

Report of the Deputy Chief Executive

**LEASEHOLDER ENTRANCE DOORS IN HOUSING REVENUE
ACCOUNT OWNED FLATS**1. Purpose of report

To recommend that the Council meets the cost of upgrading leaseholder entrance doors to appropriate post-Grenfell fire standards in Housing Revenue Account (HRA) owned flats.

2. Background

The Fire Safety Act was made law on 29 April 2021 following the Grenfell Tower tragedy in June 2017. It amends the Regulatory Reform (Fire Safety) Order 2005 with the intention of improving fire safety in multi-occupancy domestic premises. Crucially, the external walls of a building and the fire doors to individual flats must now be assessed as part of the requirement for a fire risk assessment.

The Act requires the owners and managers of multi-occupied residential buildings to ensure that the fire risk assessments for such buildings are reviewed and updated to encompass the structure, external walls and flat entrance doors.

A programme of ensuring flat entrance doors meet the required fire standards is underway with respect to HRA-retained properties, but it is considered that the only reasonable way to ensure this happens with leaseholder doors in HRA-owned blocks of flats is for the Council (HRA) to fund these works. The reasons include: -

- Lack of clarity in many leases as to who is responsible for the doors. This is being corrected for new leases to make it clear that the Council will be responsible – in the interests of overall building fire safety.
- Inability / unwillingness of some leaseholders to pay for these works.
- Ability for the Council to more quickly achieve consistent standards and ensure overall building fire safety.

3. Financial implications

There are 189 leaseholder doors that will require replacement, and 18 windows (where they form part of the barrier between the leaseholder flat and the communal areas). The total estimated cost is £255,600 which can be funded from existing approved HRA budgets.

Recommendation

The Committee is asked to RESOLVE that the spending of existing approved HRA budgets on replacing leaseholder entrance doors and, in some cases, windows be approved.

Background papers - Nil