

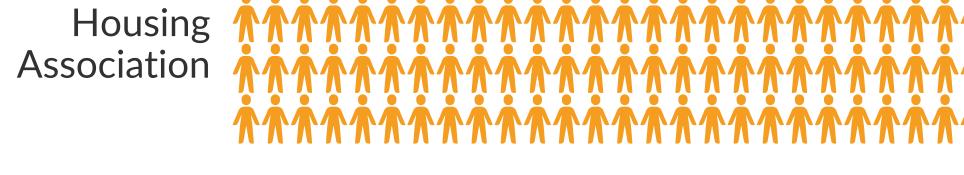
Are you fit for today and fit for tomorrow?

number of organisations surveyed 12

A survey conducted by Inside Housing, in partnership with Pennington Choices, shows that social landlords are finding fire risk assessments the most challenging area of compliance.

What type of organisation do you work for?

Local



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ALMO ******** 9

Council-owned

Other 1 4

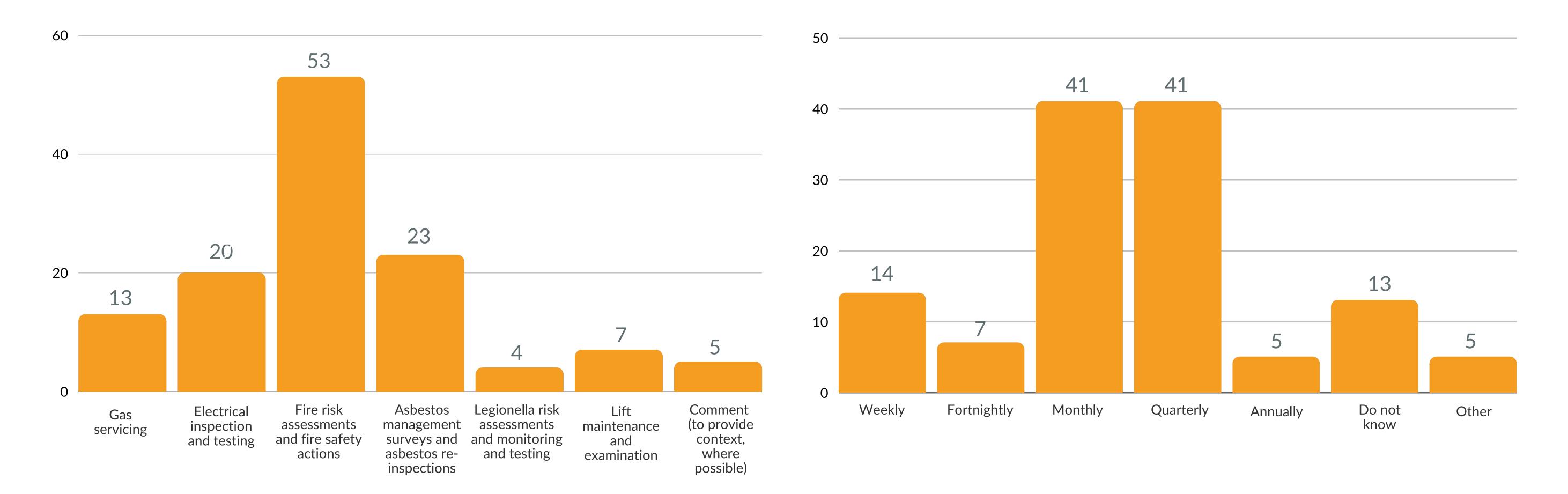


Which of the below best describes your job seniority? CEOs and Managing Head of Service level Service Manager



Which one of the following core compliance areas does your organisation find most challenging?

Answered: 125 Skipped: 3





How often does your Board currently receive information/reports on property compliance?

Answered: 126 Skipped: 2

Gas Servicing 50 What is the current level of compliance on your gas 40 servicing programme? Answered: 125 Skipped: 3 (i.e. the number of properties 30 which have an LGSR certificate

dated within the past 12 months)

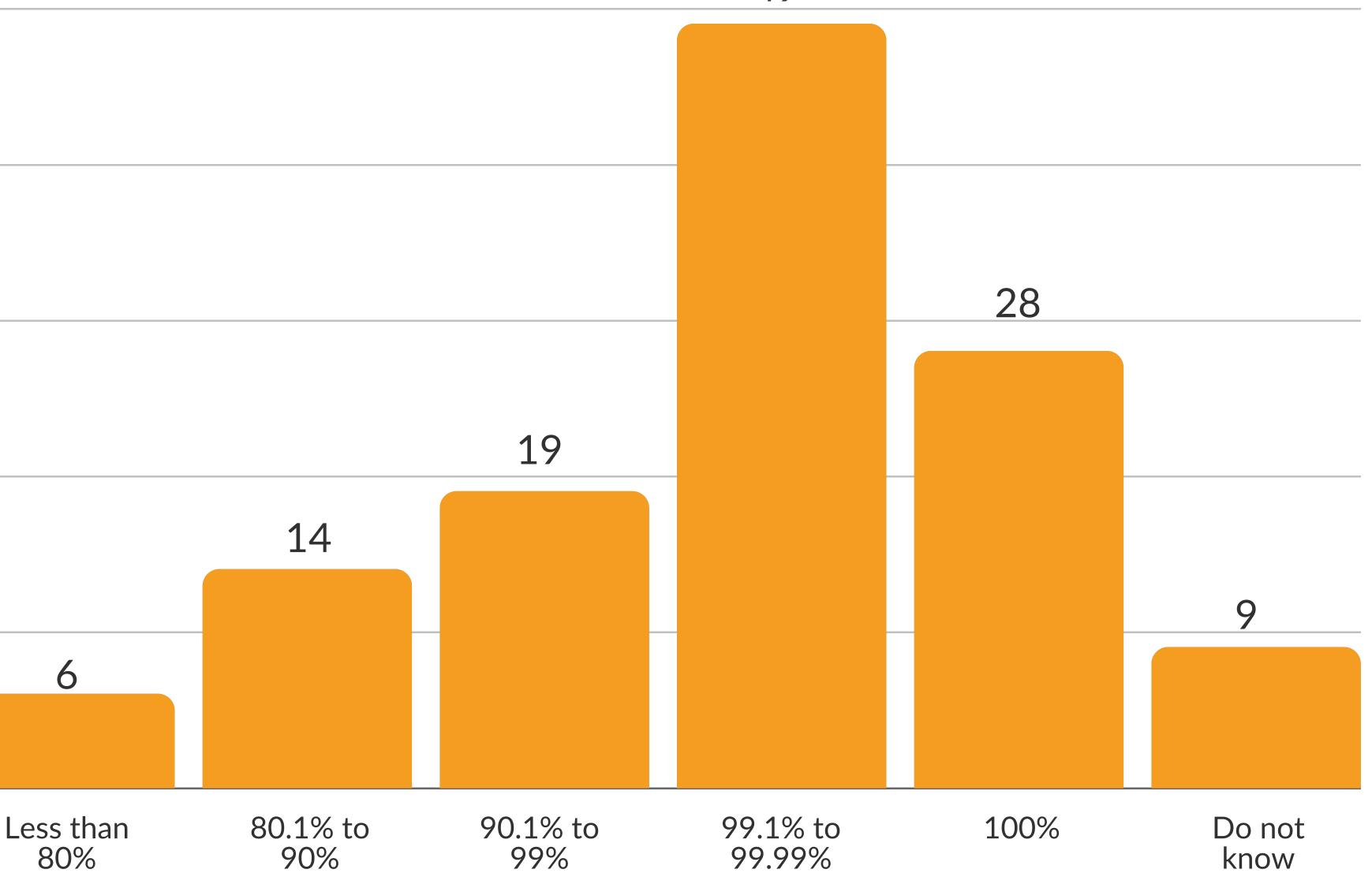
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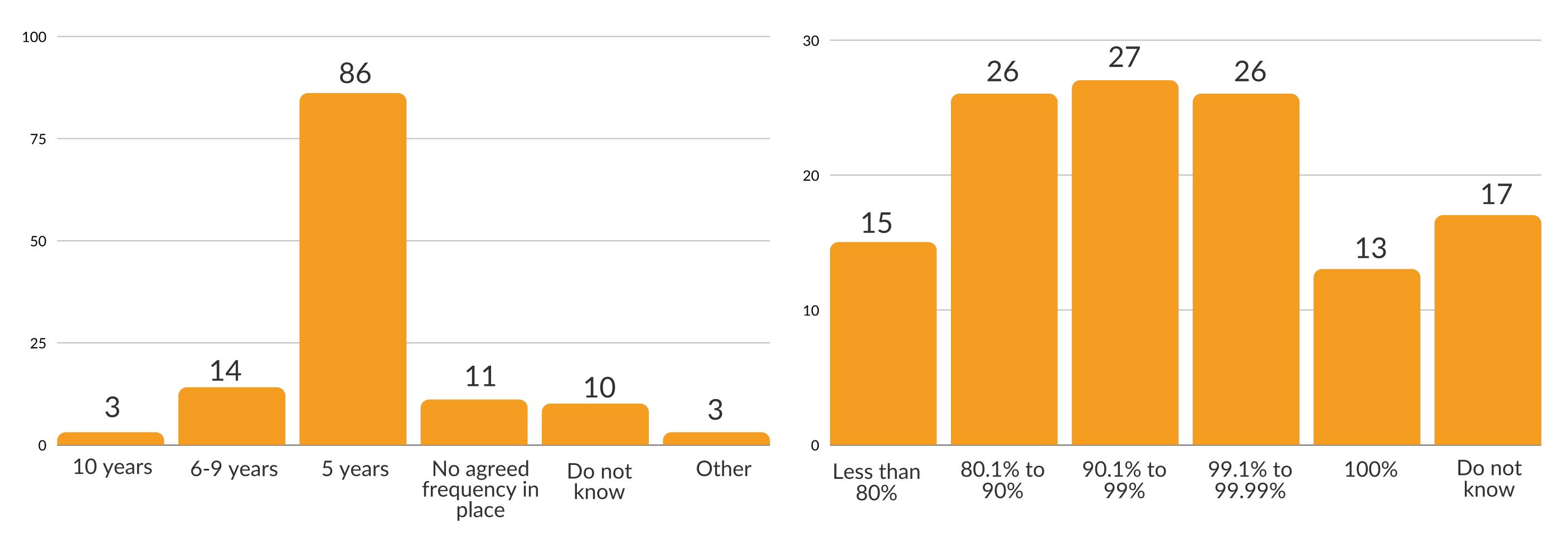


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Electrical inspection and testing

Over what frequency are you carrying out your electrical inspection and testing programme?

Answered: 127 Skipped: 1





What percentage of your properties and blocks have an Electrical Installation Condition Report dated within the past five years?

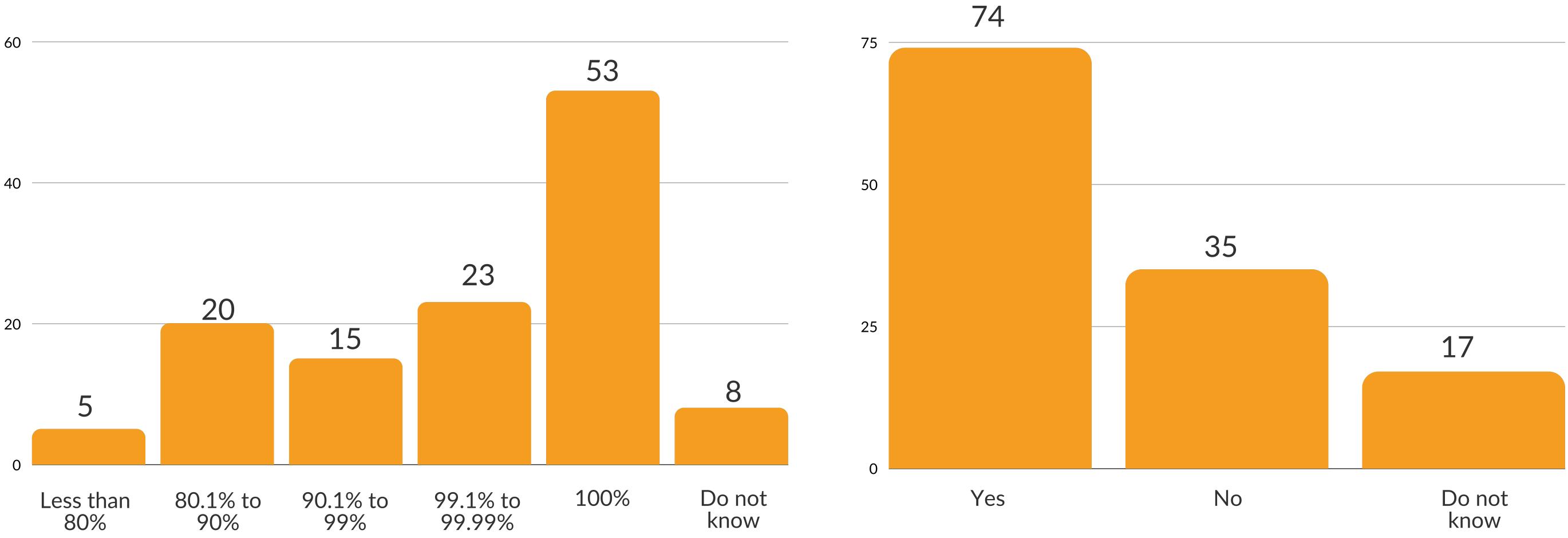
Answered: 124 Skipped: 4

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Fire Safety

What percentage of your buildings have an in date fire risk assessment?

Answered: 124 Skipped: 4





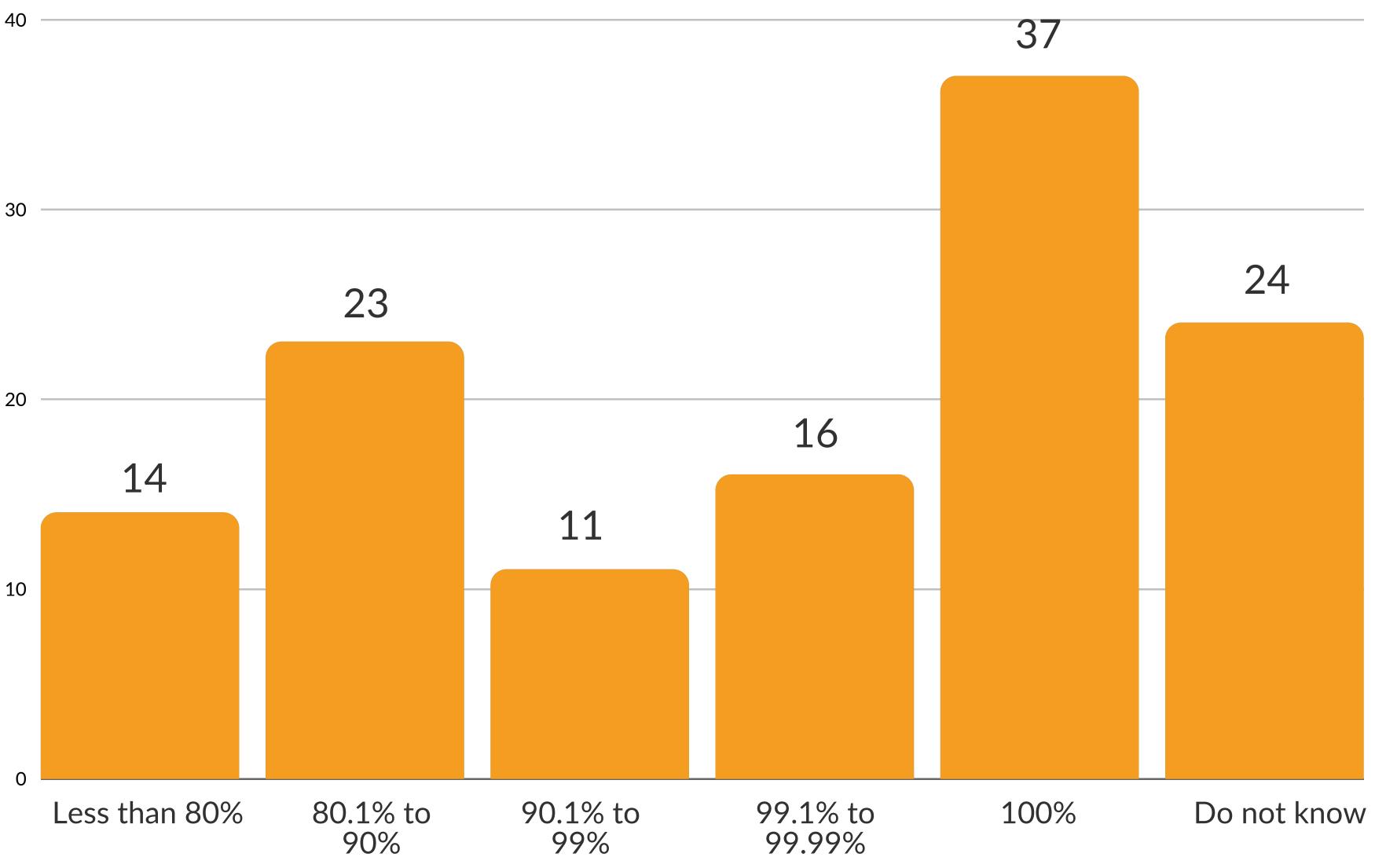
For these buildings, can you confirm if fire safety actions were delivered on time? Answered: 126 Skipped: 2

Asbestos

40 What percentage of your buildings, which require an asbestos management survey (and subsequent re-inspection survey), have an initial 30 management survey dated after April 2012, and a reinspection survey which has taken place within 20 the past 12 months?

Answered: 125 Skipped: 3





Water Hygiene

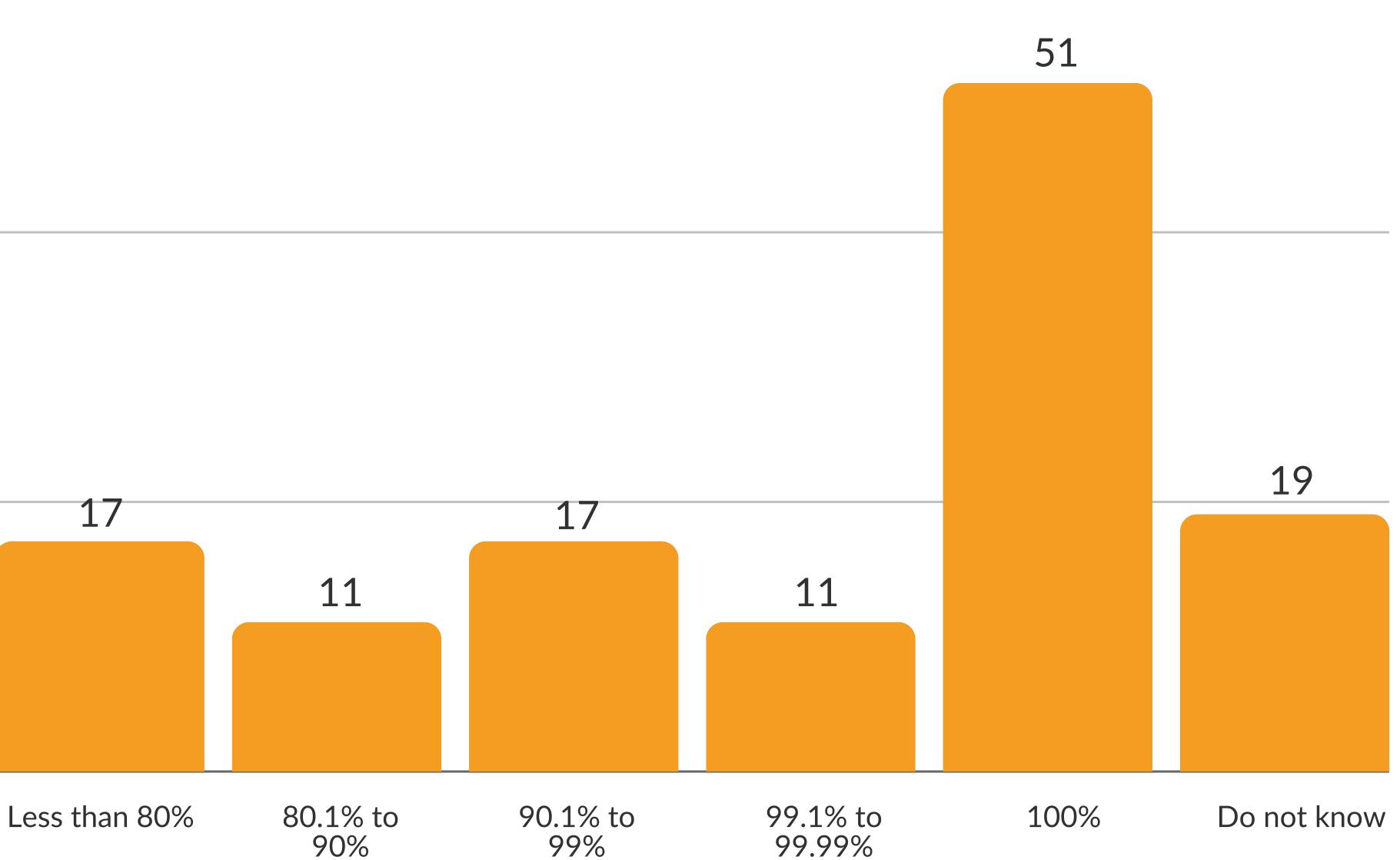
What percentage of your buildings, which require a legionella risk assessment (and subsequent monitoring and testing), have a legionella risk assessment that is dated within the past two years, and a monitoring and testing inspection report dated within the latest required monitoring 20 and inspection period? Answered: 126 Skipped: 2

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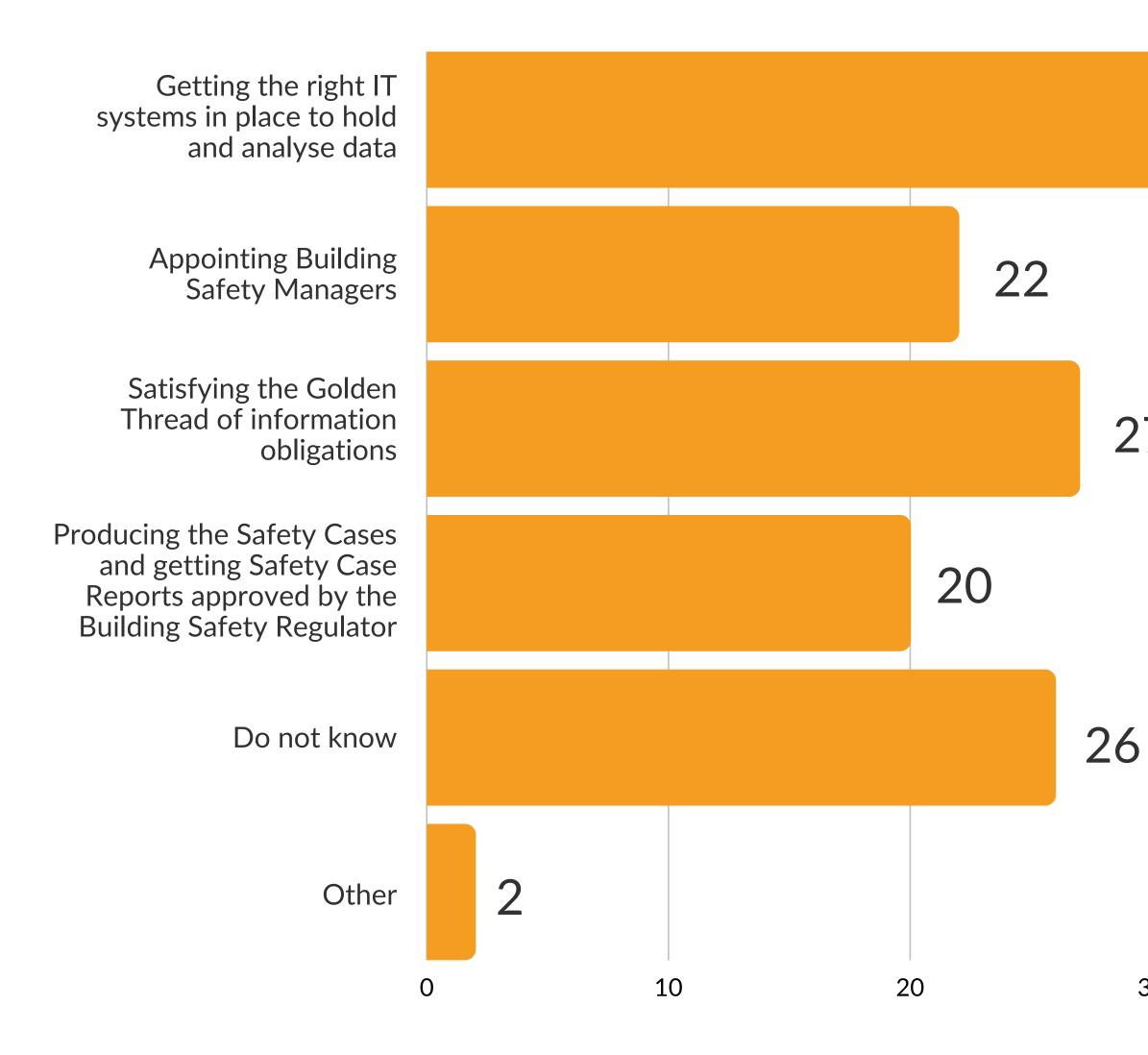
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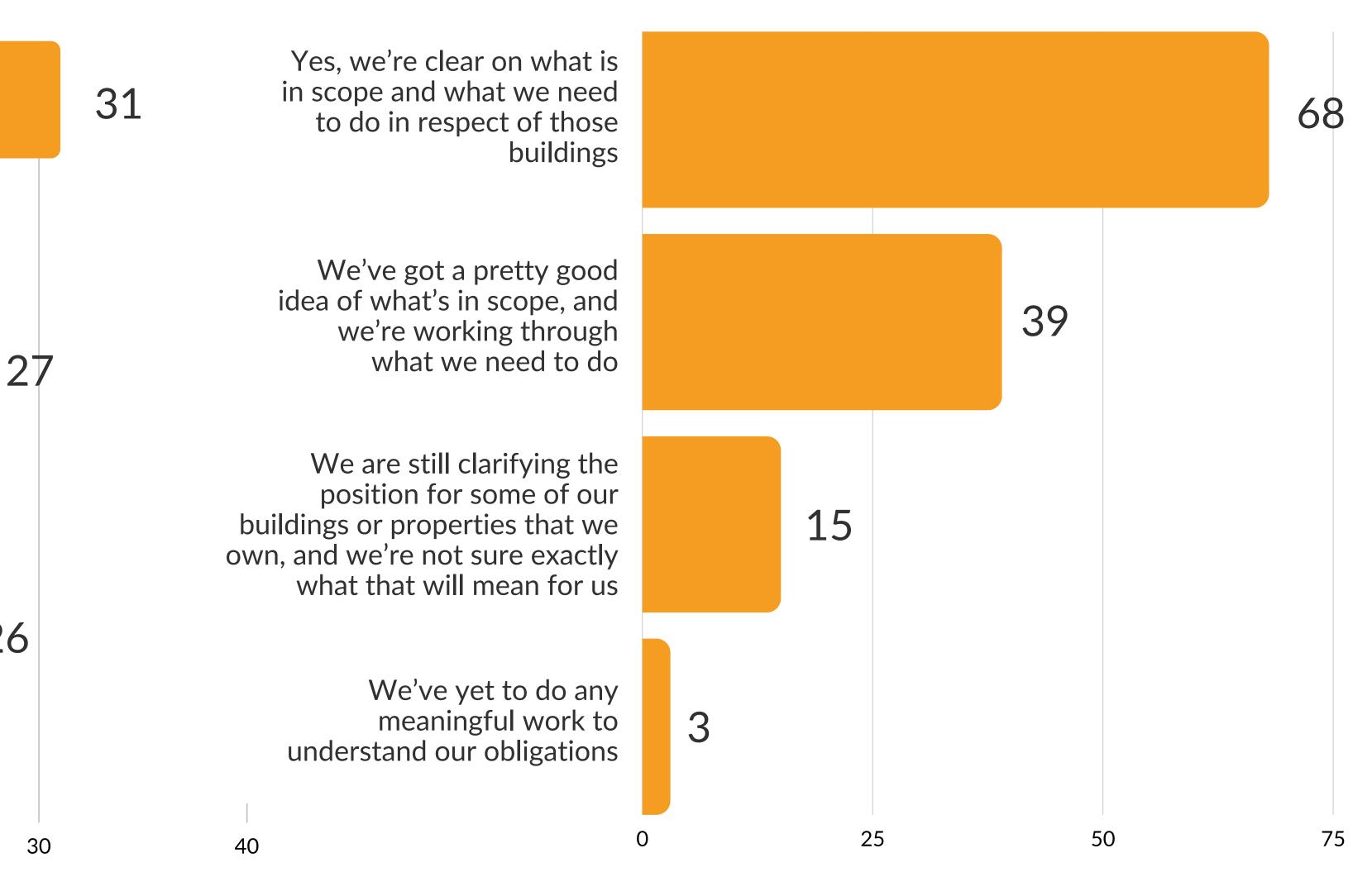
Which regulatory requirements (via potential changes) to the Fire Safety Order and the new Building Safety Bill) will your organisation find most challenging?

Answered: 128 Skipped: 0





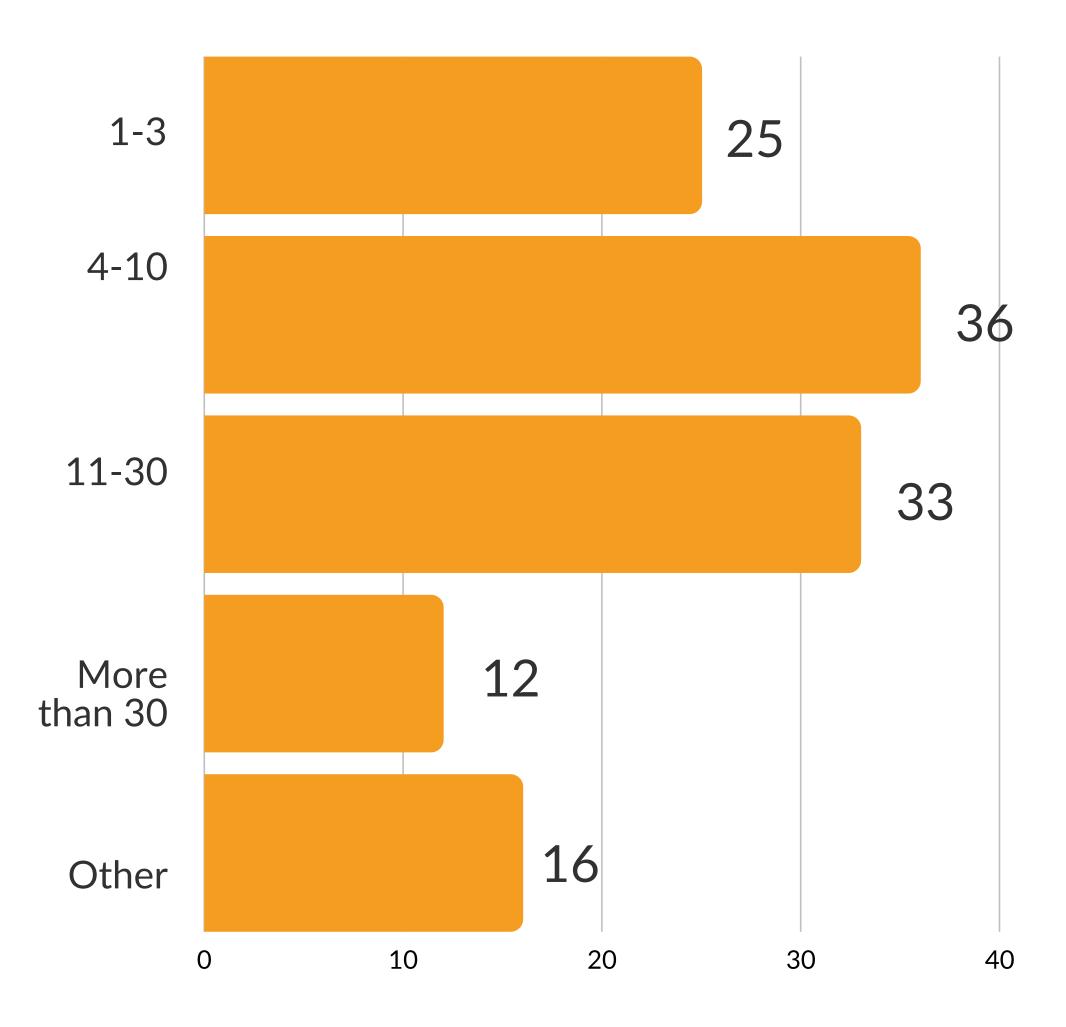
Do you know how many high-rise buildings you have which will be in scope of the Building Safety Bill, and what your obligations will be for them? Answered: 125 Skipped: 3



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If yes to the question above, how many of your high-rise buildings will be in scope of the Building Safety Bill?

Answered: 122 Skipped: 6





Do you feel that the duties and implications of the new Building Safety regime are understood and embraced by your wider Executive/Leadership team and your board?

Answered: 127 Skipped: 1

Yes, we have a detailed understanding and collaborative approach underway to prepare

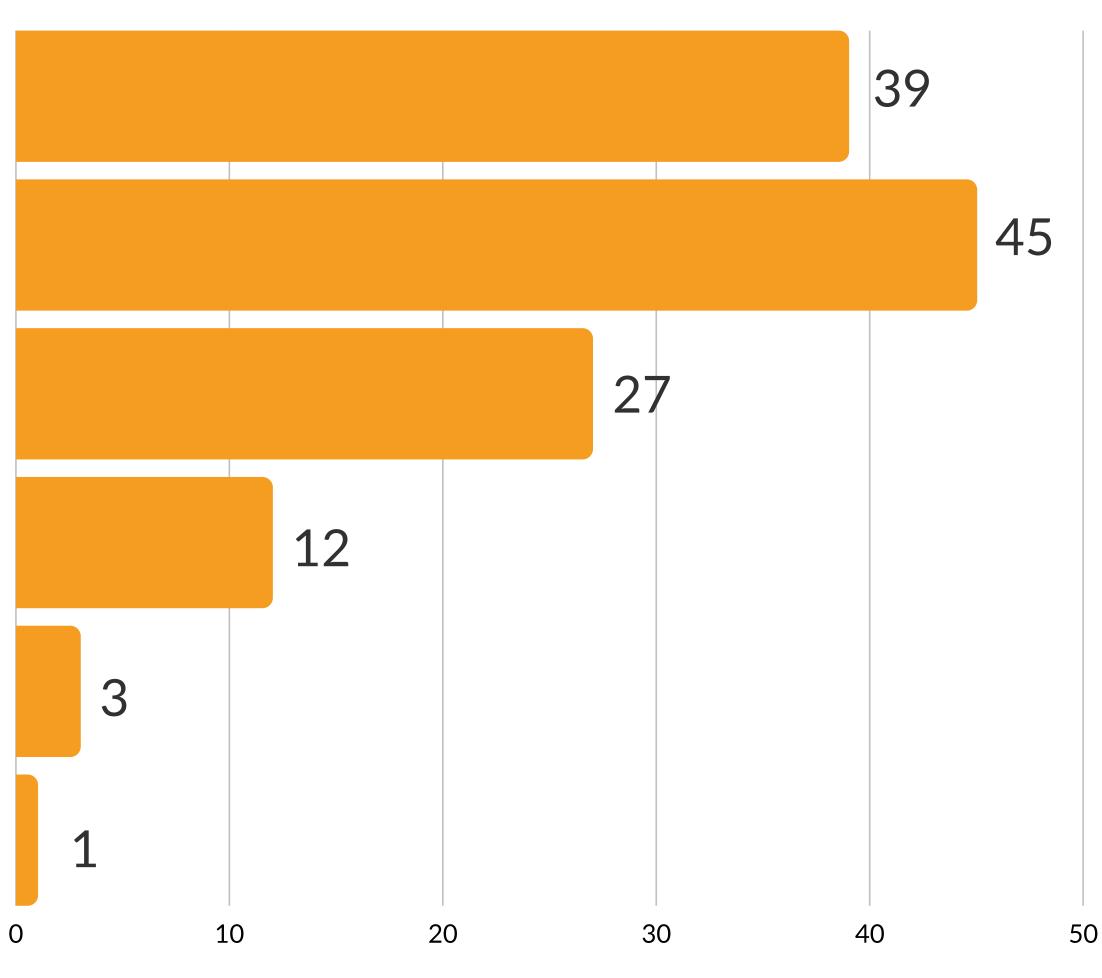
There is some understanding, and some joint working is being done to prepare

There is some understanding, with preparation mainly within the property compliance/fire safety team

There is limited understanding, and just within the property compliance/fire safety team

We've yet to do any meaningful work to understand what it may mean for us

> Comment (to provide context, where possible)



How are you planning to fulfil your obligations to appoint a Building Safety Manager (BSM) for your buildings within scope?

Answered: 128 Skipped: 0

We have developed a staffing structure and appointed our BSM(s) and they are booked on the Level 6 Building Safety Diploma so they can become registered

We have drafted some proposals for a staffing structure and are considering how to fill the posts

We have drafted some proposals for a staffing structure and are planning to upskill our existing people to fill the key roles

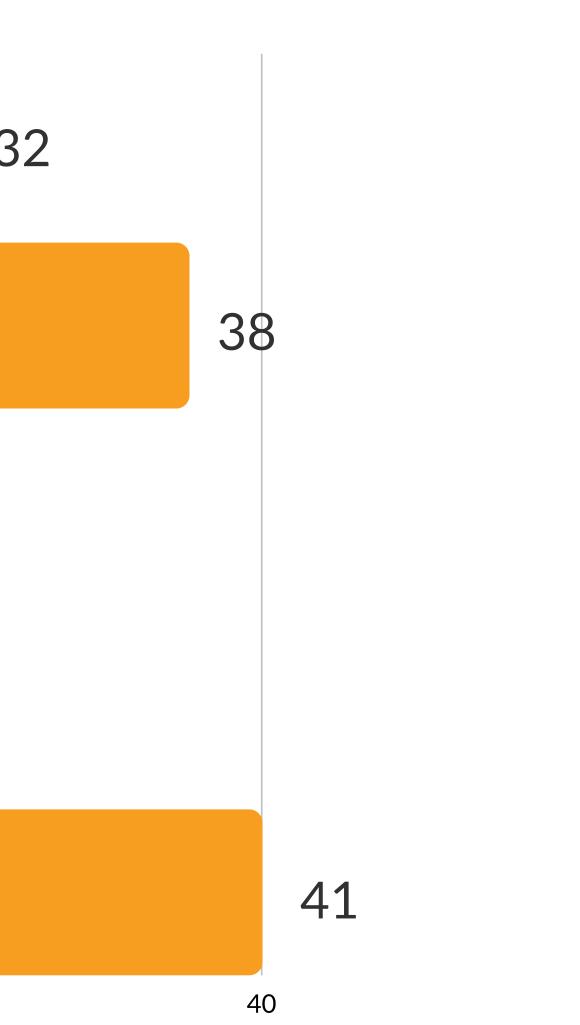
We are thinking about buying in BSM capacity and support

We do not yet know



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To what extent are you confident that you understand how you will need to gather, hold, analyse and visualise all of the building and related information and data that will be required to satisfy the Golden Thread of information obligations?

Answered: 128 Skipped: 0

We have a good understanding of the data and information we will need to have and the systems in place to meet our obligations by April 2023

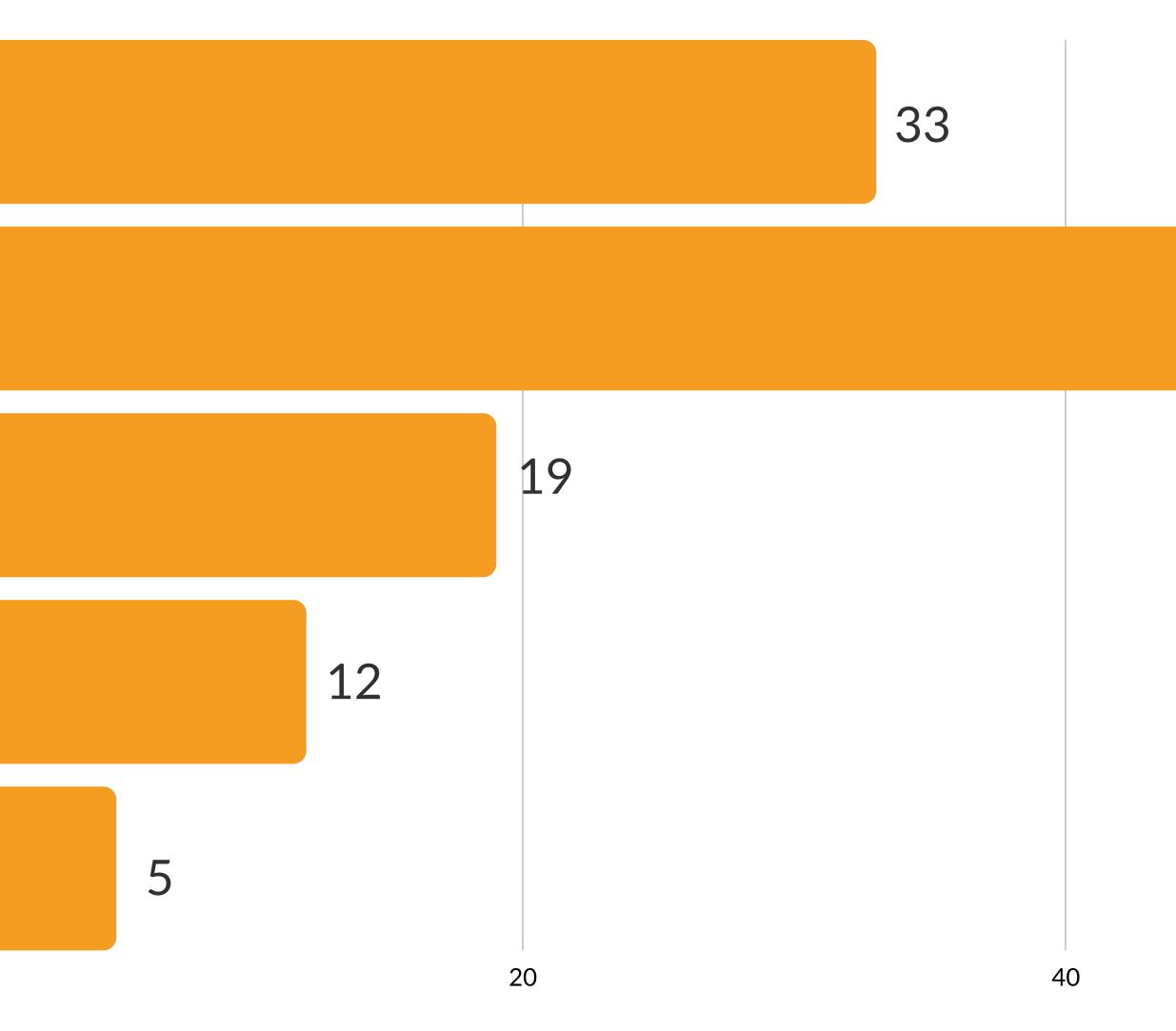
We have a good understanding of what we will need to have, but need to develop/implement IT systems and build up our records and data

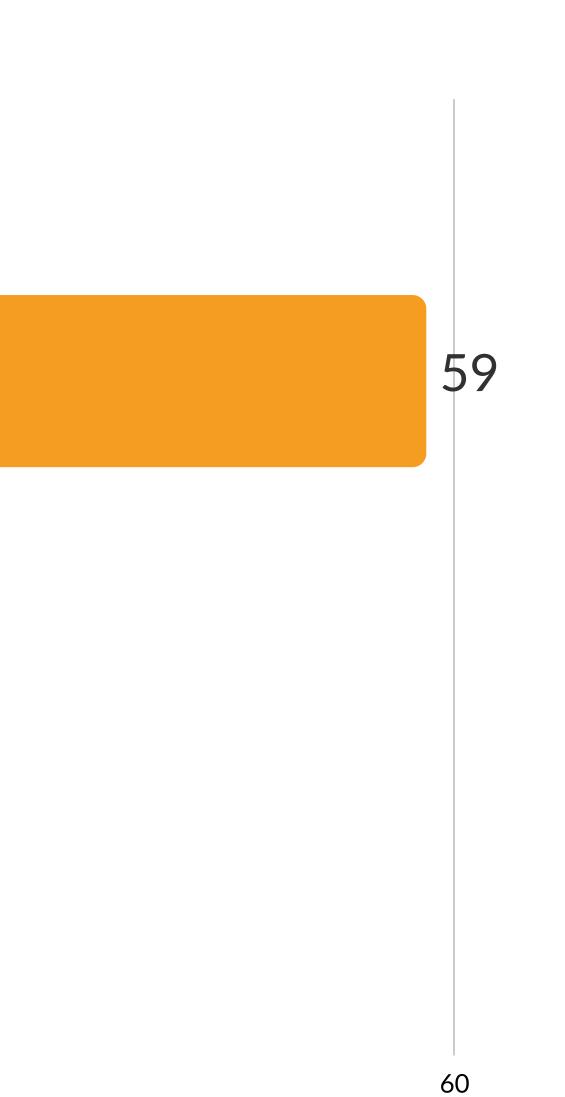
We are currently focused on strengthening the systems and data we need to demonstrate we are compliant with our existing obligation

We are currently heavily reliant on spreadsheets and third party information to manage our property compliance programmes

Other (please specify)







How confident are you that you will be able to register your buildings within scope and obtain Building Assurance Certificates and have Safety Case Reports approved when the new regime goes live? Answered: 126 Skipped: 2

> We are clear on what we will need to produce, have scoped it out and are working on draft Safety Case Reports at present

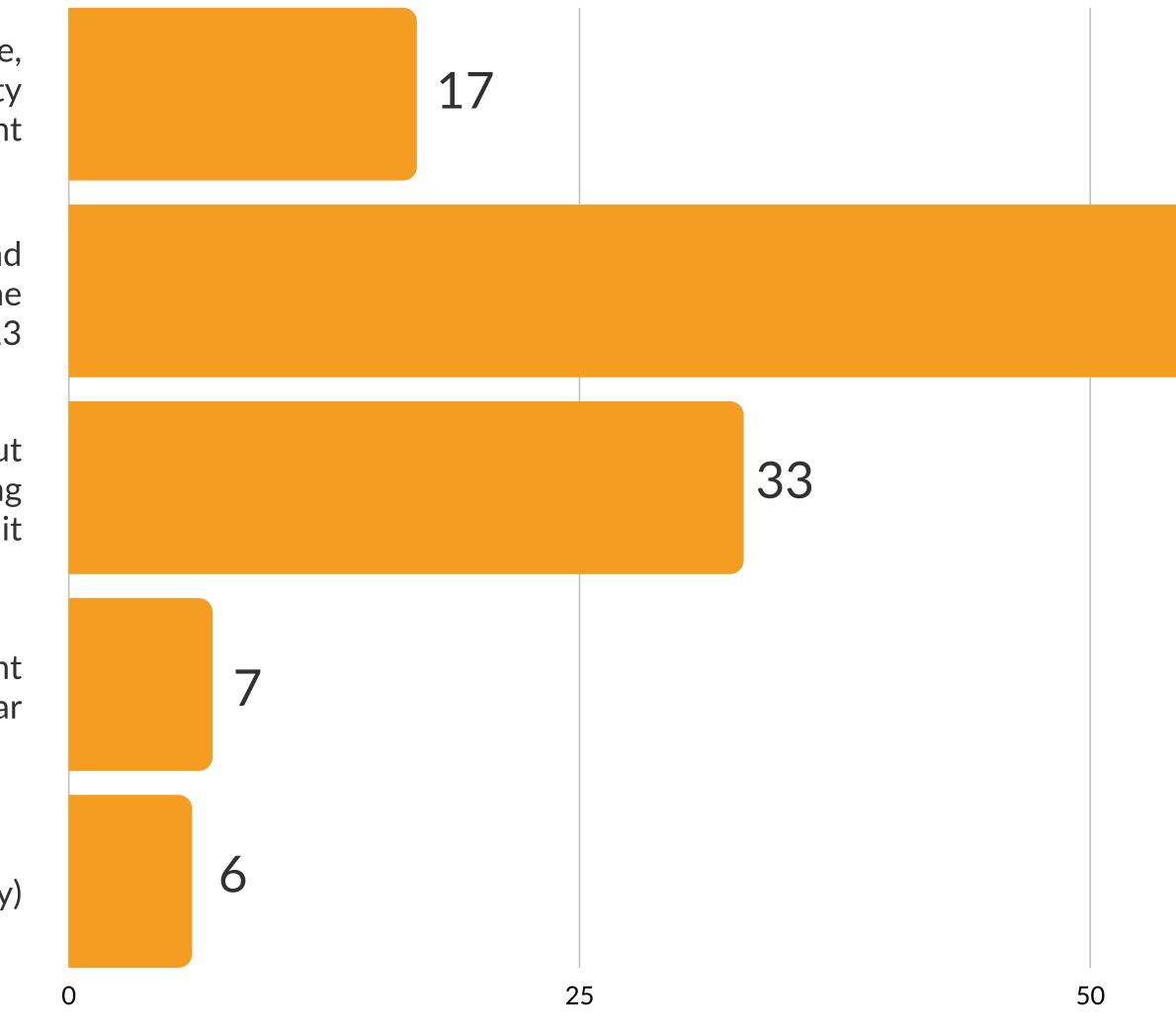
We have a reasonable understanding of what we will need to do and are producing an action plan for how to we will gather the information we need and prepare the reports ready for April 2023

> We have an idea what we will need to prepare, but are waiting for published guidance before doing any further work on it

> > We haven't given this any significant thought so far

> > > Other (please specify)







Download our free Fire Safety Act Explained eBook

Whether you own, manage, or operate an organisation, you need to comply with fire safety laws. The Fire Safety Act 2021 was introduced and passed through the parliamentary process in April 2021 to ensure that people feel safe in their homes.

This eBook will help you navigate the changing regulatory legislation regarding fire safety.

- Why the Act has been introduced
- Who it applies to and why
- The role of the 'Responsible Person' in keeping people safe
- The consequences of being unsure of your compliance responsibilities
- The requirements of a Fire Risk Assessment

Download here





