

FIRE SAFETY ORDER GAP ANALYSIS

Appendix A

	Proposal	How does this affect ECFRS	How can ECFRS address shortfalls	Notes
1	Strengthen the provision relating to statutory guidance issued under article 50 (Guidance) of the FSO.	New guidance will require input to all colleagues that are exposed to fire safety to understand the changes.	Training, possible purchase of hard copy literature or printing of new literature. Changes to intranet and internet. Changes to letters used for communication to the public.	<p>This will have an initial cost to train colleagues but once initial input is given should not increase the cost beyond where it is now.</p> <p>Working with corporate communications and media will be essential and a programme to send out information to those that fall under the FSO in a timely manner should be considered. This should be the responsibility of the business engagement officer (currently a vacant post)</p>
2	Where the RP appoints a person to undertake or review the fire risk assessment, that person must be competent. This will be aligned with Article 18 Safety assistance, A person is to be regarded as competent for the purposes of this	The FRS has a duty under the FRSA 2004 article 6 to give advice, on request, about preventing fires. Finding a competent fire	ECFRS already has a guidance note on finding a competent fire risk assessor. Depending on the outcome of the government guidance this may	Cost only of the review and any rewrites of the current guidance.

	article where he has sufficient training and experience or knowledge and other qualities to enable him properly to assist in undertaking the preventive and protective measures.	risk assessor is captured by this.	need to be reviewed and communications sent out regarding the update.	
3	Require that all RPs must record their completed fire risk assessments and fire safety arrangements.	This is a shift in the regulation, where currently there need to be 5 or more employees, a licence under enactment or an alterations notice in force for there to be a requirement to record the "prescribed information" this does not include the fire risk assessment.	Communications sent out to RPs to educate them on the change and the new expectations. This may add time to current audits as there will be more information to sift through.	Working with corporate communications and media will be essential and a programme to send out information to those that fall under the FSO in a timely manner should be considered. This should be the responsibility of the business engagement officer (currently a vacant post)
4	Require that all RPs must record and keep updated their contact information, including a UK based address.	Other than to monitor during audits and inspections there is no suggestion that FRSs are required to store this information.	Where it is available ECFRS already records RP contact details in accordance with the data protection act.	
5	Require that all RPs must make reasonable steps to identify themselves to other RPs (or Accountable Persons) where they share or have duties in respect of the same premises.	This would be covered under article 22 co-operation and co-ordination	This is already part of the audit process. This will give more strength to the powers that already exist.	
6	Require that for all regulated premises in England and Wales, RPs must record the name of the individual, and	Where fire risk assessment are presented at audit, many will	A small amount of training to ensure that inspectors are	Working with corporate communications and media will be

	organisation of persons engaged by them to undertake all or part of the fire risk assessment.	have this information on them. If all premises are required to have fire risk assessments, it is highly likely that this information will be available.	looking for this information.	essential and a programme to send out information to those that fall under the FSO in a timely manner should be considered. This should be the responsibility of the business engagement officer (currently a vacant post)
7	Require that departing RPs must first take reasonable steps to share all relevant fire safety information with incoming RPs. If the RP does not have this information, the amendment will impose a requirement to obtain that information, unless it is not practicable for them to do so. Ensuring the preservation of fire safety information over a buildings lifetime.	This fits in with the golden thread from the Hackitt report. Currently under regulation 38 of the building act, information for fire safety is required to be given to the RP. This is often missing or lost over time. There does not seem to be an intention to standardise the format of the information.	Training of those conducting inspections or audits would be required with what to look for but this should not be onerous. There is no indication that FRSs would be expected to store this information.	Working with corporate communications and media will be essential and a programme to send out information to those that fall under the FSO in a timely manner should be considered. This should be the responsibility of the business engagement officer (currently a vacant post)
8	Increase the level of fine from Level 3 (£1000) to Level 5 (unlimited) for offenses in relation to the impersonation of an inspector, and failure to comply with requirements relating to the installation of luminous tube signs.	No impact on ECFRS, prosecutions would be processed in the same way.		Working with corporate communications and media will be essential and a programme to send out information to those that fall under the FSO in a timely manner should be

				considered. This should be the responsibility of the business engagement officer (currently a vacant post)
9	Further work is required to develop policy in relations to fees for and charges, false fire alarms, maintenance, the provision of information to residents and higher risk workplace buildings.	This work is ongoing and until further guidance is published this would not affect ECFRS, consideration should be given to this being something for the future.		
10	The owner and manager of every high-rise residential building be required by law to provide their local fire and rescue service with information about the design of its external walls together with details of the materials of which they are constructed and to inform the fire and rescue service of any material changes made to them;	The current definition of high rise is 18m or 6 storeys whichever is reached first. This is something that is being asked for under the Building Risk Review Project.	For existing buildings that we are aware of this is being undertaken now. It is unclear when this information will be provided for new builds. Would it be post construction at the final certificate stage, at building regulations consultation stage or when an audit/inspection is conducted. ECFRS have CFRMIS to store such information.	CFRMIS is currently in the implementation stage. It is important that information such as this can be shared between relevant departments so that one version of the truth exists.
11	That the owner and manager of every high-rise residential building be required by law to provide their local fire and rescue services with up-to-date plans in both paper and electronic form of every floor of the building	Whist we have the capacity to store electronic plans on CFRMIS this information is not currently shared between departments.	Further work is required to establish how best to share information and ensure that there is one version of the truth available to	With the addition of Premises information boxes some work with corporate comms and media will be required. Consideration

	<p>identifying the location of key fire safety systems and;</p> <ul style="list-style-type: none"> to ensure that the building contains a premises information box, the contents of which must include a copy of the up-to-date floor plans and information about the nature of any lift intended for use by the fire and rescue services. where it is not already the case, that all fire and rescue services be equipped to receive and store electronic plans and to make them available to incident commanders and control room managers. 	<p>Sharing of this information to incident commanders and control room managers will need to be carefully considered.</p> <p>Storage of paper plans creates a data protection and storage challenge. Electronic plans should be encouraged at all opportunities</p>	<p>all relevant departments, this would include access to such information on the fireground via mobile electronic devices..</p>	<p>should be given to standardising the type of access device, key, digi code etc so that we do not accumulate bunches of keys, this could present a data protection risk.</p>
12	<p>That the owner and manager of every high-rise residential building be required by law to carry out regular inspections of any lifts that are designed to be used by firefighters in an emergency and to report the results of such inspections to their local fire and rescue service at monthly intervals;</p>	<p>This will increase the workload of Admin and or Fire safety officers. There will be a lot of information coming in that will require monitoring.</p>	<p>A process will need to be considered to minimise the time this will require of fire safety officers.</p> <p>Consideration of an automated process (portal or something alike) that would flag up information that would be of interest to fire safety officers and operational crews.</p>	

13	That the owner and manager of every high-rise residential building be required by law to carry out regular tests of the mechanism which allows firefighters to take control of the lifts and to inform their local fire and rescue service at monthly intervals that they have done so.	This will increase the workload of Admin and or Fire safety officers. There will be a lot of information coming in that will require monitoring.	A process will need to be considered to minimise the time this will require of fire safety officers. Consideration of an automated process (portal or something alike) that would flag up information that would be of interest to fire safety officers and operational crews.	
14	That the government develop national guidelines for carrying out partial or total evacuations of high-rise residential buildings, such guidelines to include the means of protecting fire exit routes and procedures for evacuating persons who are unable to use the stairs in an emergency, or who may require assistance (such as disabled people, older people and young children);	This does not impact ECFRS at this time. Once the guidelines are published this will have an impact on ECFRS.	This is a consideration for the future but some training input will be required and direction given on how we as a service are going to enforce and communicate the guidelines.	When these guidelines are published working with corporate communications and media will be essential and a programme to send out information to those that fall under the FSO in a timely manner should be considered. This should be the responsibility of the business engagement officer (currently a vacant post)
15	That FRSs develop policies for partial and total evacuation of high-rise residential buildings and training to support them;	This may impact protection as we may be a consultee / advisor for the operations directorate who		This is seen as an operational policy for crews dealing with high rise incidents.

		will be the owners of this.		
16	That the owner and manager of every high-rise residential building be required by law to draw up and keep under regular review evacuation plans, copies of which are to be provided in electronic and paper form to their local fire and rescue service and placed in an information box on the premises;	<p>Whilst we have the capacity to store electronic plans on CFRMIS this information is not currently shared between departments. Sharing of this information to incident commanders and control room managers will need to be carefully considered.</p> <p>Storage of paper plans creates a data protection and storage challenge. Electronic plans should be encouraged at all opportunities</p>	Further work is required to establish how best to share information and ensure that there is one version of the truth available to all relevant departments, this would include access to such information on the fireground via mobile electronic devices..	With the addition of Premises information boxes some work with corporate comms and media will be required. Consideration should be given to standardising the type of access device, key, digi code etc so that we do not accumulate bunches of keys, this could present a data protection risk.
17	That all high-rise residential buildings (both those already in existence and those built in the future) be equipped with facilities for use by the fire and rescue services enabling them to send an evacuation signal to the whole or a selected part of the building by means of sounders or similar devices;	It is anticipated that this will fall under article 13 (means of raising the alarm) and 17 (maintenance) and will take up a small amount of additional time during audits.	Education already exists for Evacuation Alert Systems via the NFCC. This should be communicated to all colleagues that have any involvement with high rise buildings.	This has been communicated to Fire safety officers and As I understand is being passed on to operational colleagues imminently.
18	That the owner and manager of every high-rise residential building be required by law to prepare personal emergency evacuation plans	The government are seeking further information on this topic. No		Assisting with evacuation in buildings that do not have staff is problematic and

	(PEEPs) for all residents whose ability to self-evacuate may be compromised (such as persons with reduced mobility or cognition);	guidance is available to FRSs at this time. This is a consideration for the future.		further discussion is required.
19	That the owner and manager of every high-rise residential building be required by law to include up-to-date information about persons with reduced mobility and their associated PEEPs in the premises information box;	Although this a subject for further discussion by the government this is something that could be implemented immediately, if only to advise crews.	Fire safety guidance is quite clear that the fire service is not there to assist with the evacuation of persons from the building and should concentrate on fighting the fire and rescues, it is difficult to see how this might apply to residential buildings where there are no staff. This information could assist crews identifying premises to visit first. We are an aging population and it not unheard of for people in general needs blocks of flats to be bed bound and having a lot of home care.	
20	That in all high-rise buildings floor numbers be clearly marked on each landing within the stairways and in a prominent place in all lobbies in such a way as to be visible both in normal conditions and in low lighting or smoky conditions.	Other than forming part of any visits / inspections and an increased number of questions regarding what is acceptable, this is not likely to affect ECFRS.	Internal guidance should be considered and communicated to operational crews and fire protection officers	Working with corporate communications and media will be essential and a programme to send out information to those that fall under the FSO in a timely manner

				should be considered. This should be the responsibility of the business engagement officer (currently a vacant post)
21	That the owner and manager of every residential building containing separate dwellings (whether or not it is a high-rise building) be required by law to provide fire safety instructions (including instructions for evacuation) in a form that the occupants of the building can reasonably be expected to understand, taking into account the nature of the building and their knowledge of the occupants.	This will form part of the audit / inspection and will require a small amount of additional time. Additional calls and requests for guidance on this could initially be a time factor.	Consideration for consistent guidance to Fire safety officers and crews regarding this, publishing it on the internet and working with corporate communications and media will be essential and a programme to send out information to those that fall under the FSO in a timely manner should be considered. This should be the responsibility of the business engagement officer (currently a vacant post)	
22	That the owner and manager of every residential building containing separate dwellings (whether or not they are high-rise buildings) carry out an urgent inspection of all fire doors to ensure that they comply with applicable legislative standards;	This is already part of the audit / inspection process.	Further clarification is required on this to determine the impact on ECFRS. Consideration should be given to having a number of people in the protection department trained to fire door inspector level. This may assist with on	The fire safety consultation is not clear on the expectation of compliance, should a certificate be provided to demonstrate they have been inspected by a competent person or can a RP do this

			<p>the spot decisions for prohibition / enforcement. Alternatively we may wish to retain the services of a fire door inspector to advise. Although with the latter, assurances of independence would need to be sought.</p>	<p>themselves if they consider themselves or an employee competent?</p>
23	<p>That the owner and manager of every residential building containing separate dwellings (whether or not they are high-rise buildings) be required by law to carry out checks at not less than three-monthly intervals to ensure that all fire doors are fitted with effective self-closing devices in working order</p>	<p>This will increase the inspection time marginally as this would be covered in the maintenance part of the inspection.</p>		
24	<p>That all those who have responsibility in whatever capacity for the condition of the entrance doors to individual flats in high-rise residential buildings, whose external walls incorporate unsafe cladding, be required by law to ensure that such doors comply with current standards.</p>	<p>This is already part of the audit / inspection process.</p>	<p>Further clarification is required on this to determine the impact on ECFRS. Consideration should be given to having a number of people in the protection department trained to fire door inspector level. This may assist with on the spot decisions for prohibition / enforcement. Alternatively we may wish to retain the services of a fire door inspector to advise.</p>	

25	The revoking of article 45 of the FSO (duty to consult enforcing authority before passing plans) to enable consultation requirements to be consolidated in building regulations.	It is clear that consultation with the fire service is still intended to occur. Regardless of what article or legislation it falls under. Further consideration should be given to increasing the fire service input to greater than that of a consultee although there is no indication that this is intended to be the case.		It is hoped that consultation prior to building works will become more widely enforced and the current practice of consulting close to completion ceases.
26	The provision for mandating Plans Certificates for FSO properties is also to be provided.	This will increase the workload of admin and fire safety officers.	A process will need to be drawn up to complete this work.	
27	Further work is required on changes to the Regulation 38 (Fire Safety Information) within the building regulations 2010 to understand the pros and cons of strengthening Regulation 38 with regards to improving the process and robustness of the fire safety information handed over to the RP.	It is not seen that this will have an immediate impact on ECFRS and the government are looking at further work on this. It is a consideration for the future.		