

FIRE AND BUILDING SAFETY REPORT 2021-22

Your safety is always our priority. We are committed to spending a further £53 million on fire safety works over five years to make your homes safer.

In July 2021, we launched our Fire & Building Safety Charter which was created in collaboration with residents living in our council properties. We set out five commitments in the charter to make sure you know how we are making your homes safer.

Since then, we've been busy carrying out lots of safety works. As part of our commitment to be transparent, we will send you a report on our progress every year until the 2021-2026 programme of works is complete.

In this year's report, you'll find out what we achieved from April 2021 to March 2022, the challenges we faced, how we're improving and what we need you to do to keep safe.

Visit camden.gov.uk/fire-safety-works to see if works are planned at your building.



Last year we spent **£5.9m** on targeted capital works.

Commitment: We will work with you to keep your homes and buildings safe

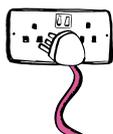
In 2021/22, we carried out...



Fire risk assessments at **3,221** buildings, including TRA halls



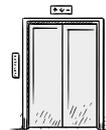
Gas safety checks in **13,037** council homes



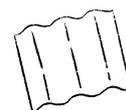
Electrical tests in **2,869** council homes and in **522** council blocks



Legionella checks of **882** communal water systems



501 new lift inspections



1,578 asbestos inspections of communal areas

Thank you for letting us into your homes to carry out these important safety checks.

WE ARE SAFER TOGETHER

Fire safety is up to everyone. Play your part.

camden.gov.uk/fire-safety

 Camden

Commitment: We will be transparent

What is a fire risk assessment (FRA)?

A FRA is a visual inspection to identify any fire risks and works needed to improve the safety of a building, carried out by our fire safety experts.

We invite your Tenants' and Residents' Association (TRA) to attend the FRA for your building and publish the results of all FRAs online and share them with your TRA.

While Covid-19 restrictions were in place, we told TRAs when the FRA was taking place and let them know the outcome. From autumn 2021, we invited TRAs to attend FRAs in person again.



We wrote to **184** TRAs to let them know that a FRA would be carried out at their building.

Our repairs team...

- Attended **97% - 99% repairs identified through FRAs within priority** timelines. These timelines state within 24 hours for emergency works and between 35 to 125 days for non-emergency works (depending on the seriousness of the repair).
- Completed **75% to 77%** repairs from FRAs on the day of the appointment. Follow up appointments were needed for the remaining 23% to 25%.

Challenges in 2021-22 and what we need to improve

Covid-19 pandemic

About half of the fire safety works planned for 2021 could not be started because we had to prioritise resident and staff safety and prevent the spread of Covid-19.

When restrictions eased, we had a backlog of works to complete and our teams had to work in new ways to keep everyone safe – this meant we couldn't complete jobs as quickly as normal. We also had to manage staff sickness and self-isolation.

Access to street properties and TRA halls

We need to access the communal areas in our 1,704 street properties and TRA halls to carry out FRAs and safety works. This can be a challenge as we often have to rely on residents to let us in.

To improve this, we are working to replace the locks on all communal front doors at these properties with a secure suited key system (SKS). This means that we will be able to get into these buildings without any issues in the future.



We serviced **31** of the 35 sprinkler systems in street properties on time and serviced the remainder this year.



We completed FRAs at **1,674** street properties, with 30 outstanding, of which 26 were at TRA halls.



We tested **83.3%** of smoke detectors in communal areas. The SKS will allow us to test all detectors without delay.

Completing fire risk assessment actions

Each FRA normally identifies 10 to 12 follow up actions – this can include actions like removing items from communal areas and fitting new emergency lighting. By the end of March 2022, there were 40,000 actions to be completed.

At the end of June 2022, we had completed over half but new FRAs added 6,142 extra actions to be completed. We are also working through another 5,785 minor actions, such as carpentry repairs and minor electrical works.

How to read the latest FRA for your building

If you live in a purpose built block, you can read the FRA for your building at camden.gov.uk/fire-risk-assessment

If you live in a street property, contact us for a copy of the FRA for your building – email firesafety.admin@camden.gov.uk or call **020 7974 4444**, (Monday to Friday, 8am to 6pm).

If you would like to see past FRAs, contact us on the details above.

Commitment: We will make sure you know how to stay safe at home



Safety articles in the quarterly Housing News sent to **33,000** council households



New webpages with tips on how to keep safe at home at camden.gov.uk/fire-safety



Leaflets about what can be kept in communal areas delivered to **33,000** households



Floor stickers reminding residents to keep communal areas clear



Safety tips shared on Camden Council's Facebook and Twitter accounts



Letters to residents living in blocks where specific safety works were needed



Notices on items being stored in communal areas, requesting for them to be moved

We'll be launching our fire and building safety eNewsletter soon. Sign up to receive yours at camden.gov.uk/fire-and-building-safety-emails

Commitment: We will always listen to you about fire safety



We report to the Fire Safety & Compliance and Advisory Panel (FSAP) and District Management

Committees' on the Council's ongoing resident safety programme.

The panel is co-chaired by a Camden Council tenant and there are 12 residents to make sure your voices are heard. The FSAP discussed 26 reports between 2021 and June 2022 – you can read them at camden.gov.uk/fsap

These are public meetings which anyone can attend. Visit camden.gov.uk/democracy and click on 'Calendar' to see when the next one is.



If you have any questions about fire safety where you live, email us at fireadvisors@camden.gov.uk or call **020 7974 4444** (Monday to Friday, 8am to 6pm).

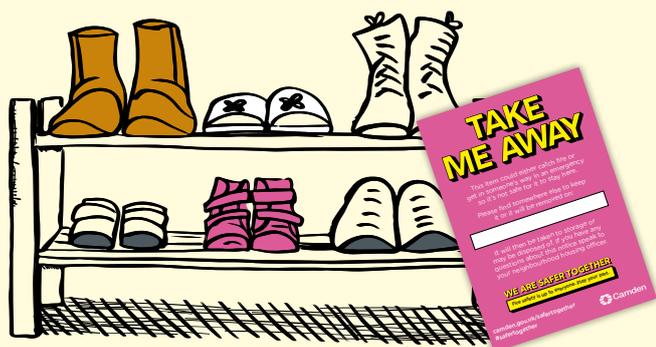
Commitment: Fire safety is up to all of us – we need you to play your part

Keep communal areas clear

We now have a clear communal areas policy. This means communal areas and shared spaces need to be clear at all times of anything that is flammable or could prevent or delay someone from leaving the building in an emergency.

We regularly check communal areas and put notices on items that are not allowed to be kept there or through the doors of the residents they belong to.

If you receive a notice, you will only have **48 hours** to remove your item. After this time, it will be taken away and may be destroyed.



Clear your balconies

Keep your balcony clear of anything that could catch fire – this includes anything made of plastic. If you have any kind of plastic covering over your balcony, please remove it as soon as possible. Plastic is combustible and would give off a large amount of toxic smoke if it caught fire.



Remove all door grilles

You are not allowed a grille on any door. It would be difficult for the fire brigade to get in and help you if there was a fire in your flat and the grille was locked.

It could also prevent or delay residents from getting out of the building in an emergency if it was left open.

We need you to remove your grille as soon as possible. Your neighbourhood housing officer will be in touch with you if the grille isn't removed.

If you have any questions or are worried about removing your grille, contact your neighbourhood housing officer.

☎ **020 7974 4444 (option 5)**

👉 **[camden.gov.uk/your-neighbourhood-housing-officer](https://www.camden.gov.uk/your-neighbourhood-housing-officer)**

