type 1	31/05/2017
3 Bed	0	Shared Ownership	3			FRA Frequency	1 year <small>(Annual for blocks over 30m and cladded blocks)</small>
4 Bed		Shared Ownership 100%				Responsible Person	TBA
Unknown	0	TOTAL	33				
TOTAL	33						

Means of Escape
 The means of escape is the protected staircase serving each level leading to the ground floor protected entrance lobby.
 London Fire Brigade - Plumstead Fire Station 1 Lakedale Road Plumstead SE18 1PP

Fire Authority	Address and Distance to Building	No	Pass	Date
London Fire Brigade	Plumstead Fire Station 1 Lakedale Road Plumstead SE18 1PP	No	Pass	09/04/2018 - Email from Maud Adams, Property Manager advising no Gerda Box installed
		N/A	N/A	
		Yes	Pass	
		97%	Pass	Ben Bello, Head of Housing has set target of 90% of Tenancy Audits to be completed to achieve a pass

Fire Authority	Address and Distance to Building	No	Pass	Date
Gerda Box	Gerda Box / Document Box fitted Documents available			
Tenancy Audit	Tenancy Audit Total % completed			

Recommendations & Sign Off

Director of Asset Management: _____ Signature: _____ Date: _____



Website – Fire Safety

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Birrell House fire safety

Home / Tenants / Looking after your home / Safety in and around your home / Fire safety in your home / Birrell House fire safety

Contact | [Evacuation type](#) | [Findings](#) | [Managing risk](#) | [Construction](#) | [Routine inspections](#)

Birrell House

Grantham Road

Property Management

- > Anna Bl...
- > Custome...
- > [RsPrope](#)

Evacuation

- > Stay Put
- > If a fire s...
- > If a fire s...
- > When yo...

In this section

- Resident handbook
- Repairs and maintenance
- Rent and service charges
- Antisocial behaviour
- Managing your tenancy
- Looking after your home
 - Home maintenance
 - Damp, mould and condensation
 - Safety in and around your home**
 - Home for the winter
 - Home security
 - Fire safety in your home**
 - Fire safety policies
 - Message from Group Chief Executive
 - Electrical safety in your home
 - Gas safety in your

Electrical test and installation	All communal electrical installations such as wiring, sockets and lights are inspected and tested regularly.	Five years
Dry riser	Used by firefighters to distribute water to all levels of the building.	Six months
Fire Detection System	Fire detection can include fire alarms, heat detectors, smoke detectors and carbon dioxide detectors.	Three months
Emergency lighting	Emergency lighting (or escape lighting) lights up a safe exit route if the mains power fails.	12 months
Fire Fighting Equipment	Can include fire blankets and fire extinguishers.	12 months
Automatic Open Vent (AOV)	Used to control the ventilation of smoke in a fire.	Three months

[Return to top](#)

Openness

- Residents inspected and scrutinised our FRA type 4 process
- Residents involved in the development of our LFSR
- Building safety information on our High Risk Residential Buildings published on our website
- We have QR codes in blocks we're working in, so residents can find out what's happening in their scheme
- FRA provided on request



What's worked for Hyde?

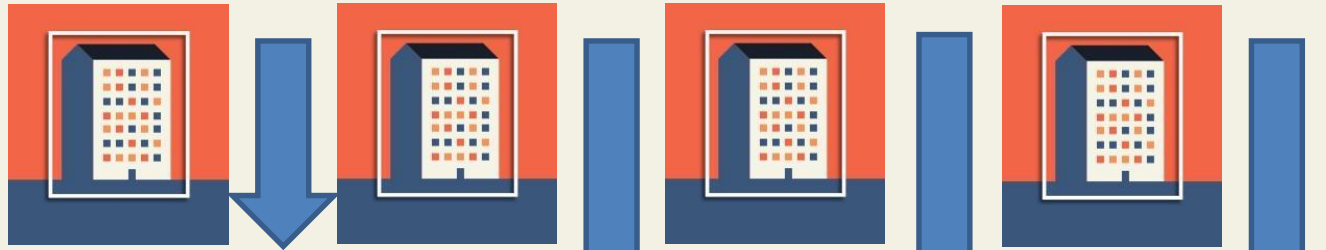
- Dedicated Fire safety taskforce with its own Project Board and CEO sponsor
- Methodical programme of audit and inspection (building safety MOT (LFSR))
- A binding financial commitment; **£50m**
- Partnership working with consultants and contractors
- Openness with residents – Building safety information

Hyde's fire safety framework

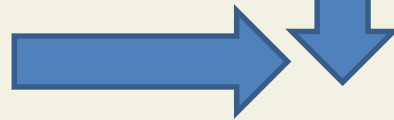
- Available to public bodies throughout the UK
- Commenced March 2019
- Multiple suppliers
- 9 specialist fire lots plus
 - Incident & Business Continuity
 - Construction Management
- Unique front-end advisory service
- Direct Award or Mini Competition



Vertical building safety



- Fire safety



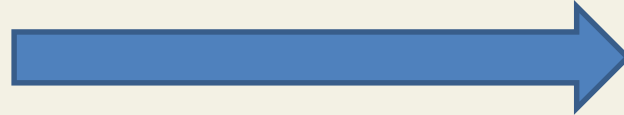
- Electrical safety



- Gas safety



- Resident safety









Horizontal compliance



⇓ Building safety management (as a system) ⇓

The Building Safety Matrix

	 HRRBs	 18-30m high	 Complex	 HMOs	 Low rise	 Dwellings
Work stream						
Fire – FRA & Actions	+	+	+	+	+	+
Gas – Servicing, Testing, and Inspections	+	+	+	+	+	+
Electrics – Inspection & Testing	+	+	+	+	+	+
Asbestos – Inspections & Testing	+	+	+	+	+	+
Water – Legionella Testing & Maintenance	+	+	+	+	+	+
Lift Servicing and Maintenance	+	+	+	+	+	+
Structural integrity inspection	+	+	+	+	+	+
Property and Grounds Maintenance & Inspections	+	+	+	+	+	+
Resident Safety Liaison and Checks	+	+	+	+	+	+

⇓ Compliance management (as a work stream) ⇓

The current Compliance (linear) approach, Verses; The Building safety (holistic) approach

Our leaning points

- To act now rather than wait
- To have the courage of our convictions
- To take a systematic approach to inspection
- To not *unsee* what we have seen
- To prioritise based on highest risk
- To keep focused on the programme
- To quickly adapt to *the new normal*

Our Mantra

Would I be happy if I had a '*loved one*' living
in this building?

Our Stance

- **We have to step up and take responsibility;**
 - Change our culture
 - Show leadership
 - Take a moral stance
- **We have to raise our game;**
 - Devise and provide an operating framework that ensures a safe environment for residents

Reflection

- We will feel the impact of Grenfell for years to come;
 - *We cannot return to the old ways*
- It's not just a technical problem;
 - *there are also behavioural issues to tackle*
- We don't have all the answers today;
 - *But we are inching forward and learning*
- Now is not the time to sit on the fence;
 - *We all have to be brave and take action*



Hyde

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