



Keeping our residents safe

Our approach to fire safety in our tall buildings



Resident safety is our priority

Following the Grenfell Tower fire last year we have redoubled our efforts to ensure that all of our buildings meet the highest safety standards and our residents are safe in their homes.

We set up a Fire Safety Taskforce focussed on carrying out extensive surveys of all elements of the buildings over 18m. As well as investigating the cladding, we are checking the fire breaks behind it, doors, windows, vents and the compartmentation within the building itself. Where we have found any problems we have been working with our contractors to make repairs as quickly as possible. We have budgeted £50m to cover this programme.

We've not only been working with industry experts and contractors, but consulting with local fire brigades to make sure that we are taking the right steps for our residents. Keeping residents informed about changes to their building, and in some cases their evacuation procedure, has been fundamental to our approach.

We support the findings of the Hackitt Review and have been working to adopt key recommendations into our ways of working.



Elaine Bailey
Chief Executive
The Hyde Group

Key facts



107 buildings over 18m tall
(11 where Hyde is the leaseholder).

14 of these are over 30m tall.

Cladding replacement instructed on 9 buildings.*

* as of September 2018



Comprehensive 'Type 4' Fire Risk Assessments (FRAs) taking place in all buildings we own over 18m.

2017/18: All cladded buildings over 18m tall and all buildings over 30m tall completed.

2018/19: Working through non-clad buildings over 18m tall.

Landlord Fire Safety Record (LFSR) created to check safety in our tall buildings

Building safety information for buildings over 30m tall published on Hyde's website in September 2018.



£50m budget for fire safety works over 3 years.

Our response

Fire Safety Taskforce: Following the fire at Grenfell Tower, we promptly gathered expertise from within the organisation and externally to form the Fire Safety Taskforce. The focus of the taskforce is on ensuring all of Hyde's buildings over 18m are safe for our residents.

New ways of working: Our taskforce is responding accordingly to the findings of the Hackitt Review and other industry guidance. We are trialling new ways of working and embedding changes into our procedures.

Our methodology

Comprehensive Fire Risk Assessments: Demonstrating our commitment to resident safety, we have begun a programme to carry out the most invasive (Type 4) Fire Risk Assessments on all of our buildings over 18m, including visiting a sample of homes while we are there. These assessments will be completed by summer 2019 and will generate a specific programme of work for each building.

Tenancy checks: One of the issues in Grenfell Tower was a lack of information about who was living in the building at the time. Although we held good information on our residents, we knew there was more we could do to understand where our more vulnerable residents were. We have carried out tenancy checks at buildings within this programme, provided our residents with fire safety information and ensured that they know what to do in the event of fire in their building. Where we have identified someone who has a vulnerability, we have followed up with a Personal Emergency Evacuation Plan.

Waking Watch: Where we've found significant fire risks in a building, we have engaged the services of a Waking Watch. We've employed serving Fire Officers and Fire Marshalls trained by Wessex Fire and Rescue to ensure our residents are provided with the most effective protection.

Landlord Fire Safety Record (LFSR): We have created an internal building-specific audit process referred to as the LFSR that collates key information about the building. This includes the date of the last FRA, the fire safety equipment in the building and servicing information, and general information about the building (including its construction type and how many homes are in it). This has allowed the taskforce to audit key information about our buildings and ensure the relevant documents including fire strategies and servicing certificates are in place.

Our findings

Compartmentation: We have now completed a variety of compartmentation works in both newer and older buildings. While most issues have been located in common areas (such as riser cupboards), there have been instances where we have needed to carry out works within our residents' homes. We have made sure that our residents have been kept informed and that areas we have worked on were left neat and tidy.

Aluminum composite material (ACM): We promptly identified that we owned one building cladded in ACM. We worked with experts in our existing supply chain to find an alternative product, tendered the works and were on site in April 2018.

There are five buildings with ACM cladding where we are the head lessee but not the owner. We have been liaising with the building owners at these buildings to agree an approach to ensure the risk is mitigated.

Other cladding projects: We identified early on that ACM cladding may not be the only cladding issue for tall buildings. We investigated other cladding types and in some instances found concerns with how the cladding had been fitted. Through seeking expert advice, we established the best solution for replacing insulation behind ACM panels, and full replacements of rendered polystyrene external wall insulation systems in eight buildings. These works are currently underway.

Reassuring our residents and supporting Hackitt

Building safety information: By producing the Landlord Fire Safety Record (LSFR) document, we were in a good position to respond to the Hackitt Review's recommendation to proactively provide building safety information to residents in buildings over 30m. We adapted our LSFRs to make them more resident-friendly and more relevant to a non-technical audience.

We consulted residents on the content of our LSFRs and the feedback we received helped shape the final format.

Sharing FRAs: Following the Hackitt Review, we now provide copies of Fire Risk Assessments to residents on request. We provide FRAs with an explanatory cover note which we have also consulted residents on.

Resident drop-ins with experts: Where major cladding works have been required, we have held evening drop-in meetings for residents. We had a range of experts at these drop-ins to explain their investigations, why we are performing remedial works and the planned programme for completion.

Sharing our experience with others in the industry: We are actively taking opportunities to exchange learning and best practice with others in the housing industry.

Fire safety in tall buildings

Case studies

Bolanachi Building • London • SE16

- Identified as having ACM cladding
- Investigations raised concerns with the fitting of the insulation system behind the cladding.

Our Type 4 Fire Risk Assessment identified:

- Compartmentation work was required.



Overview of works:

- Remove and replace entire cladding system
- Carry out compartmentation works internally between floors in communal areas and within homes
- Estimated dates for works: Spring 2018-Spring 2019
- Estimated cost of works: £3.3m
- Waking watch in place until the works have sufficiently reduced the risk.

Gosport Towers • Hampshire

- Five 1960s concrete construction tower blocks
- In 2006-2007 the buildings were clad with a rendered polystyrene external wall insulation system
- Following Grenfell, although we knew ACM cladding was not present, we carried out intrusive surveys
- By engaging industry experts we determined that, despite the product being suitable for use at the time of installation, the method of installation increased the risk of a fire spreading externally.



Our Type 4 Fire Risk Assessment identified:

- Compartmentation work was required.

Overview of works:

- Remove and replace the cladding system to all five buildings
- Carry out compartmentation works internally between floors in communal areas and within homes
- Improve compartmentation within communal areas to protect escape routes
- Estimated dates for works: Summer 2018-Summer 2019
- Estimated cost of works: £5.1m
- Waking watch in place until the works have sufficiently reduced the risk.

Prospect House, Hicks House and Eyot House • London • SE16

- Three purpose-built residential buildings, constructed in 2007
- Mixture of rainscreen panel cladding (not ACM) and rendered polystyrene external wall insulation
- Following Grenfell, although we knew ACM cladding was not present, we carried out intrusive surveys.

Our Type 4 Fire Risk Assessments and expert investigations identified:

- Fire barriers were not in place in all required areas behind the rainscreen



- When completing works behind the rainscreen cladding, further work was identified as being necessary to the rendered external wall insulation elements of the building. This included work to address the method of installation.

Overview of works:

- Install cavity fire barriers behind rainscreen cladding:
 - to ducts passing through the system
 - horizontally and vertically to reduce the risk of fire spread.
- Replacement of the rendered external wall insulation system to all three buildings
- Some internal compartmentation works where identified
- Estimated dates for works:
 - Eyot: Summer 2018 – Spring 2019
 - Prospect/Hicks (phase one): complete
 - Prospect/Hicks (phase two): Winter 2018 – Summer 2019
- Estimated works costs: £6m
- Waking watch in place until the works have sufficiently reduced the risk.

What we've learnt

We are proud of our commitment to fire safety, and over recent months we've learnt a lot about what we need to do to make sure our properties are safe. Some of our learning points include:

- ACM cladding is only one element; the fire safety remit is much broader
- Other cladding products need to be checked to ensure they are installed correctly
- You can't assume a stay put policy is still appropriate without some form of invasive inspection
- There's rarely one solution; a 'layers of protection' approach is required
- You can't assume buildings are built as the drawings suggest, or remain as such if further works are carried out post completion
- It is just as much about people as it is about finding technical solutions
- You can't communicate enough with residents where safety is concerned.

For further information

Please contact:

Brent O'Halloran

Director of Asset Management

✉ brent.o'halloran@hyde-housing.co.uk

☎ 07918 057 352

Jake Le Page

Fire Safety Taskforce Lead

✉ jacob.lepage@hyde-housing.co.uk

☎ 0208 297 7598