

Your safety is our priority

No images? [Click here](#)

One Housing

Part of
Riverside

Building Safety Newsletter

September 2023

Our ongoing focus on fire and building safety ensures this remains a top priority.

Our promise to you is to keep you updated on a regular basis - every three months - through this newsletter. If there is a specific update related to your block, you will receive this by letter or email.

We also hold residents' meetings with a number of buildings where works are planned or underway, often this will be at the request of the residents.

Update on Government legislation

Code of Practice for Works in Residential Buildings

The Department for Levelling Up, Housing and Communities (DLUHC) has recently developed a code of practice that will introduce new guidance on how residents should be considered and engaged with while living in buildings that are undergoing cladding and building safety remediation works.

The Code of Practice for Works in Residential Buildings (The Code) will be applied to multi-occupancy residential buildings which are occupied while remedial works are being conducted, regardless of the height of the buildings.

The Code has been designed to ensure that:

- The impact of remedial works on residents is appropriately mitigated.
- Resident safety is paramount to all decisions made.
- Residents are informed and communicated with when remedial works are being conducted on the building they are living in – from the start of the project through to completion.

The Code has been developed with a wide range of stakeholders and is now subject to consultation across the sector. We have engaged with the National Housing Federation and provided feedback to the Code. We were pleased to see that we are already following the majority of the recommendations and good practice identified in the Code.

Update on our work at One Housing

Our Cladding Remediation Programme

Our priority is, and always has been, the safety of our residents.

We run a programme to test the external wall systems – including cladding, insulation and fire-stopping - across our buildings.

We own or manage around 1,200 residential blocks of which approximately 80 are high-rise blocks. We are working since 2021 on a six-year remediation programme for high-risk buildings, which includes buildings above and below 18 metres.

We currently have 16 cladding remediation projects underway with completions planned between Summer 2023 and mid next year. In addition, we have been in active negotiations with approximately 10 original contractors across 31 buildings to ensure cladding defects are identified.

We engage a team of independent Fire Engineers, Forensic Architects and Building Surveyor experts to carry out intrusive surveys when required. As a part of the process, a Fire Risk Appraisal of External Wall Construction (FRAEW) report is produced so that we understand and assess the safety of the wall make up. The FRAEW may recommend

actions to address life safety fire risks presented by the external wall system cladding on the building.

Please note that not every block will need a detailed and intrusive risk assessment. We have been reviewing all documentation relating to the construction of our buildings to help us decide on the order they should be surveyed. The remediation programme prioritises buildings according to height and type of cladding as well as other safety factors.



When we carry out a survey, the first step involves a desktop investigation during which our Building Safety Team looks at information we have available about the building, including building layout, plans, architects and construction drawings, statutory approvals and documents evidencing design and materials approved and used on the buildings.

The independent fire safety consultants will then carry out complex and intrusive surveys that involve removing a panel from the building's external wall system for close examination and, if required, thorough testing. They identify all materials used on the buildings external wall and whether they have been installed according to manufacturer recommendations.

In very few instances a BS8414 might be carried out. This a large-scale system test that mimics a fire breaking out of a window and exposing a cladding system to a severe fire. If required, we will arrange for a BS8414 test to be carried out in an accredited test centre.

At the end of the investigation, an external wall system (EWS1) rating is given as well as a risk level (low, medium or high) in the case of a FRAEW report. Please note that remediation is not required for buildings with A1, A2 or B1 ratings.

Our survey programme is dependent on the availability of qualified fire engineers and unfortunately there is an acute shortage of engineers qualified to undertake those assessments. **On average, the whole investigation process takes around six to twelve months.**

We are making compliant EWS1 forms that we hold for our buildings available for download from our website so if you need a copy, [you can access it here](#). If you cannot find a EWS1 for your building and your lender has requested one, please contact us via ask@onehousing.co.uk, as not all blocks require one.

If you would like to learn more about cladding and intrusive surveys, please read the [Frequently Asked Questions](#) that have been recently updated. For more information about EWS1 forms, please visit this [webpage](#).

If you are waiting for an EWS1 form for your building because it has an external wall cladding system, it does not mean that your building is unsafe. We carry out regular fire risk assessments (FRAs) to highlight any work that might be required, as well as routine visual checks of communal areas to ensure there are no fire hazards. If you wish to receive a copy of the FRA for your building, please email us at ask@onehousing.co.uk.

We also maintain your fire safety systems such as Automatic Opening Vent (AOV) smoke control systems, emergency lighting, dry and wet riser sprinkler systems, in line with regulations.

Join the new Resident Building Safety Panel

The Building Safety Act requires all owners of high-rise buildings to adopt a resident engagement strategy to enable residents to participate in decisions about the safety risks in their buildings. It will need to set out:

- what information will be provided to residents
- what decisions they will be consulted on
- how residents' views will be taken into account; and
- how the appropriateness of consultation undertaken will be measured.

As resident involvement is at the heart of everything we do, we are committed to establishing a new Resident Building Safety Panel so you can have your say on how we engage with you and communicate important building safety information.

If you would like to join the Panel or have any suggestions about how we can improve our approach to engaging with residents in relation to the safety of your home, please contact the Resident Engagement Team at residentengagements@onehousing.co.uk. Please put **'Resident Building Safety Panel'** in the subject line.

Please stay safe when using your balcony

Summer is here and many of us are enjoying the warmer weather.

However, as your safety is our top priority, we would like to remind all residents that fire safety rules are in place to keep you safe when at home and using your balcony, gardens, and communal areas, particularly now in this hot and dry weather.

If a fire breaks out on your balcony or garden, it could spread much faster than a fire inside your building.

For this reason and in line with guidance from the London Fire Brigade, we strongly advise that you do not use a barbecue during this hot weather on your terrace or grass. They pose a serious fire risk.

Please also remember that barbecues are not allowed on balconies as per your tenancy or leasehold agreement as falling embers could set light to balconies below you or even injure people.

If you or anyone in your household smokes, please always make sure cigarettes or any other smoking materials are completely extinguished using a proper ashtray and not a plastic cup. We would also like to remind you to never drop cigarettes over the side of your balcony as the wind can take these to other balconies or the dry grass below or even on to other buildings.

We understand that you want to enjoy the outside space. However, by following these simple steps, you will be helping to keep everyone safe from a potential fire.

Please visit our [fire safety page](#) for more information on what you can do to protect yourself and your home. Alternatively, visit your local fire service website for more information.



Fire doors save lives

We know that fire safety is a critical concern for our residents.

We are working hard to manage fire risk in our buildings so you can feel safe in your home. We have a Primary Authority Partnership with the Fire and Rescue Service (London Fire Brigade) which means that we are in regular contact with them to ensure we comply with the fire safety regulations.

As your landlord, we are legally responsible for fire doors in the common areas of the building.

Savills, our sole provider of fire risk assessments, has been carrying out fire safety door checks, including checks on flat entrance doors, in all buildings which are 11 metres high or more or have at least four floors. They are tagging each door with a QR code which will allow us to record the checks we have done.

This is a crucial inspection as fire doors play an essential role in maintaining the safety of your building and will ensure that all doors in our blocks meet the required standards and that they are properly maintained. Please note that communal doors must be checked every three months and flat entrance doors every 12 months.

It is therefore very important you give us access to your flat entrance doors to carry out these essential checks to ensure you and your family are safe. We will write to you to confirm when these checks will take place. Please note that our contractors will wear high-visibility waistcoats and carry photo IDs so you can verify their identity.

Fire doors do not only create a barrier from fire and toxic smoke and prevent it from travelling through a building, restricting damage to a small area, but they also protect the means of escape in the event of fire.

Fire doors are usually provided as sets, made up of several parts, all working together to provide a fire barrier, i.e., hinges, a closing device and smoke seals. When one of these parts doesn't work, it can have a big impact on the performance of the entire door.

If you notice any problems with any fire safety features in your block, such as communal fire doors no longer closing or things being stored in corridors or staircases, please call 0300 123 9966 or email ask@onehousing.co.uk. Please include **'Fire Safety'** in the subject line.

Please also ensure that you:

- Never disconnect an automatic closer – the door won't serve its purpose if it remains open, and it will allow the spread of smoke and fire.
- Don't remove kitchen or other internal fire doors.
- If you are fitting new carpets, make sure the door still closes smoothly – if it catches on the carpet, consider fitting rising hinges. Don't trim the door!
- Don't make new openings in fire doors for cat flaps or letter boxes without seeking advice

Do you need support to evacuate?

Keeping residents safe is our top priority. If you or members of your household need support to evacuate in the event of an emergency, it is important that you let us know. You might need help to evacuate if, for example, you or someone in your household has mobility issues or a visual or hearing impairment. Or there may be young children or older people living with you.

We use the information you provide to help us create personal emergency evacuation plans (known as a PEEPs) if support to evacuate is needed. We share the information with the Fire Brigade and any fire wardens at your development so that they can make sure you and members of your household can be safely evacuated in case of an emergency.

If you or members of your household need support to evacuate please contact us via ask@onehousing.co.uk. Please put "**Personal Emergency Evacuation Plan**" in the subject line.

Please share your feedback about this newsletter

Our quarterly Building Safety Newsletter is designed to keep you updated about the Government's legislation around building and fire safety as well as our cladding remediation programme.

Please spare a few minutes to share with us your feedback so we can improve the publication and ensure it meets your needs.

Complete the survey

<https://www.smartsurvey.co.uk/s/Z47GBU/>

One Housing



The Riverside Group | 2 Estuary Boulevard | Estuary Commerce Park | Liverpool |
L24 8RF · United Kingdom

You are receiving this email because you are a One Housing customer.

[Preferences](#) | [Unsubscribe](#)