

HOUSING MANAGEMENT & MAINTENANCE

Revisiting Fire Safety in Social Housing

July 2024

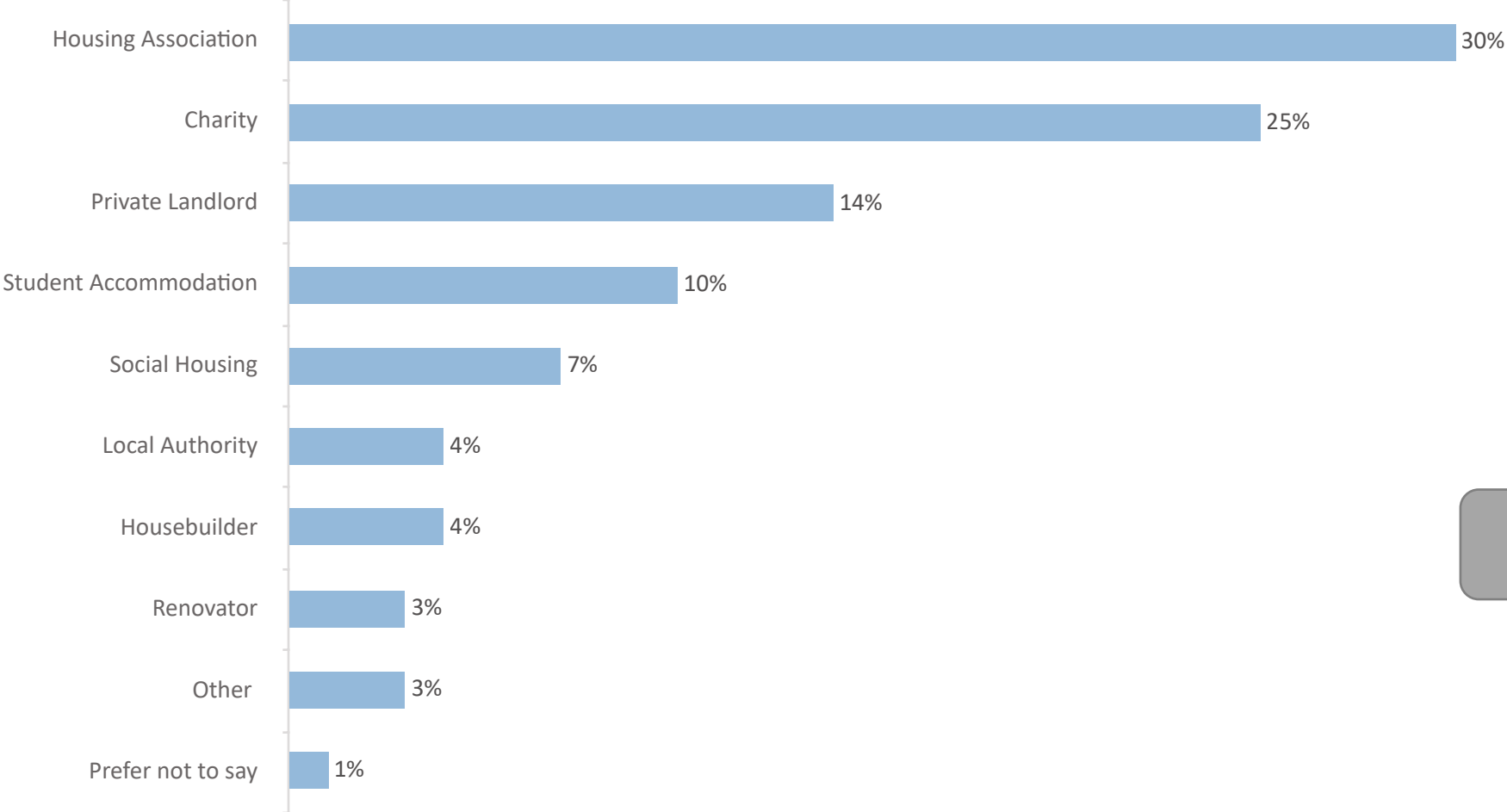


Project Specifications

- Mixed methodologies were utilised in the research: Online Survey & Telephone Interviews.
- Online Survey conducted by Edge Insight. The questionnaire link was sent out via targeted email & promoted via social media.
- Telephone interviews were conducted by BCC Telemarketing mirroring the Online Survey content & format in June 2024 amongst the audience of Housing Management & Maintenance to gauge progress in the sector, current thinking and approach and any obstacles delaying fire safety improvements
- 101 respondents participated in the survey.
- Respondents completing the Survey were offered entry into a Quarterly Prize Draw to win a £250 Amazon voucher, while others were offered a £5 Amazon voucher. Individuals who selected to be part of the Housing Management & Maintenance Dedicated Research list were offered a £10 Amazon voucher.

PROFILE OF RESPONDENTS

Organisation Type

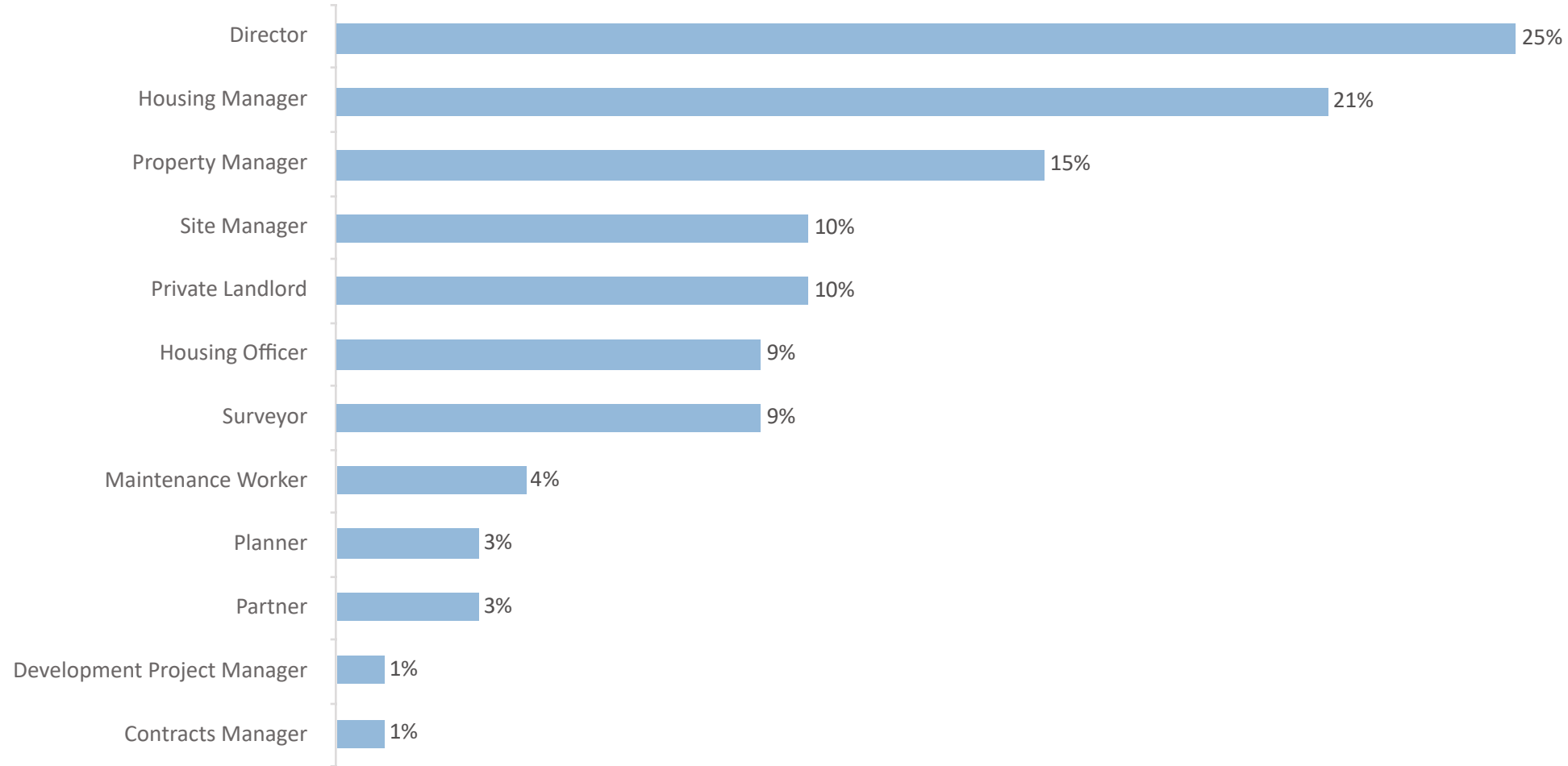


Other mentions include:
Lettings Agency, Almshouse

"How would you describe the type of organisation you work for?"

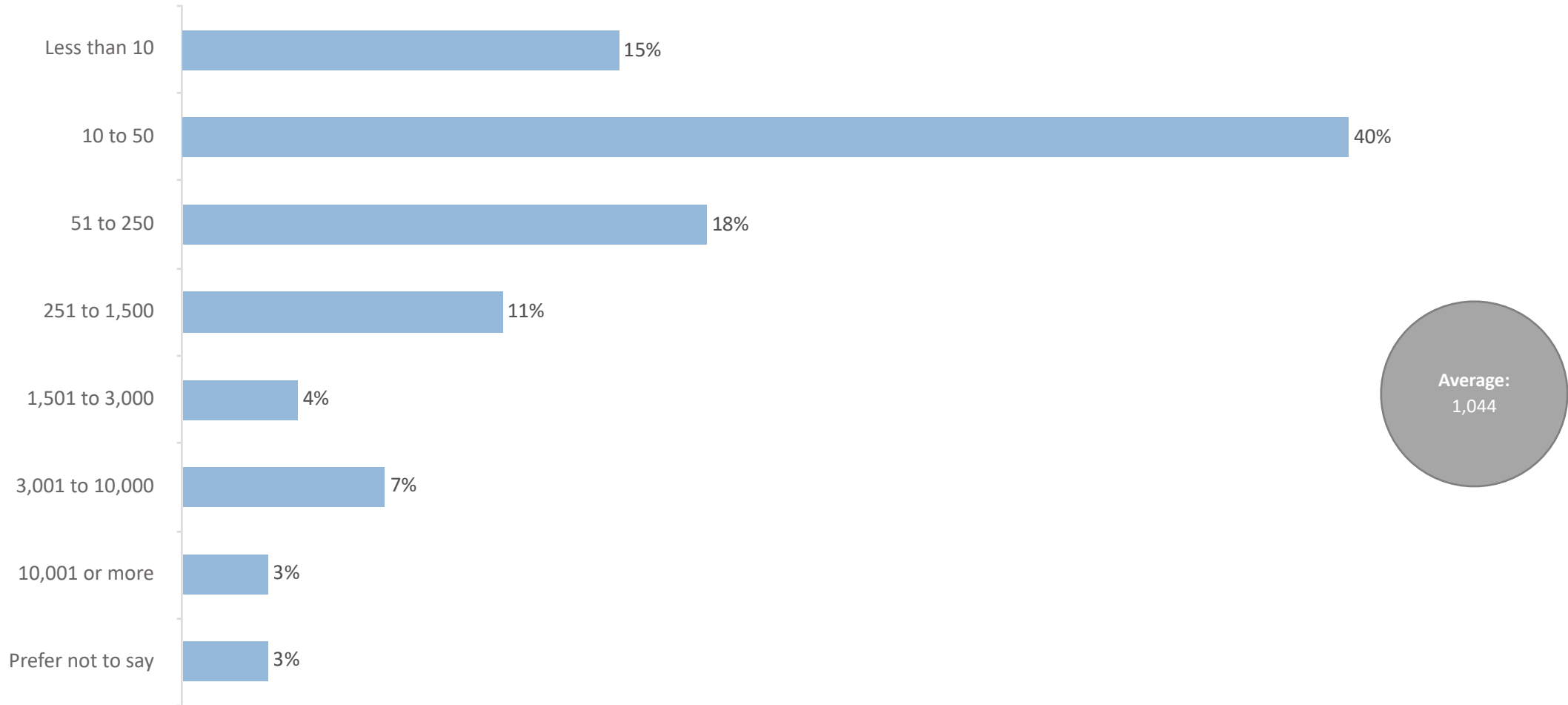
Job Role

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“Which of the following best describes your job role?”

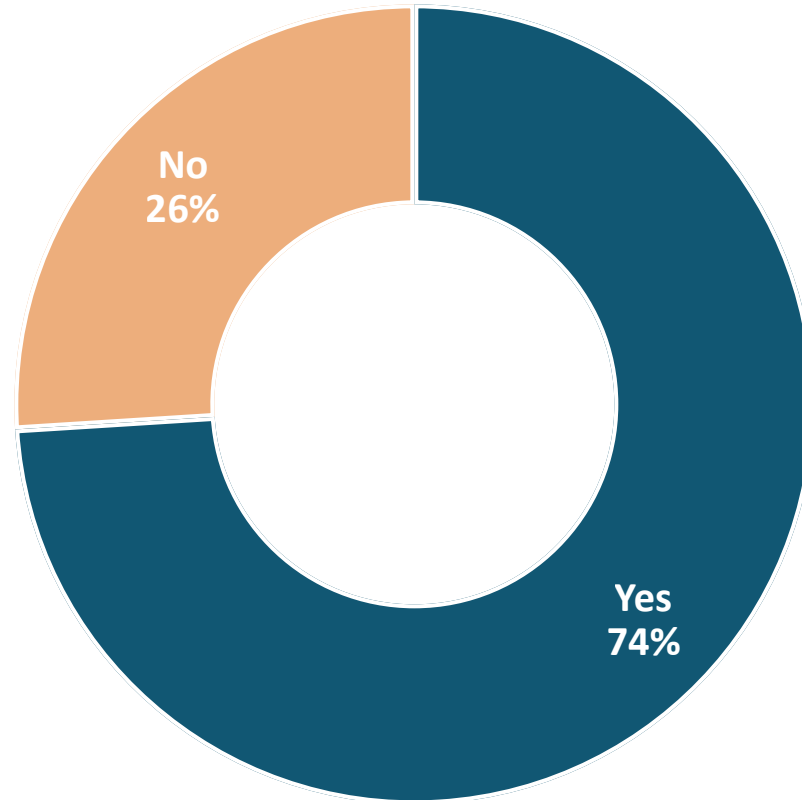
Rental Properties in Management



"How many rental properties do you or your company/association have in management?"

MAIN FINDINGS

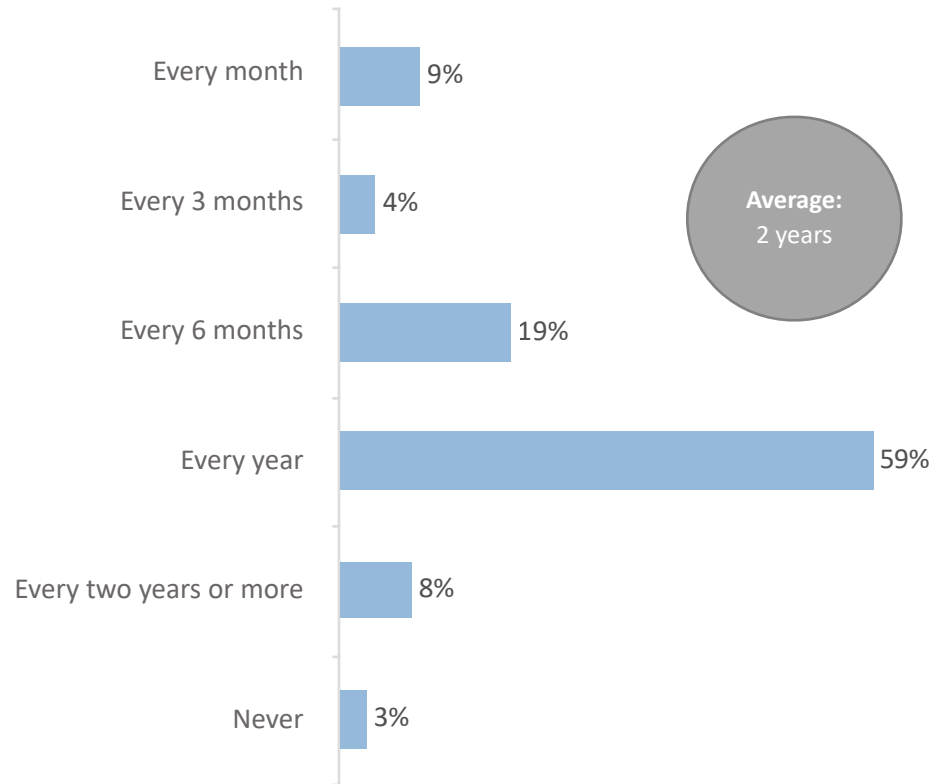
Require a Responsible Person



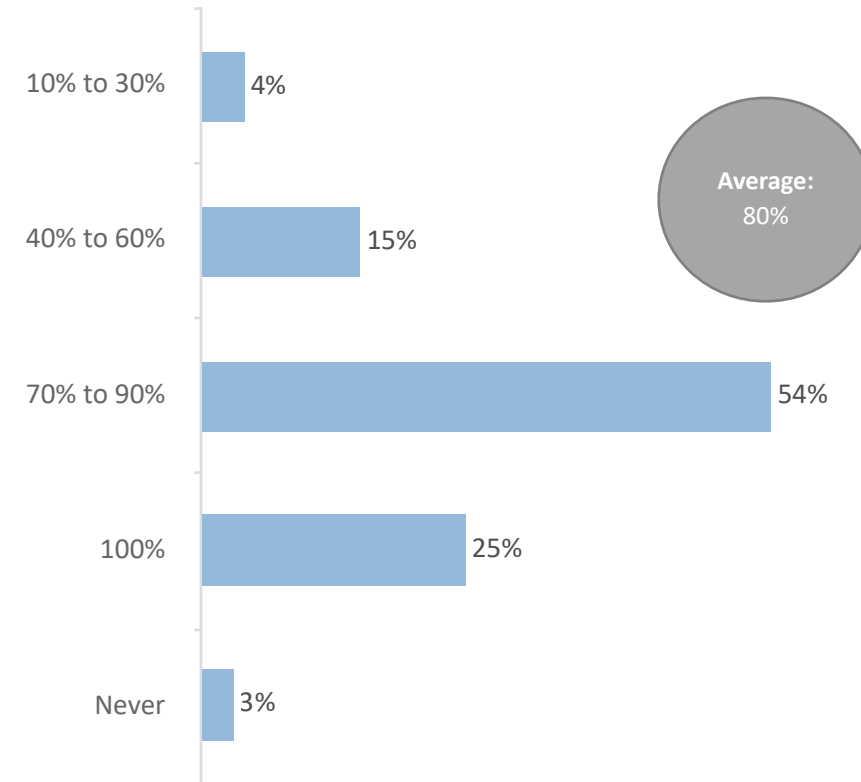
"Do you work on any housing that falls under the Fire Safety Regulations 2022 updates this year that require a Responsible Person?"

Frequency of Fire Assessments on Properties

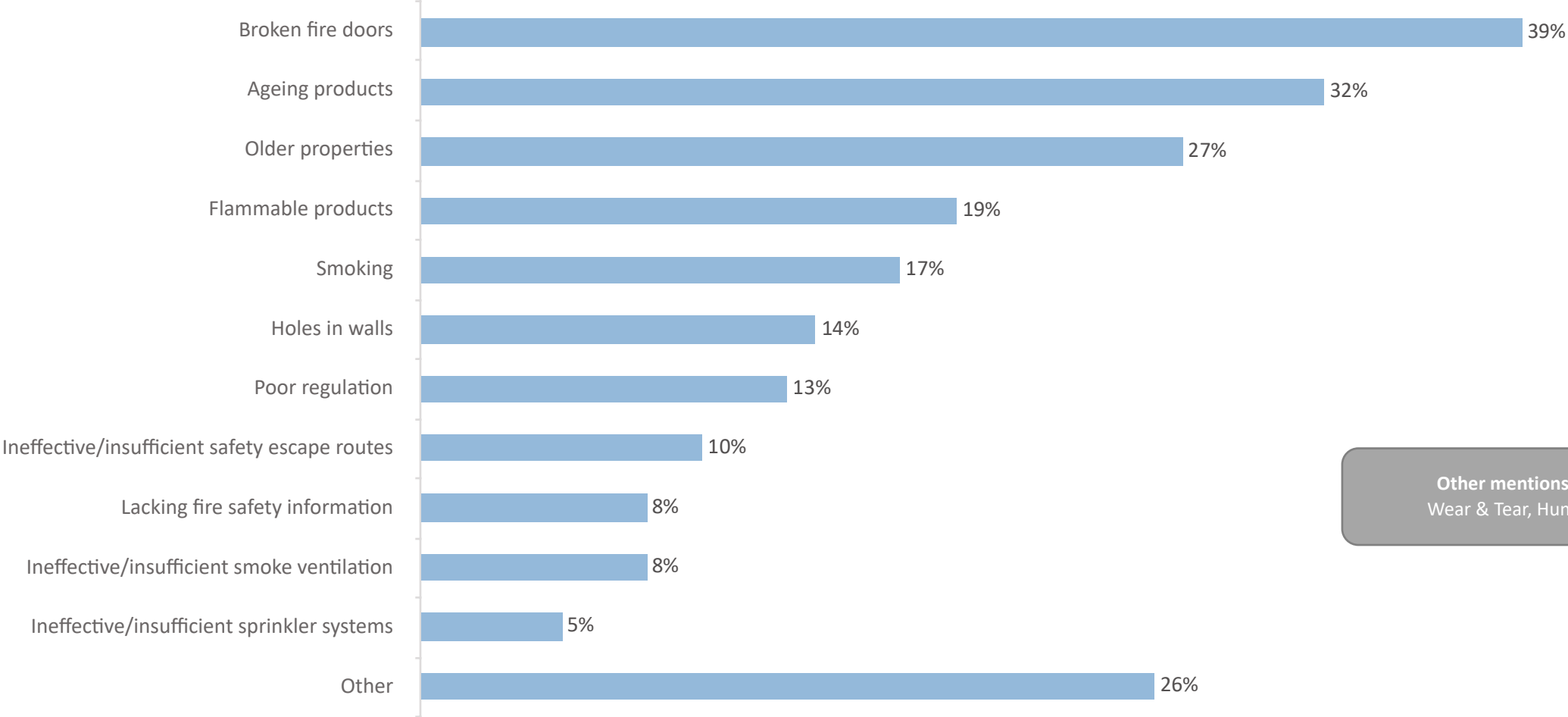
How often do you or your association/organisation conduct fire risk assessments on each property under your company's remit



"How often on average would you say these assessments pass?"



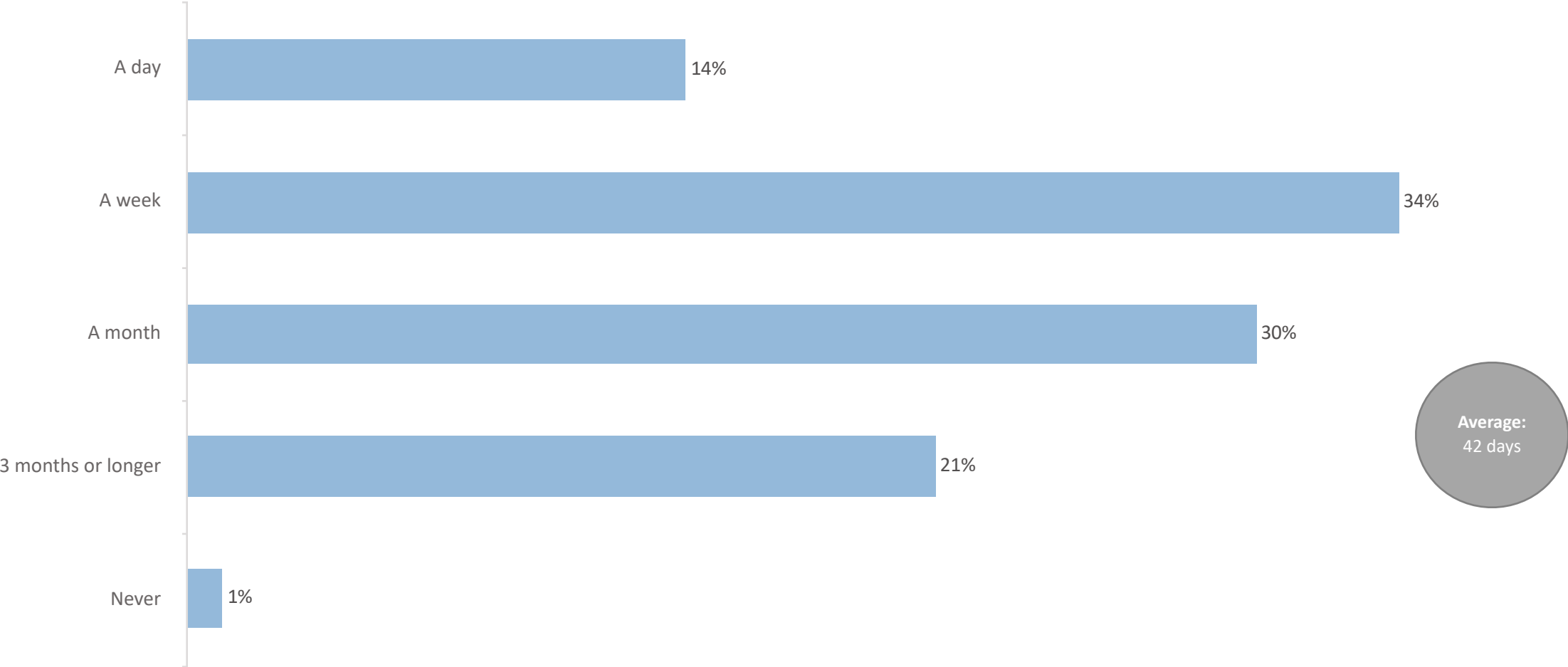
Main Causes of Assessment Failures



Other mentions include:
Wear & Tear, Human Errors

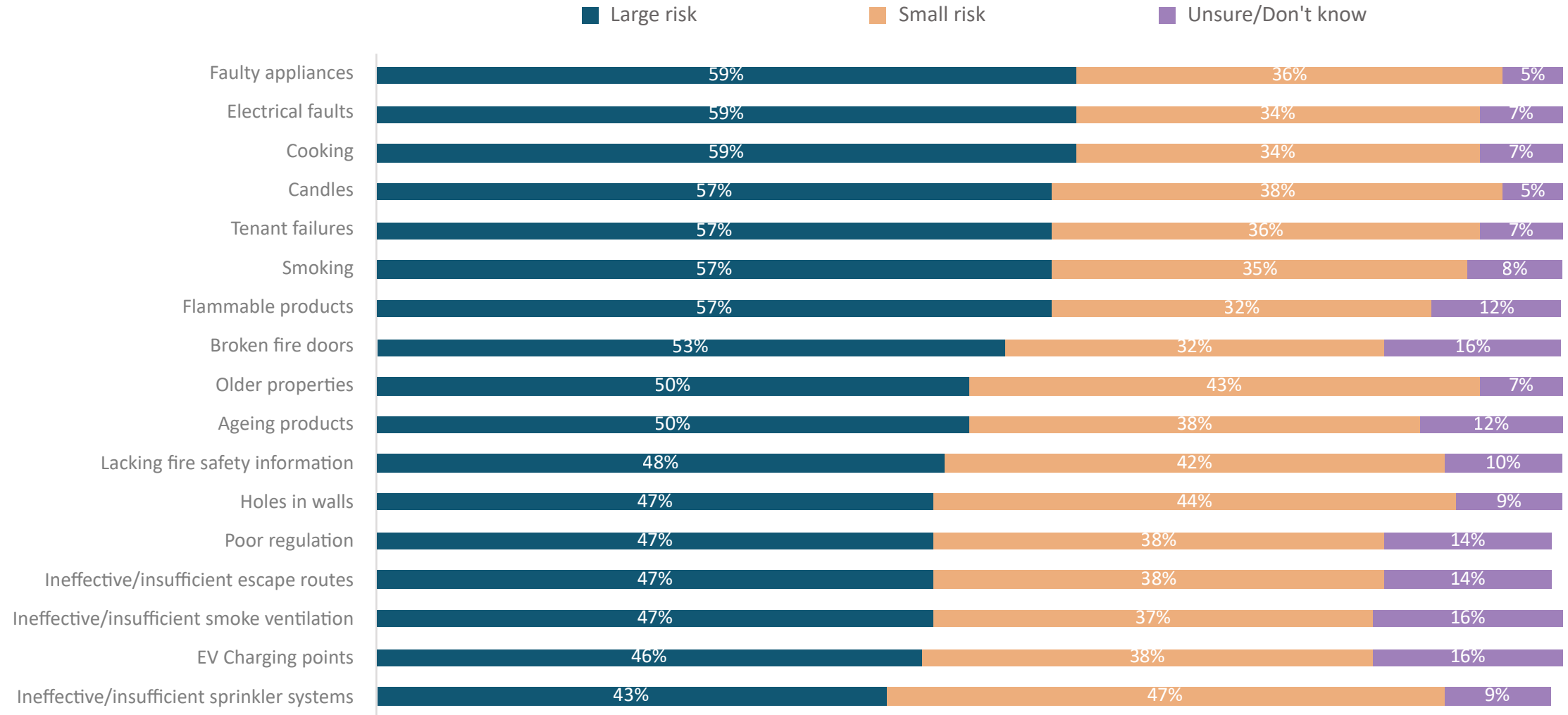
“What are the main causes of failures?”

Length of Time to Address Assessment Failures



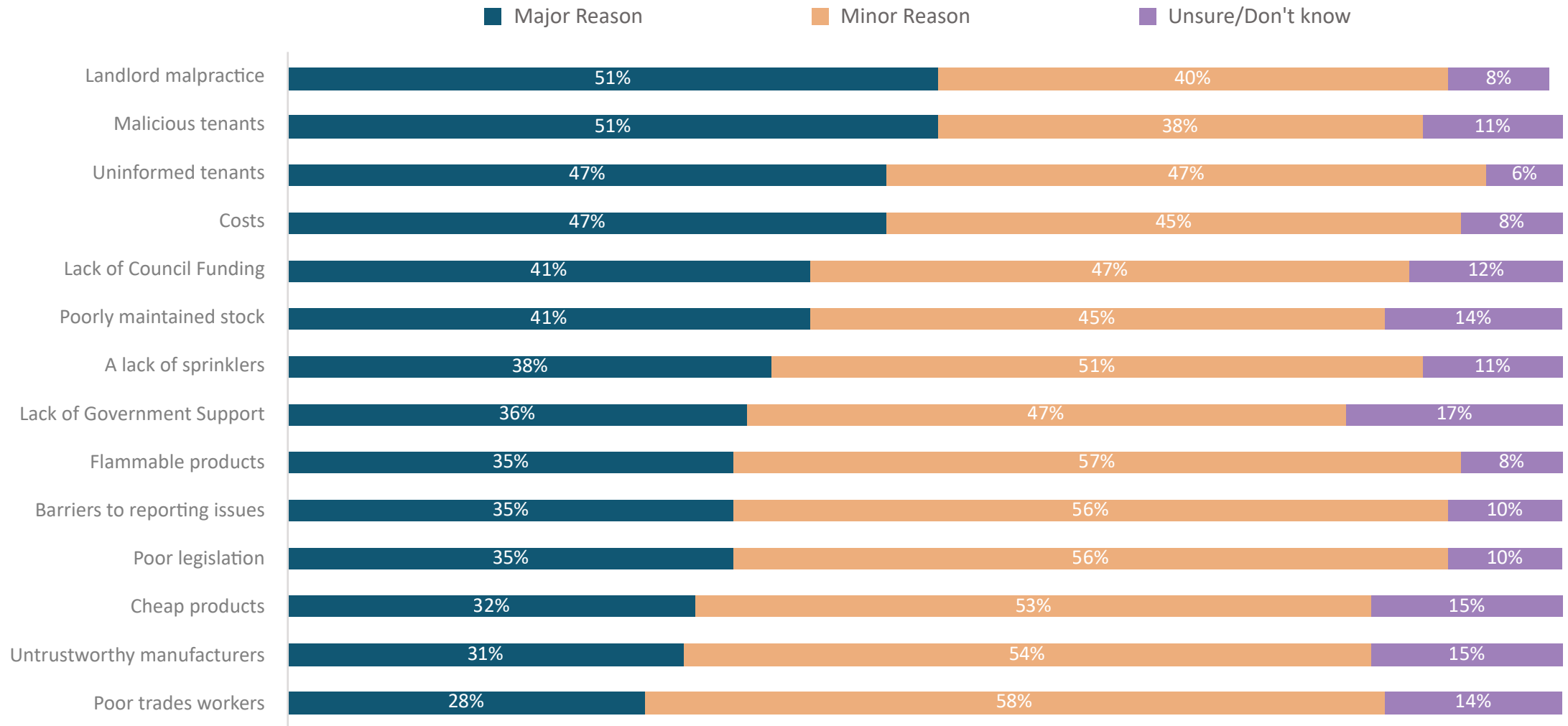
"How long does it take on average for these issues to be addressed?"

Fire Risks in Housing



“How much of a fire risk do the following cause in housing as a whole?”

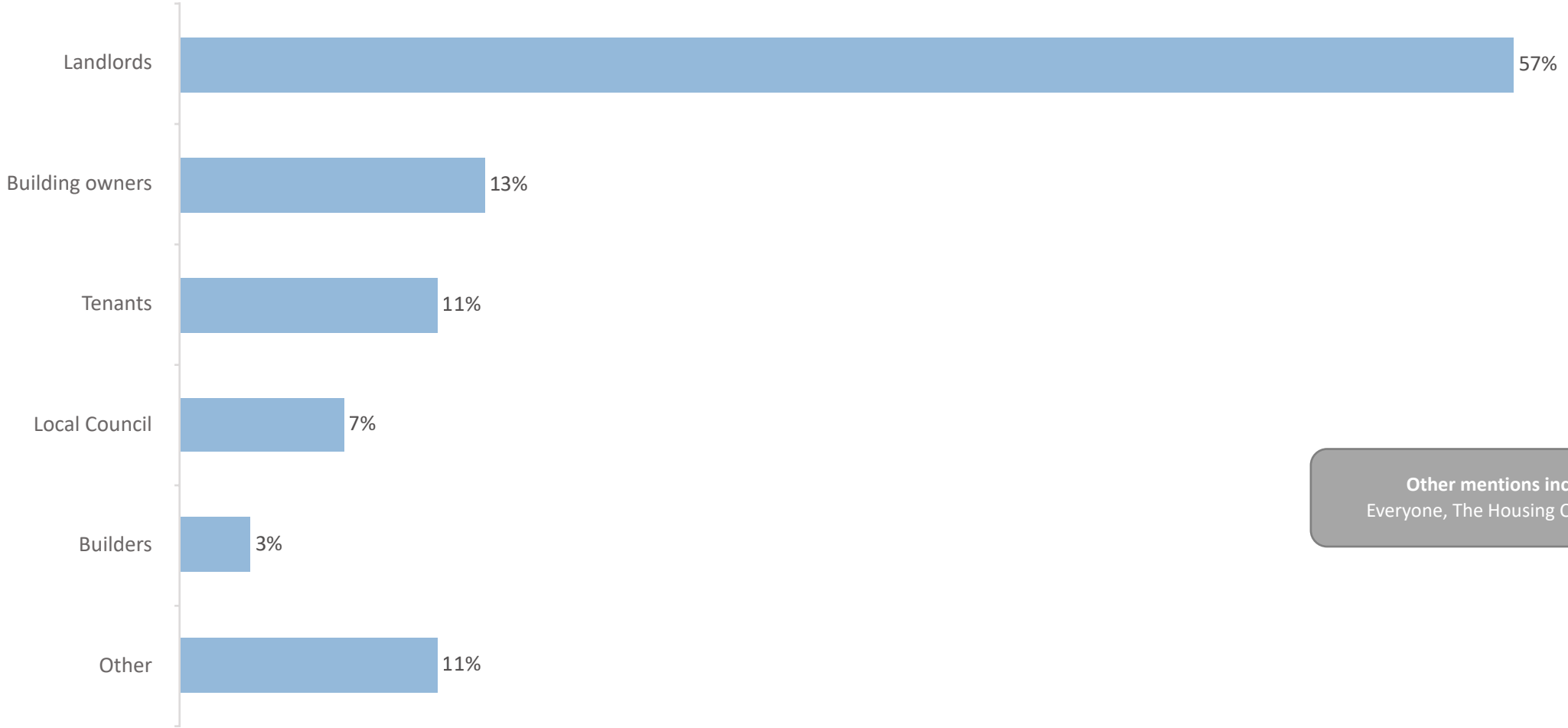
Reasons Fire Risks Remaining Present



"What do you think are the main reasons these risks remain present?"

Responsibility for Rental Accommodation Fire Safety

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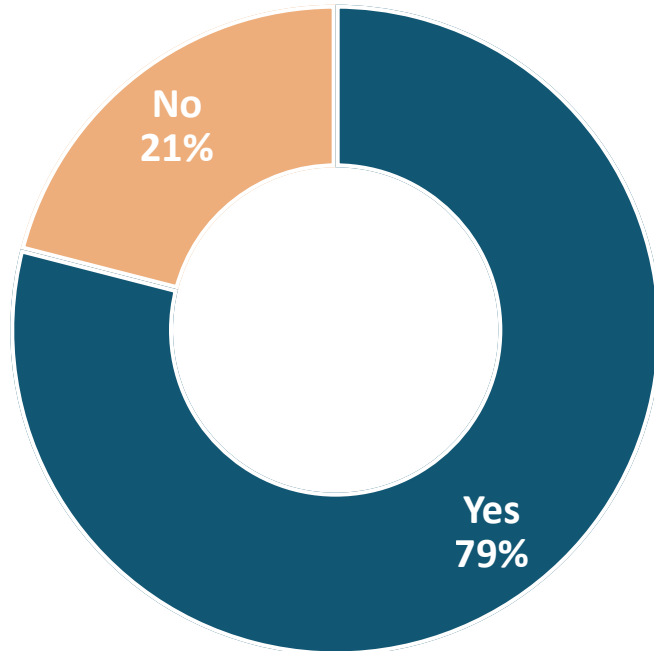


Other mentions include:
Everyone, The Housing Committee

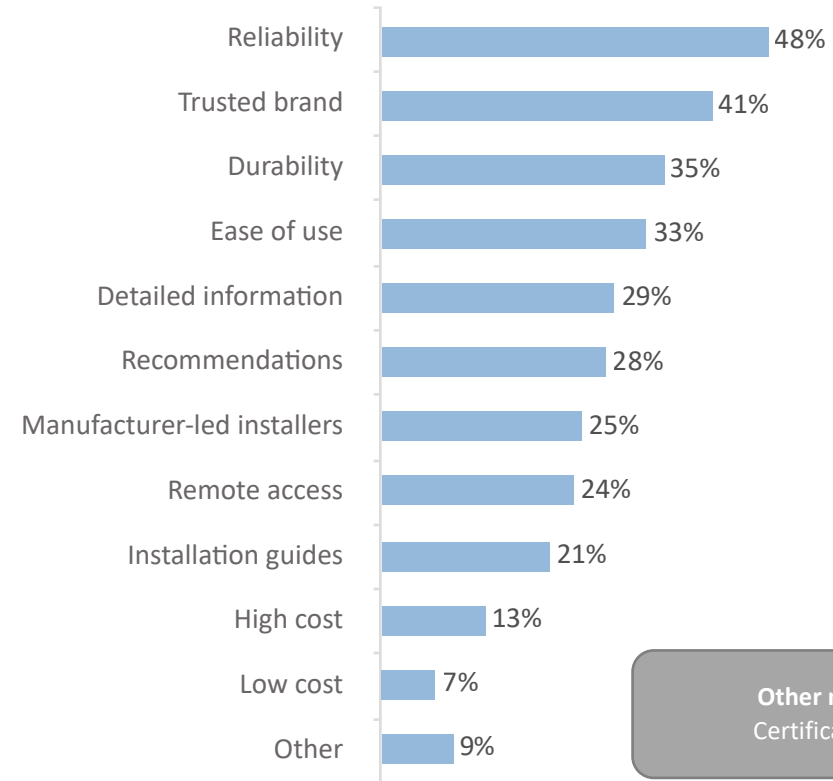
"Who do you think the main onus should be on rental accommodation fire safety?"

'Better' fire safety products

In your experience, do 'better' fire safety products significantly reduce fire risk

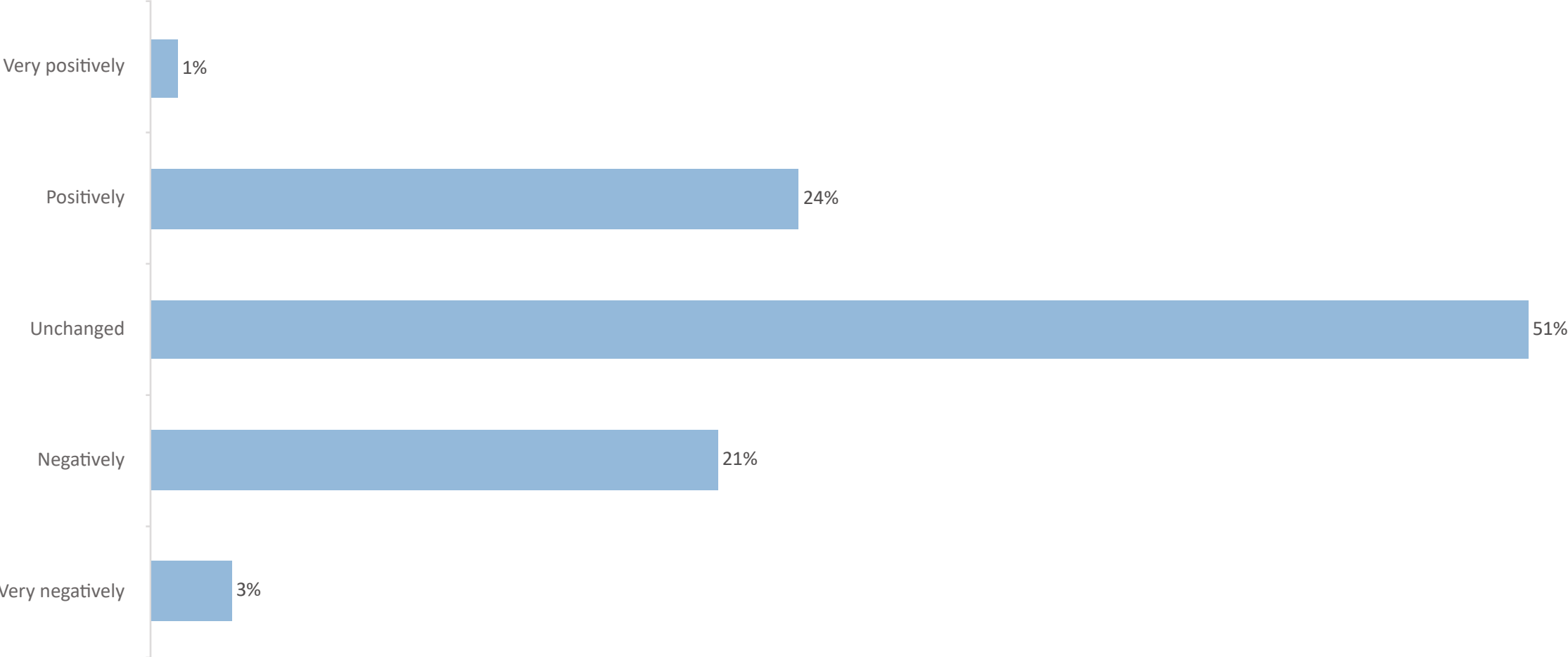


What defines a 'better' fire safety product to you



Other mentions include:
Certification, Accessibility

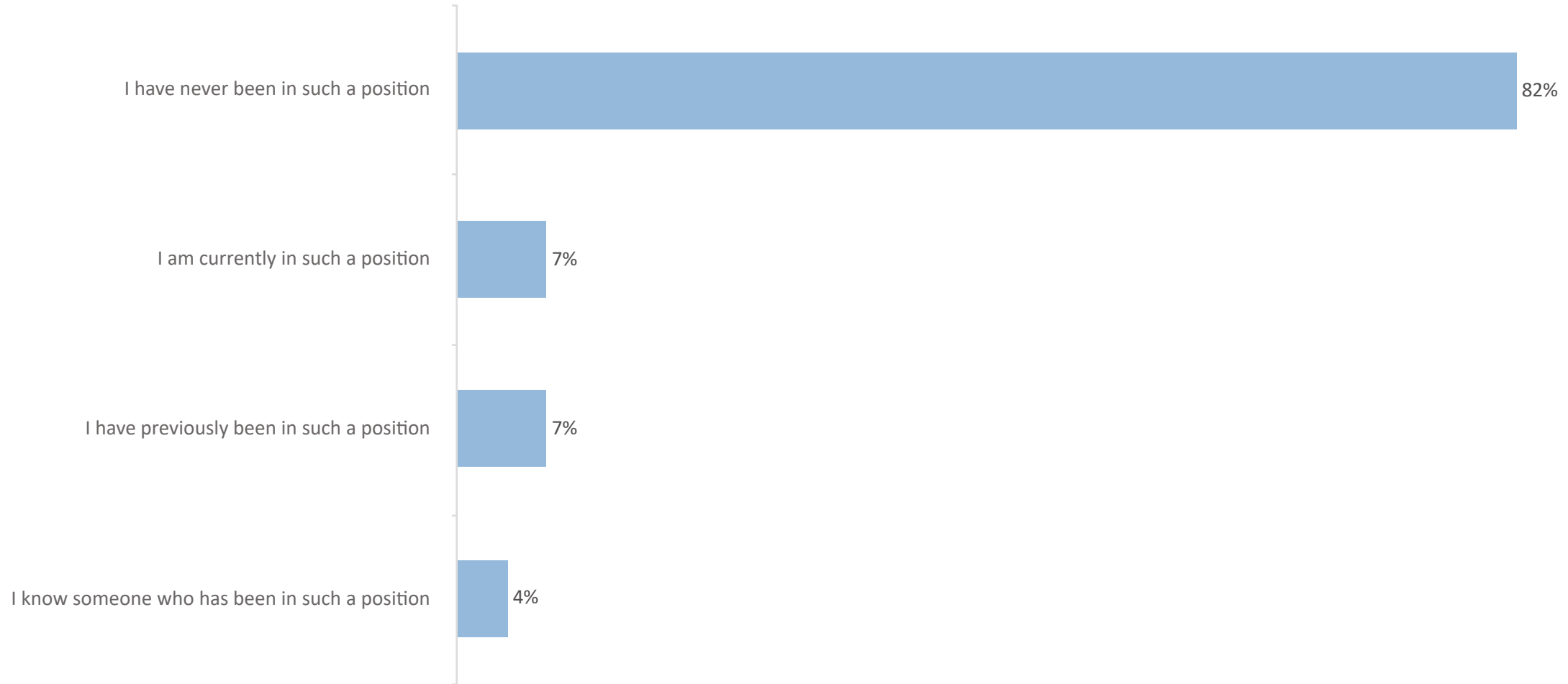
Trust in Product Manufacturers



"In the last year, how has your trust in product manufacturers been affected?"

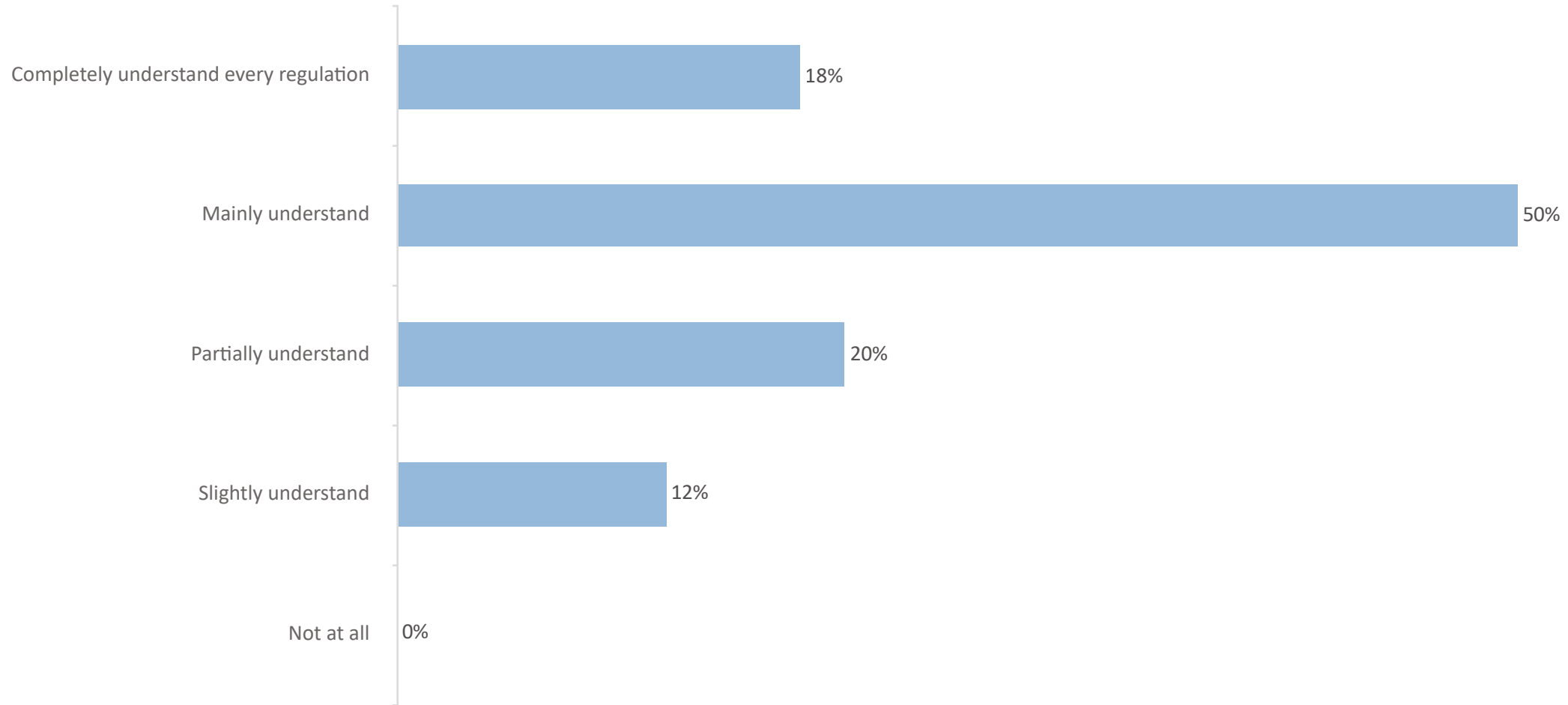
Experience of Reporting Fire Safety Issues or Malpractice

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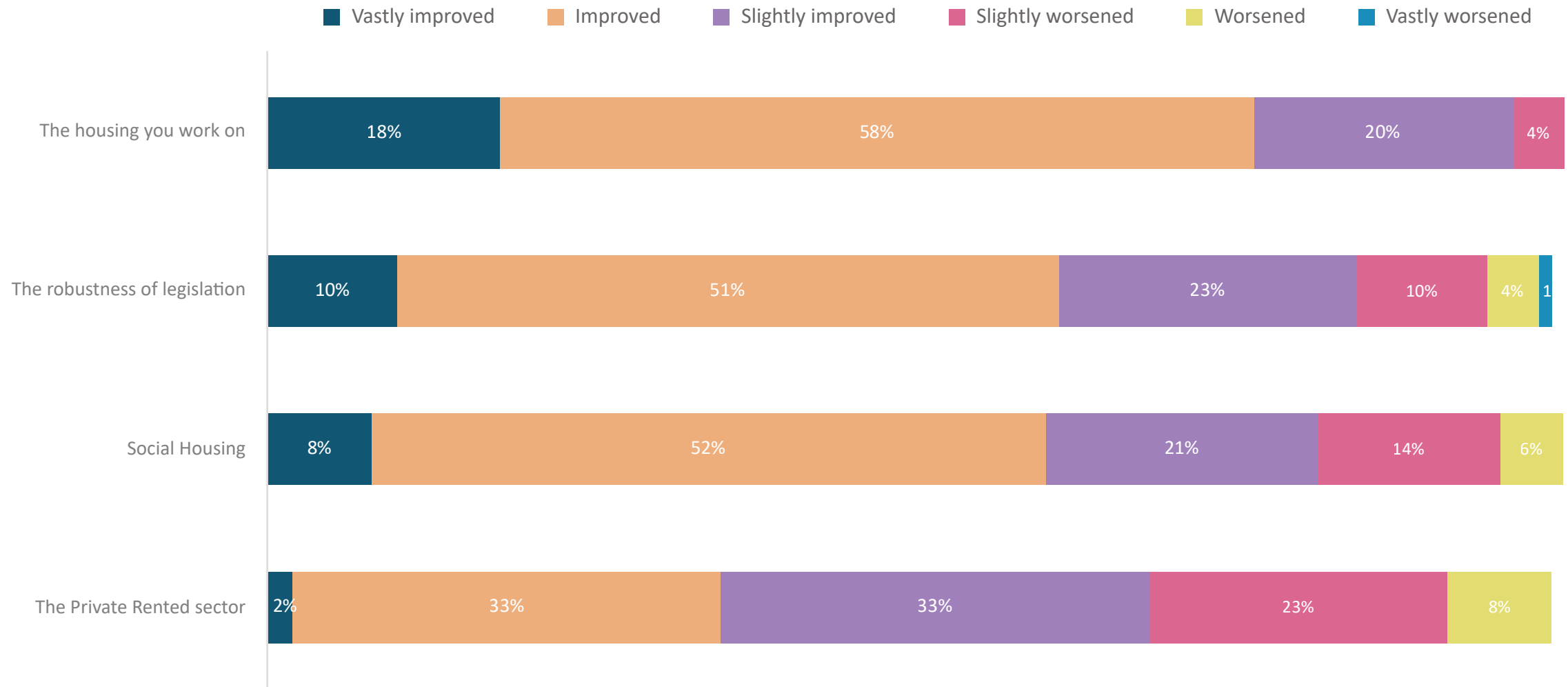
"It has been reported that many housing professionals at some point in their career have been put in a position where it would be uncomfortable to report fire safety issues or malpractice to a superior or relevant authority, or that their voices would not be heard in the matter. Which of the following options best suits your experience of this?"

Understanding of Fire Safety Regulations



"How well would you say your understand fire safety regulations?"

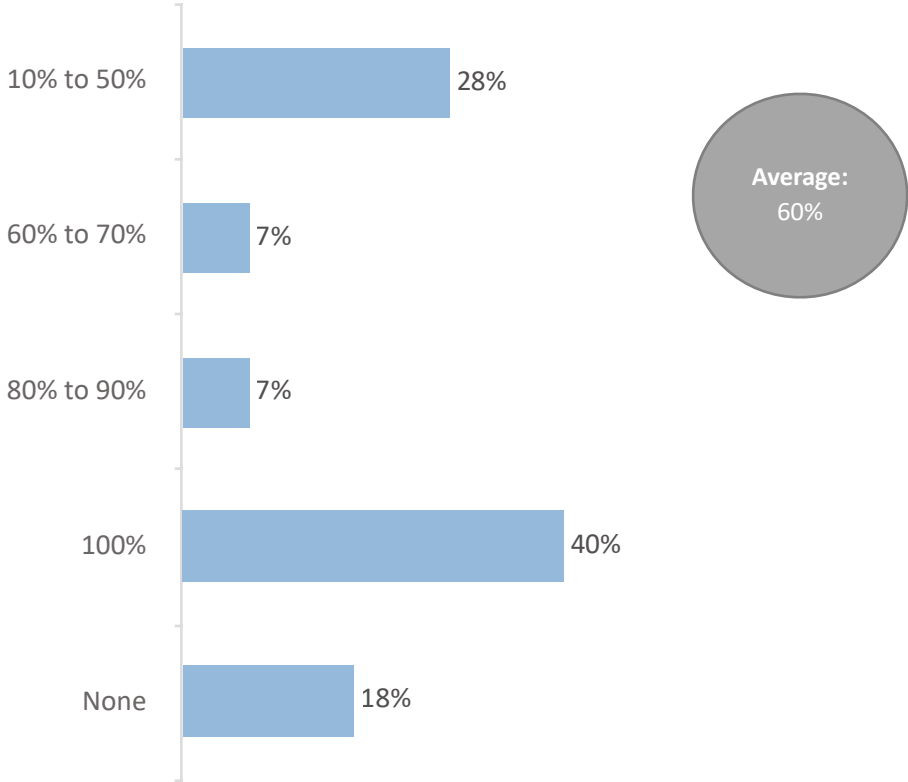
Improvement in Fire Safety in Last 5 Years



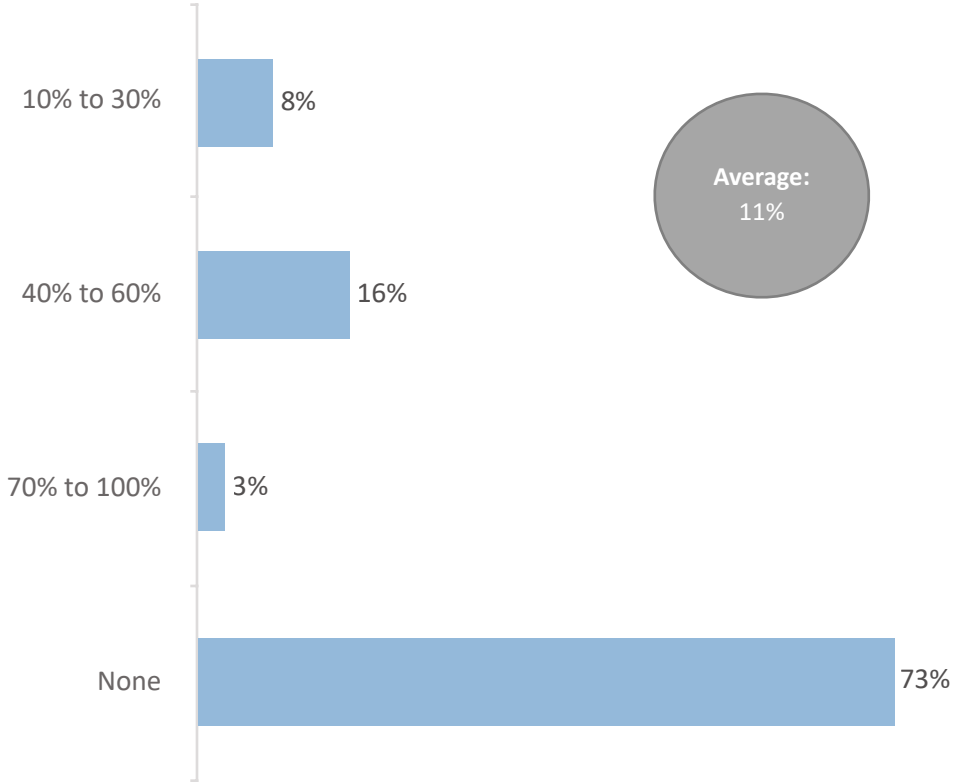
"In the last 5 years, how would you rate the improvement of fire safety in the following areas?"

Category LD2 Fire Detection & Unsafe cladding

What percentage of your properties have a Category LD2 fire detection system installed?

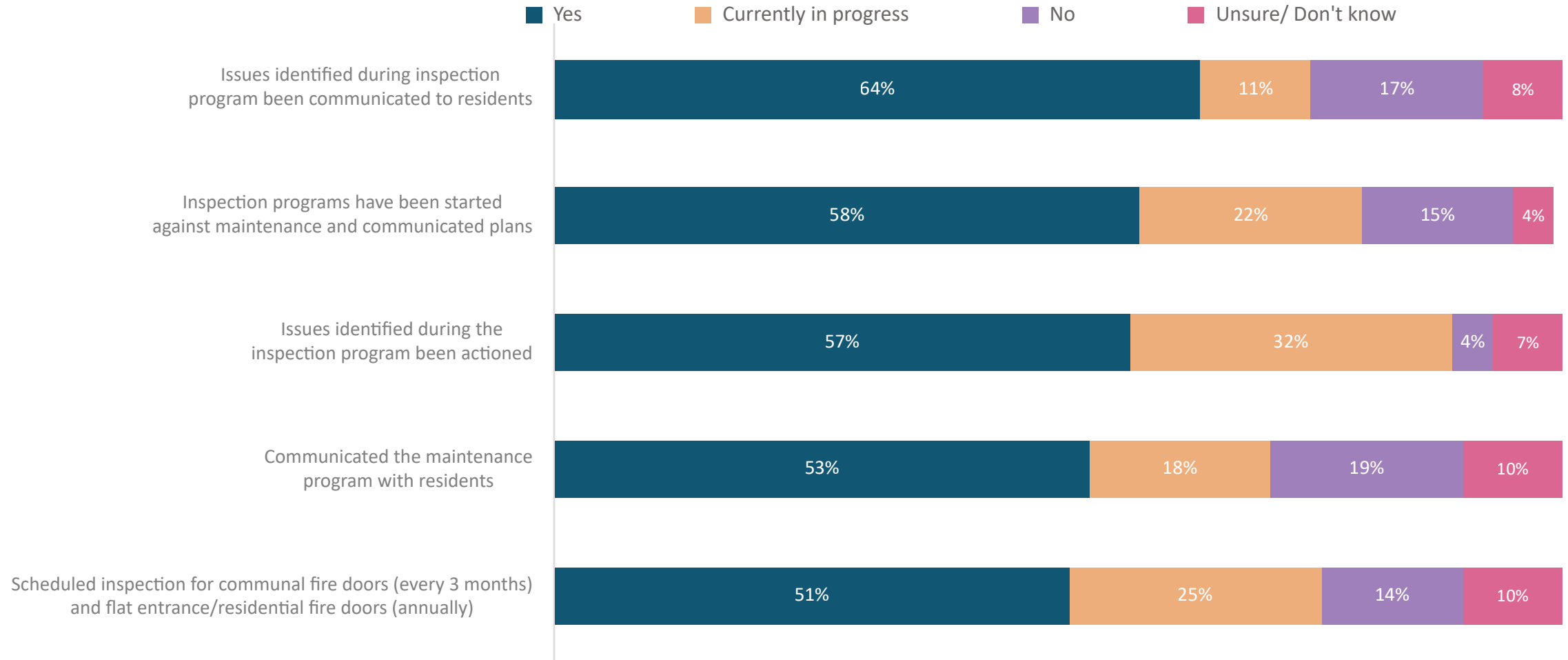


What percentage of the housing you've worked on in the last 6 months would you estimate has unsafe cladding?



Implementation of inspection & maintenance programs

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“Following the third phase of the fire safety order in October 2023 and the Social Housing Act earlier this year, have the following inspection and maintenance programs been implemented?”

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