



<b>Meeting</b>	<b>Performance and Resources Board</b>	<b>Agenda Item No.</b>	<b>9</b>
<b>Meeting Date</b>	<b>24<sup>th</sup> April 2024</b>		
<b>Report Author</b>	<b>GM Dave Bond/SM Tim Rickard</b>		
<b>Presented By</b>	<b>ACFO Director of Operations</b>		
<b>Subject</b>	<b>Report submitted for Q4 2023/24 – Enforcement and Cladding Remediation, Live Enforcement and Prohibition Notices</b>		
<b>Type of Report</b>	<b>Information</b>		
<b>Action Point No.</b>	<b>N/A</b>	<b>For Publication</b>	<b>Yes</b>

## **RECOMMENDATIONS**

None. This is an update report and should be treated as containing potentially sensitive information.

## **EXECUTIVE SUMMARY**

Part one of this report provides an update on progress against the National Fire Chiefs Council (NFCC) Building Risk Review completed between August 2020 and December 2021. The premises identified below have actions/remediation outstanding as a result of the project's findings.

Part two lists premises identified/constructed since January 1<sup>st</sup> 2022 with EWS issues, or problem premises identified that are now being managed by the High Rise Task Force within Protection.

Part three lists live Enforcement and Prohibition Notices across all premises types with a summary of our latest interaction with the Responsible Person.

## **BACKGROUND**

Following the outcomes of the Grenfell Tower Inquiry, the NFCC instigated a Building Risk Review. The NFCC identified and communicated to ECFRS 182 buildings which were to be visited and assessed. ECFRS was asked to report back on a confirmed inspection regime for the identified buildings from August 2020 until December 2021. This was duly completed on time. However, the project identified several premises which required remediation works involving considerable time, construction and financial resources to address internal compartmentation and external wall system deficiencies.

The identification of these deficiencies likely resulted in additional costs to residents as many of these buildings went into interim measures e.g. waking watches, common fire alarm systems.

Guidance was issued by the Ministry of Housing, Communities & Local Government (MHCLG)<sup>1</sup> in January 2020 in a Consolidated Advice Note (Building Safety Advice for Building Owners, Including Fire Doors) – which included advice for cladding, insulation and cavity barriers to be surveyed by a competent person (Royal Institute of Chartered Surveyors or Fire Engineer), subjected to flammability tests and removed and replaced if required.

This guidance was withdrawn and replaced in January 2022 by Publicly Available Specification (PAS) 9980 which guides RP's to having a Fire Risk Appraisal for External Wall Construction (FRAEW), again to be completed by a competent person.

Guidance changed because the DLUHC recognised that remediation based on modern Approved Document B standards was too onerous for buildings constructed some time ago and was therefore an unrealistic expectation which produced disproportionate assessments.

PAS 9980 was developed by the British Standards Institution and allows for an appropriate assessment of fire safety precautions and mitigation (such as fire detection and alarm, simultaneous evacuation) to be considered before replacement of potentially flammable cladding as the precautions compensate for this risk, i.e., in the unlikely event of a fire, inhabitants will be warned and able to make their escape whilst the building and exit routes are tenable.

Where a PAS 9980 assessment is needed the guidance will enable more proportionate assessments rather than the binary ones that have become prevalent since the Grenfell Tower tragedy in which any presence of combustible wall materials is thought to automatically need expensive replacement/remediation. PAS 9980 is clear that some combustible materials can be retained and managed safely in the external walls of existing buildings.

In April 2022, the Government came to an agreement with developers to create a fund for remediating in scope external wall systems.

As a result of changing guidance from the Government, RP's who had originally identified works needing to be done under the Consolidated Advice Note have had their premises re-assessed under PAS 9980 which has deemed their precautionary measures sufficient to enable them not to remediate.

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<sup>1</sup> In September 2021 MHCLG was renamed the Department for Levelling Up, Housing and Communities (DLUHC).

Further, those premises where remediation may still be required are now communicating with developers who are now expected to complete/fund the works.

The above information should be considered when assessing the time period between the project end date (31<sup>st</sup> December 2021) and ongoing incomplete/yet to be commenced remediation works.

## **PART ONE – BRR Premises**

### **NORTH-WEST – Braintree & Harlow**

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

- [REDACTED]
- [REDACTED]
- [REDACTED]
- [REDACTED]

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- [REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

**61-68 & 95-122 Joyner's Field – Harlow (Jobs: 27556 & 27557)**

Deficiency: Rainscreen cavity wall

Update: Work commenced Feb 2023. 8 month's timeframe. Works to EWS ongoing. Block 1 complete, Block 2 60% complete.

Q4 Update – No further updates due to the level of activity required at other HRRB in Q4.

**Sycamore Field – Harlow (Jobs: 63211 & 63212)**

Deficiency: EWS and compartmentation

Update: Enforcement Notices 156 and 157 served on Mr Andrew Murray, Chief Executive of Harlow District Council, 03/04/2023. Work to be completed by 30/09/2024.

Q4 Update – We are liaising with Harlow Council, as recent news reports suggest that they are planning to demolish these buildings, appose to completing the work.

These premises are mid-rise purpose-built flats, so not classified as high-rise residential buildings.

**Riverside Place - Braintree (Job: 73278)**

Deficiency: EWS and compartmentation

Update: These flats are vacant. Home Group are considering their options for remediation 6/4/22. NFA required whilst premises remains vacant.

**NORTH-EAST – Colchester & Tendring**

**Sail, Keel & Heia Wharf Apartments - Colchester (Jobs: 66292/93/94)**

Deficiency: Cladding on top floor and timber decked balconies

Update: Premises constructed by Weston Homes – they have agreed to fund/carry out remediation. Commenced internal works which include but are not limited to removing architraves to all front doors and introducing fire stopping, fire stopping within riser

cupboards etc. The internal works were scheduled to be completed. Still awaiting the PAS 9980 report currently though.

Q4 Update – Discussion between the HRTF and the Responsible Industry Division within DLUHC, who oversee the Developers Remediation Contract, are ongoing regarding the progress on developments which Western Homes PLC have developed in the last 30 years.

### **Colne View, Ballantyne Drive - Colchester (Job: 66314)**

Deficiency: Shiplap cladding to external facia

We were told that the FRAEW was being completed to PAS 9980:2022 guidance and that the developer has appointed fire engineering consultancy AESG. They were due to be carrying out a desktop review and negotiating access arrangements with the freeholders of all buildings within the development so that a familiarisation exercise can be carried out.

Q4 Update - An audit was undertaken by the HRTF on Tuesday 17<sup>th</sup> October. It was confirmed that this building has an EWS which supports fire spread. The FRA states that the HRRB should be operating a simultaneous evacuation strategy, however our inspection found that a 'stay-put' strategy was still in place.

The HRRB was only constructed in 2019, and the developer (Heritage Developments) are still the freeholder and will be undertaking the remediation work.

Following the initial audit and a review of the provided information, this premises was at risk of a prohibition notice being served due to the severity of this issue identified by HRTF. The RP was required to implement a Waking Watch and move to a Simultaneous Evacuation immediately to avoid this, which they complied with.

The waking watch has now been removed due to the installation of a common AFD system.

In early March 2024 the HRTF received the internal intrusive survey which raised serious concerns regarding the fire stopping, and the fire resistance of the walls. 21-75 Ballantyne Drive is constructed using Light-Gauge Steel (LGS), commonly referred to as a Light Steel-Framed (LSF) modular construction. Therefore, the construction relies upon good fire stoppage (compartmentation) and fire resistance to ensure that the LGS structural elements are not compromised during a fire.

The report is a concern as the defects within the construction/workmanship increases the risk of multiple compartment fires, which may become uncontrollable for firefighters, as well as a loss in structural integrity of the building, increasing the likelihood of premature collapse.

Upon receipt of this information, the local fire station (Colchester) was notified.

Colchester Building Control and the Local Housing Authority (LHA) have been notified, as the HRTF was hoping they would consider taking action under the Housing Act 2004.

The Building Safety Regulator (BSR) has been informed; they have confirmed that there is no planning Gateway 2 application.

Although this new information is concerning, the risk to residents has been reduced by the installation of a common AFD. However, the HRTF are considering action under the Fire Safety Order as it now appears that the absence of a Gateway 1 or 2 application is a clear indication that there are not clear plans for the remediation of the EWS, let alone the new deficiencies related to the internal fire stopping and fire resistance.

### **75-95 St James Place, De Grey Road - Colchester (Job: 80758)**

Deficiency: HPL cladding

Update: January 2023 – building regs application for remediation work received by ECFRS. New tender in place due to errors on previous one. Awaiting outcome with start date.

### **1-54 De Grey Road - Colchester CO4 5YE (Job:77989)**

Deficiency: Cladding

Update: PAS 9980 report completed May 2023 states remediation is required, also to remove stay put policy to full evacuation, currently no waking watch, awaiting report. On receipt of report, potential Enforcement Notice. ECFRS Control informed – PDA increased.

Q4 Update – No update on this premises in Q4, due to the demand elsewhere. We will be looking to provide an update in the next report.

### **349-385 Quayside Drive - Colchester (Job: 71137)**

Deficiency: External timber cladding

Update: Developer confirmed as Barratts. Awaiting PAS 9980 results and commencement of works if required.

Q4 Update – Barratt's are also signed up to DLUCH's Developers Remediation Scheme. No activity took place at this premises in Q4 by the High Rise Team, due to demand elsewhere across the county.

### **191 – 321 Quayside Drive - Colchester (Jobs: 71137 & 89498)**

Deficiency: External timber cladding

Update: Awaiting PAS9980 report from developer

## **SOUTH-WEST – Basildon & Grays**

### **Morello Quarter – Basildon (Job: 67535)**

Deficiency: EWS

Enforcement: EN105 – EWS Remediation: Served: 22-03-2021 Expires: September 2022. Extended until 31-12-23 but has now expired.

Premises constructed by Weston Homes. June 2023 site visited – remediation works were to be started by Western Homes in March 2023 to a Class B1 classification on external walls following the updated PAS 9980 FRAEW. Managing agent refused works to start whilst negotiations carry on for managing agent to pay the extra funds required to ensure a Class A1 remediation is completed.

The Enforcement Notice against Morello Court was allowed to expire at the end of December 2023. This was due to several bits of new information coming to light, the main one being that Weston Homes are signed up to DLUCH's Developers Remediation Scheme. Conversations are being held between ECFRS and DLUCH to understand fully the requirements of Weston Homes under the scheme, and how the actions of the managing agent affect that.

A fresh audit will be carried out in Q4 at this premises, to understand the full extent of the issues, considering new information received, with the appropriate action then being taken.

Q4 FSA undertaken on all blocks (Block A, Block B & C, and D). There is a delay to the remediation of the EWS. Discussions are currently being held between DLUHC Responsible Industry Division to ascertain who is causing the delay.

The HRTF have notified the LHA as they have powers under the Housing Act 2004. However, as Western Homes PLC have no ties to the building or a contract with the building (their contract is between DLUHC) it is unlikely our powers under the FSO would extend to them should they be the cause of the delay.

### **Thorndon Court – Brentwood (Job: 64592)**

Deficiency: EWS

Enforcement: EN110 – (EN138) EWS Remediation – Served March 2021. (Re-served - 21-12-21) Expires: 30<sup>th</sup> September 2022

Extension to EN138 granted to 28<sup>th</sup> September 2023 to allow completion of PAS 9980 FRAEW and associated works which may follow. This notice has now expired.

The Enforcement Notice was allowed to expire on this premises while we complete a full review of all information and previous action at the site, as well as a review of the building works at the premises.

There were historical challenges identified that needed to be addressed by the High-Rise Task Force, which will also include a fresh audit of the premises, considering the new information identified.

Q4 Update – FSA undertaken by the HRTF. The Right to Manage (RTM) has stated that the remediation works to the EWS have been completed. However, we have received no sign-off by Building Control. The outcome of the recent FSA was a Notification of Deficiencies / Fire Safety Matters. This will be reviewed in three months, as a concern has been highlighted with the ducting which links all flats within Thorndon Court. The inspection undertaken by the HRTF has raised concerns that the ducting could provide a path for smoke to spread between flats. As the ducting had no dampers, nor was the ducting designed as a 'shunt'. The RTM have been advised that a survey of the ducting is required. The HRTF will check in with the RTM in three months to obtain an update on the ducting and several other deficiencies.

### **Beckett House – Brentwood (Job: 62359)**

Deficiency: EWS

EWS remediation to be undertaken by the developer. January 2023 – developer confirmed as Barratts.

This HRRB has been identified as having fire safety concerns relating to the EWS. Beckett House is managed by FirstPort Ltd. A request was made to FirstPort Ltd to ascertain reports relating to the EWS. These reports raise concerns with the external wall which would support external fire spread. However, a FRAEW has not been undertaken, even when their FRA recommends one to be undertaken by the 14/05/2023 (breach of Article 8).

Beckett House is very similar to Kings Tower, as it was built by Barratt's. Therefore, any remediation would be undertaken under the Developers Remediation Scheme.

### **SOUTH-EAST - Southend & Rayleigh**

#### **Dimensions 64-214 Lynmouth Avenue - Chelmsford (Job: 62531)**

Deficiency: Cladding on top two floors

In May 2023, Sanctuary's Building Safety Team had been reviewing information on all the schemes where cladding or general defects have been identified. They are now resuming discussions with the original developer (Hill Partnerships) around the findings of the relevant reports and extent of the work that is required to take place.

Q4 Update – Due to workloads at other premises, there is no update in Q4, but we will aim to update in future reports.

### **The following Jobs are being dealt with by Gary Masters as BAU audits**

Job: 69314 (118428) – Gary Masters: 182 – 268 Watson Heights/Dunn Side - ACM

Job: 71214 (118430) – Gary Masters: 142 – 180 Watson Heights/Dunn Side - ACM



Job: 71218 (118439) – Gary Masters: 4 – 58 Watson Heights/Dunn Side - ACM

Job: 71219 (118440) – Gary Masters: 60 – 92 Watson Heights/Dunn Side - ACM

Job: 71220 (118441) – Gary Masters: 1 – 33 Watson Heights/Dunn Side - ACM

Job: 71222 (118442) – Gary Masters: 35 – 59 Watson Heights/Dunn Side - ACM

Job: 71223 (118443) – Gary Masters: 63 – 115 Watson Heights/Dunn Side - ACM

Job: 74055 (118446) – Gary Masters: 21 – 36 Cunard Square - ACM

No outstanding EWS issues are anticipated in any of the above premises following ongoing dialogue with RP. Premises to be audited and removed from list over upcoming months.

## **PART TWO – problem premises further identified outside BRR – being managed by the High-Rise Task Force**

### **Kings Tower – Chelmsford**

Enforcement Notice 171 – Issued 6<sup>th</sup> December 2023. Due to expire on 6<sup>th</sup> March 2024.

ECFRS was approached by Chelmsford City Council following a request from a resident to take action as they still had flammable cladding and were unable to sell their flat.

The High-Rise Task Force undertook a joint inspection with Housing Officers from the City Council. The fire safety audit raised concerns regarding the Fire and Risk Assessment (FRA), as the FRA didn't consider the External Wall System.

ECFRS issued an Enforcement Notice under Article 9 for the Duty Holder to undertake a Fire Risk Appraisal of the External Walls (FRAEW). The Fire Safety Act 2021 amends the Fire Safety Order (FSO) to clarify that, in buildings with two or more sets of domestic premises, the FSO applies to these two elements:

- the structure and external walls of the building, including cladding, balconies, and windows; and
- all doors between the domestic premises and the common parts (e.g. entrance doors to individual flats which open on to common parts).

The effect of the Act will be to require fire risk assessments of buildings with two or more sets of domestic premises to be updated to take account of structure, external walls, and doors, as described above, if they have not already done so.

Kings Tower was built by Barratt's in 2004 (approx.), and Barratt's have signed the Developers Remediation Pledge. Therefore, as Barratt's are not a freeholder or duty holder under the Regulatory Reform (Fire Safety) Order 2005 we are unable to act or issue a remediation order.

FirstPort Group Ltd have applied for an extension to the EN issued in December 2023. An extension has been granted for 3 months, as this will allow time for the FRAEW undertaken by Barratt's to be incorporated within the Fire Risk Assessment.

However, it must be noted should the FRAEW identify any remediation works required these are unlikely to be completed prior Summer 2025.

### **The Icon – Basildon**

Deficiency: EWS; compartmentation; cavity barriers

The High-Rise Task Force visited The Icon in Q3. Due to the serious findings relating to fire safety concern, this premises was at risk of a Prohibition Notice being served.

The RP was required to implement a Waking Watch and to move the premises to a Simultaneous Evacuation immediately, which they did, so avoided the need for the Prohibition Notice to be issued.

A "Notice of Deficiencies" letter was also issued to inform the RP of other areas that required addressing.

Q4 Update – The waking watch has now been removed as a common fire alarm has been installed.

### **Landmark House – Loughton**

This HRRB was identified as having an external wall which supported external fire spread following a notification to the High-Rise Task Force by the SDP following a Building Regs application.

A Building Regulations application has been submitted to remediate the timber decking on the balconies, check and install missing fire breaks within the Expanded Polystyrene (EPS).

### **Terminus House - Harlow**

Enforcement Notice 176 – Issued on 6<sup>th</sup> December 2023. Due to expire on 17<sup>th</sup> April 2024.

An audit was carried out by the High-Rise Task Force on 9<sup>th</sup> November 2023. This audit identified several concerns relating to the fire safety at the premises.

This led to the issuing of an Enforcement Notice against the premises.

### **Charles House – Colchester**

Enforcement Notice 170 – Issued on 6<sup>th</sup> December 2023. Due to expire on 6<sup>th</sup> March 2024.

Following an audit, it was identified that the fire risk assessment for this premises was neither suitable or sufficient. An EN was issued to address this, along with other concerns identified.

EN has been extended for a further 3 months due to the illness of the RP.

### **Stuart House – Colchester**

Enforcement Notice 169 – Issued on 6<sup>th</sup> December 2023. Due to expire on 6<sup>th</sup> March 2024.

Following an audit, it was identified that the fire risk assessment for this premises was neither suitable or sufficient. An EN was issued to address this, along with other concerns identified.

EN has been extended for a further 3 months due to the illness of the RP.

### **Rochford Lofts – Rochford**

Enforcement Notice 180 – The Rochford Lofts Management Company Ltd – Issued on 14<sup>th</sup> February 2024. Expires 14<sup>th</sup> August 2024.

Enforcement Notice 181 – Hair & Sons LLP – Issued on 14<sup>th</sup> February 2024. Expires 14<sup>th</sup> August 2024.

Following an audit, it was identified that the fire risk assessment for this premises was neither suitable or sufficient. An EN was issued to address this, along with other concerns identified.

### **Northgate House – Basildon**

Enforcement Notice 182 - Theori Housing Management Services Limited – Issued on 1<sup>st</sup> March 2024. Expires 28<sup>th</sup> August 2024.

Following an audit, it was identified that the fire risk assessment for this premises was neither suitable or sufficient. An EN was issued to address this, along with other concerns identified.

## **PART THREE – Live Enforcement and Prohibition Notices**

### **All premises types**

#### **Enforcement Notices**

<b>Address</b>	<b>Notice ID</b>	<b>Issue Date</b>	<b>Notice Type</b>	<b>Articles</b>	<b>Status</b>
Northgate House, High Pavement, Basildon	182	01/03/2024	Enforcement	8,9,13,14,15,17,21,22, (Regs 7,10,11)	Live
Rochford Lofts, Pollards Close, Rochford	181	14/02/2024	Enforcement	8,9,11,13,14,15,17 (Regs 4,7,8,11)	Live
Rochford Lofts, Pollards Close, Rochford	180	14/02/2024	Enforcement	8,9,11,13,14,15,17	Live

				(Regs 4,7,8,11)	
Terminus House, Terminus Street, Harlow	176	18/12/2023	Enforcement	8,9,11,13,14,15,17,22,38	Live
Kings Tower, Marconi Plaza, Chelmsford	171	06/12/2023	Enforcement	8,9,17,21,14,38	Live
Charles House, St Peters Street, Colchester	170	06/12/2023	Enforcement	9,11,15,17,18,21,38	Live
Stuart House, St Peters Street, Colchester	169	06/12/2023	Enforcement	9,11,15,17,18,21,38	Live
Block 190-207 Sycamore Field, Harlow	157	03/04/2023	Enforcement	8	Live
Block 154-189 Sycamore Field, Harlow	156	03/04/2023	Enforcement	8	Live
University of Essex, University Square, 36 Queens Road, Southend on Sea	133	26/05/2021	Enforcement	8	Live

### **Alterations Notices**

Address	Notice ID	Issue Date	Notice Type	Status
Pizza 45, 49 Duke Street, Chelmsford	A179	16/01/2024	Alteration	Live

### **Prohibition Notices\***

Address	Notice ID	Issue Date	Notice Type	Articles	Status
The Coriander, 171 High Street, Ongar	167	05/10/2023	Prohibition	13,14	In force
Gleen House, Hawkins Road, Colchester	166	04/07/2023	Prohibition	8, 9, 11, 14, 15, 17	In force
Amleen House, Hawkins Road, Colchester	164	26/06/2023	Prohibition	8, 9, 11, 14, 15, 17, 38	In force
Curry Cottage, 47 High Street, Burnham on Crouch	140	04/05/2022	Prohibition	13, 14	In force
JCOCI, Meppel Avenue, Canvey Island	137	12/07/2021	Prohibition	13, 14	In force
Shuhug, 16 Highbridge Street, Waltham Abbey	98	22/12/2020	Prohibition	13, 14	In force
Marks American Diner, 277 London Road, Westcliff on Sea	89	13/08/2019	Prohibition	13, 14	In force
Abbe Butchers, 55 Duke Street, Chelmsford	88	11/04/2019	Prohibition	13, 14	In force
Island Buffet, 112 Pier Avenue, Clacton on Sea	86	26/07/2018	Prohibition	13, 14	In force
Yard 2 Scotts Yard, Northwick Road, Canvey Island	85	04/07/2018	Prohibition	13, 14	In force
Units 9b & 10,	77, 78	08/03/2016	Prohibition	13, 14	In force

Baldwins Farm, Dennises Lane, Upminster					
Dixy Fried Chicken, 29 Duke Street, Chelmsford	72	21/10/2015	Prohibition	13, 14	In force
Munchies Kebabs, 161 St Chads Road, Tilbury	67	11/08/2015	Prohibition	13, 14	In force
Colchester Dry Cleaners, 132 High Street, Colchester	65	15/06/2015	Prohibition	13, 14	In force
Arabian Food Centre, 1 Hawkins Road, Colchester	60	21/10/2014	Prohibition	13, 14	In force
Jays Convenience Store, 664 London Road, Grays	57	20/08/2014	Prohibition	13, 14	In force
The Carpenters Arms, London Road, Rawreth, Wickford	47	07/07/2011	Prohibition	13, 14	In force
The Royal Oak, Oakhill Road, Stapleford Abbots, Romford	40	01/02/2011	Prohibition	13, 14	In force

\* Please note when considering the length of time since a number of the notices were issued - a notice restricts or prohibits use of part of, or all of, a premises. It does not require work to be done.

For example – a notice may prohibit an RP from using the upper floors of a premises. The RP may decide not to use that part of the premises permanently, rather than carry out expensive remedial action, and close that area off from use. The notice will remain in force, but no action is required. Therefore, the notice may remain in force for many years.

## **LINKS TO FIRE AND RESCUE PLAN**

Prevention, Protection Response.

- Work more closely with developers, building control professionals, building owners, businesses and planning teams to identify and reduce risk
- Ensure we have a systematic, transparent, well targeted and effective fire safety inspection regime.

## **THE CORE CODE OF ETHICS FIRE STANDARD**

The Core Code of Ethics Fire Standard has been fully considered and incorporated into the proposals outlined in this paper.

## **FINANCIAL IMPLICATIONS**

Uplift funding has been received by ECFRS to enable additional targeted assessment to be carried out. This is covered in a separate paper.

## **LEGAL IMPLICATIONS**

The Fire and Rescue National Framework for England lays down a priority for fire and rescue authorities to make appropriate provision for fire protection and prevention activities.

## **STAFFING IMPLICATIONS**

Workforce and Representative Bodies have been engaged.

## **EQUALITY AND DIVERSITY IMPLICATIONS**

The actions being taken will not have a disproportionate impact on individuals with protected characteristics (as defined within the Equality Act 2010), when compared to all other individuals and will not disadvantage people with protected characteristics.

Race	n	Religion or belief	n
Sex	n	Gender reassignment	n
Age	n	Pregnancy & maternity	n
Disability	n	Marriage and Civil Partnership	n
Sexual orientation	n		

## **HEALTH AND SAFETY IMPLICATIONS**

Individual assessments of each of the 182 buildings identified by the NFCC will enable any issues to be identified and addressed which will improve any potential risks to the Health and Safety of occupants and crews responding to incidents.

## **CONSULTATION AND ENGAGEMENT**

Workforce and Representative Bodies have been engaged.

## **FUTURE PLANS**

This work will form part of an ongoing inspection programme.

## **LIST OF BACKGROUND PAPERS AND APPENDICES**

N/A.