



# Tackling Illegal Eviction and Harassment

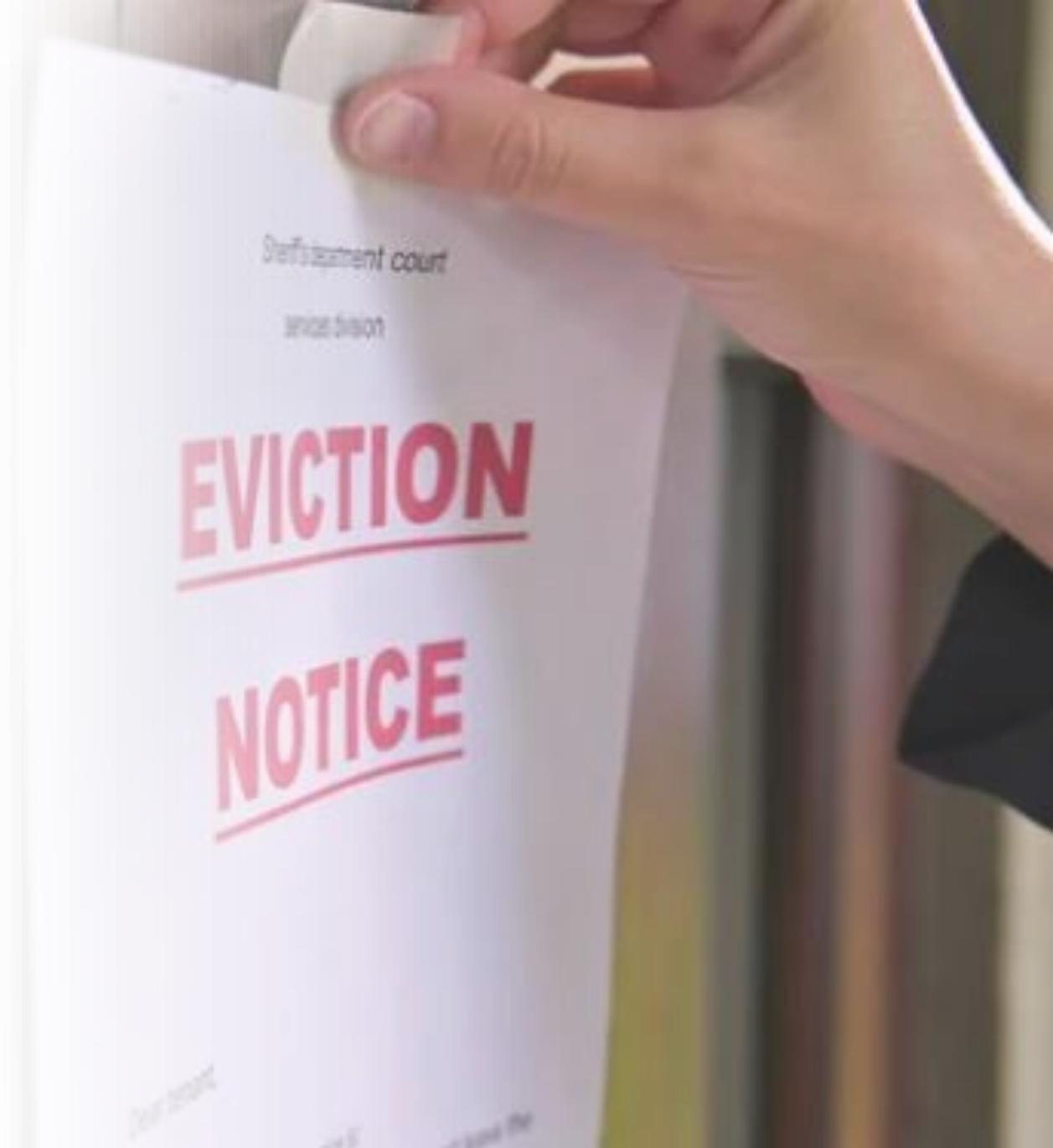
## Topics covered:

- Traditional options & problems with illegal eviction / harassment
- Alternative route explored
- Lessons learned
- Q and A

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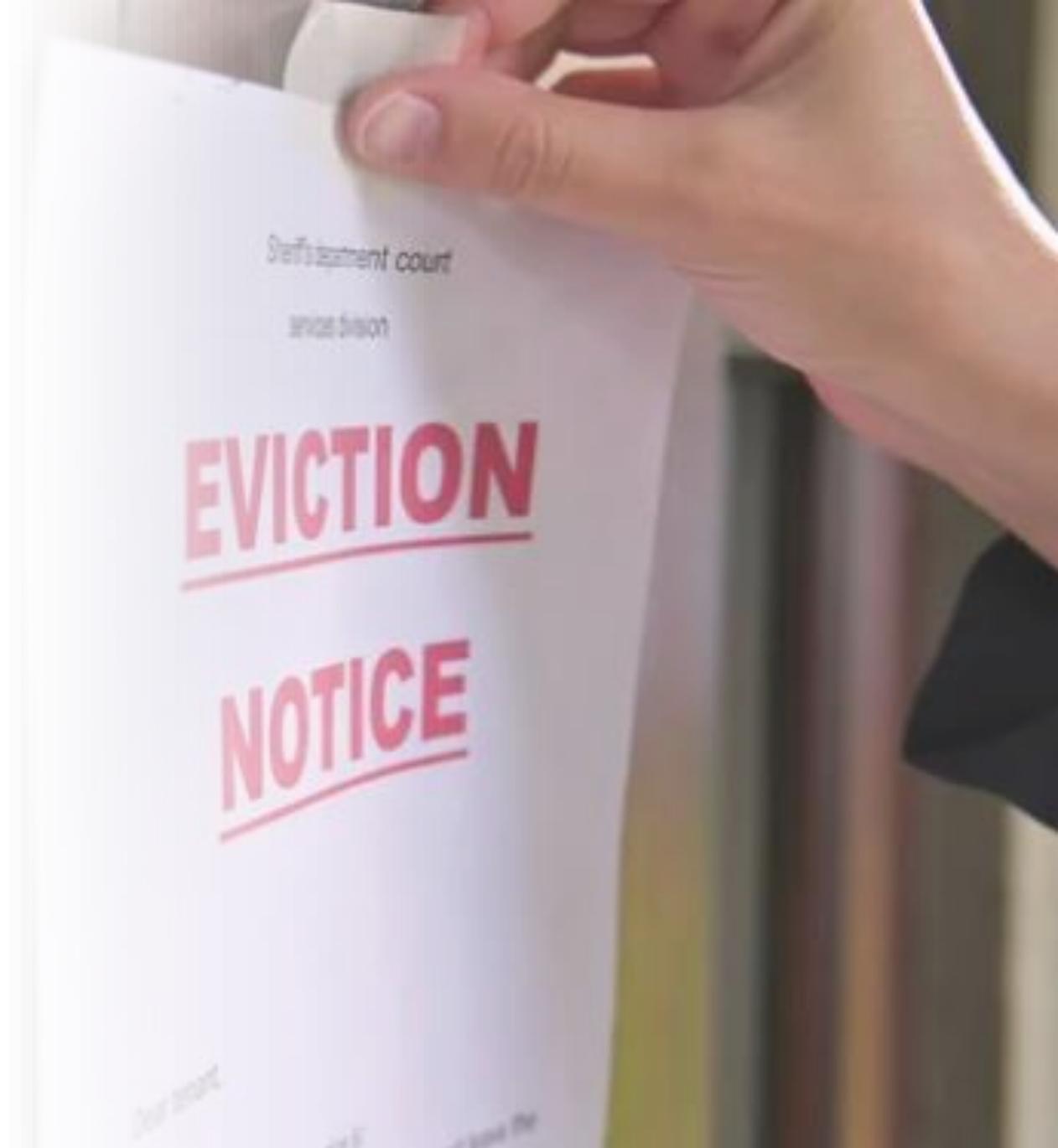
# Traditional options

- Advice and mediation
- Other services?
- Protection from Eviction Act 1977
- Prosecution
- Banning order



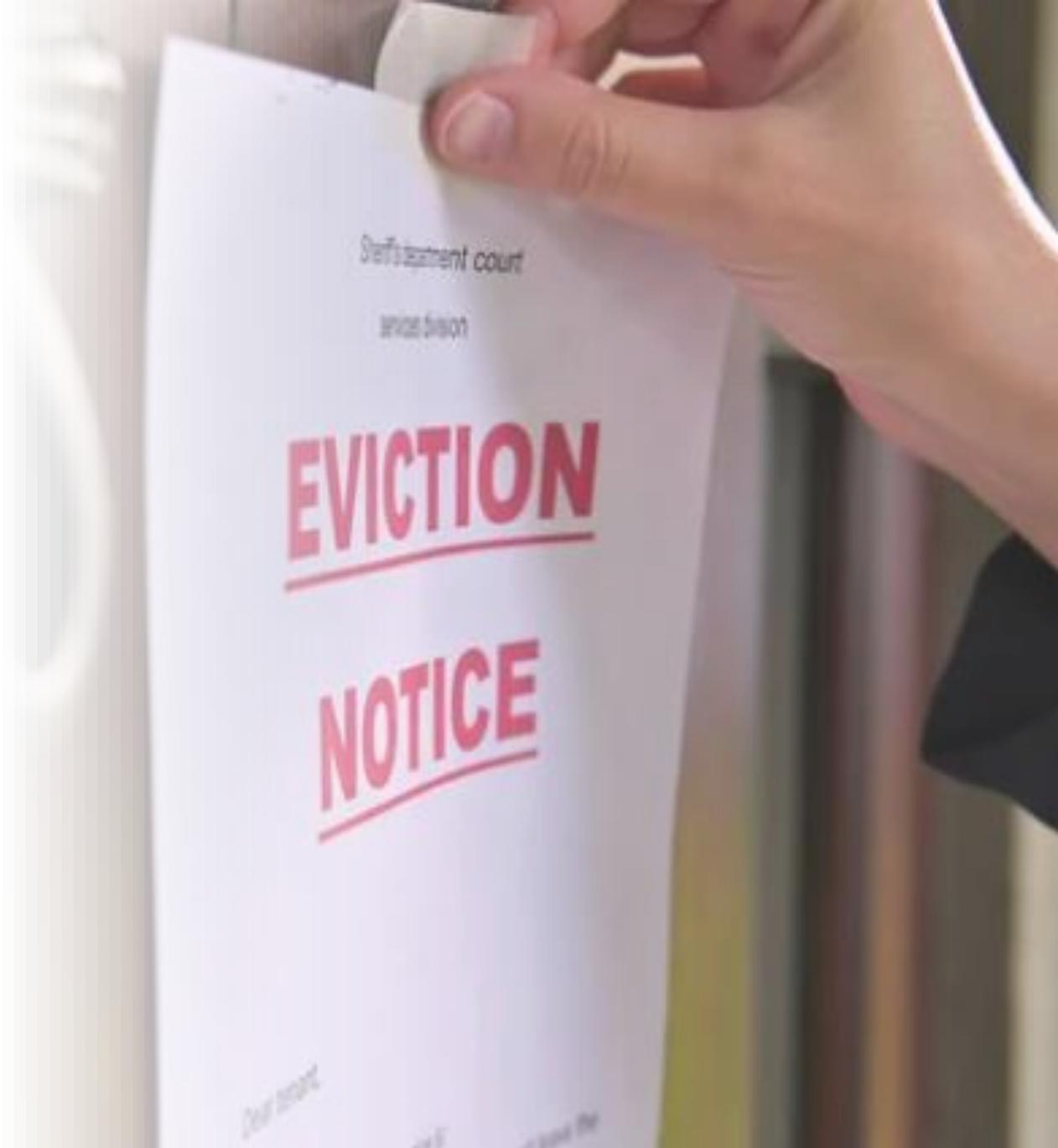
# Is there a problem?

- Does prosecution help the tenant now?
- Timescales
- Resources
- Court fines
- Trust in the PRS?
- Demand for Council housing
- Temporary accommodation bills
- Long term impact on families



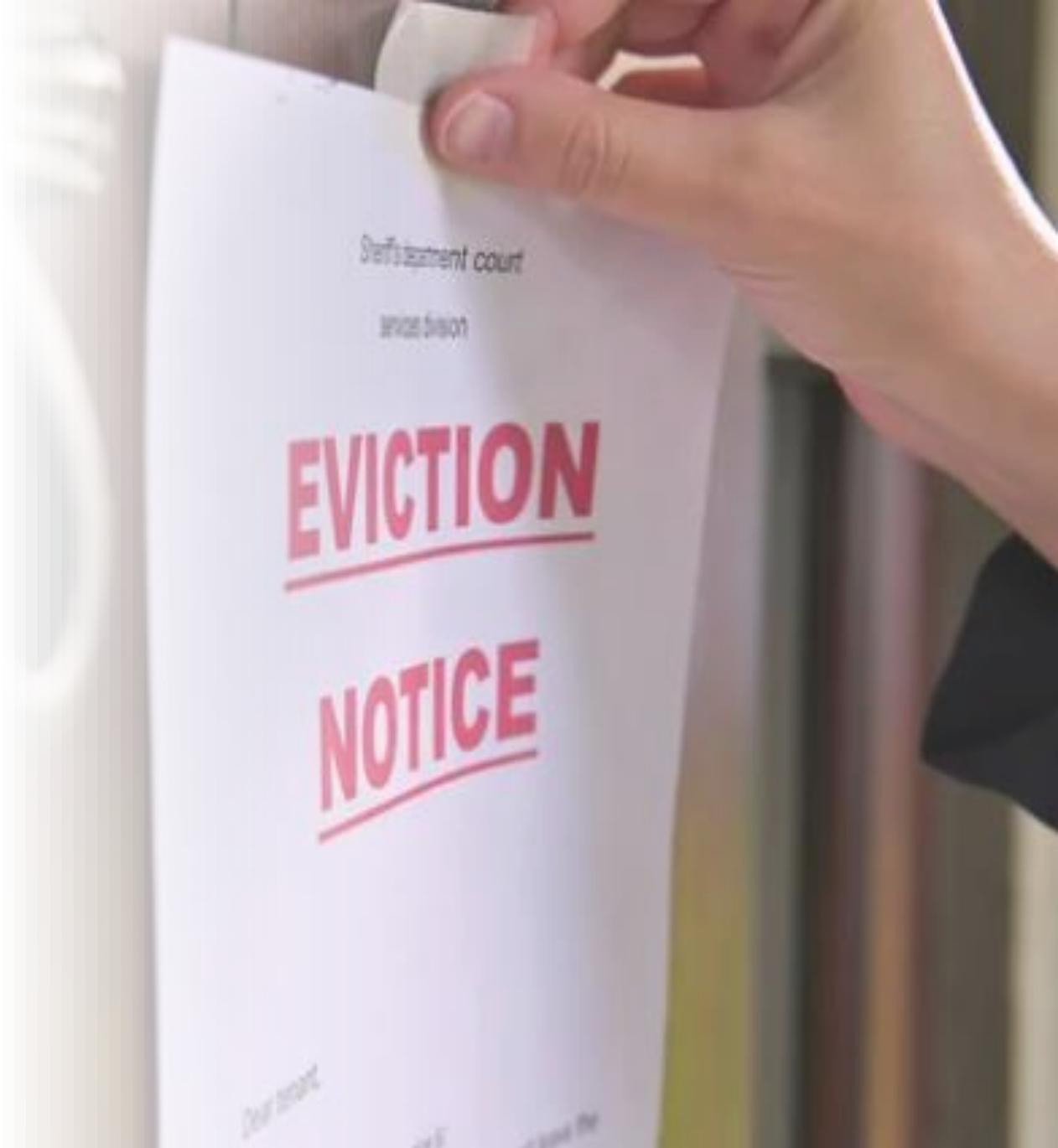
# Alternate route – Case study

- 2019
- Young pregnant tenant, living in flat above a shop (ran by landlord)
- Dispute over rent arrears
- Elec, gas and water cut off
- Minor disrepair
- Winter



# Surely this is anti-social behaviour??

- Anti-Social Behaviour Crime and Policing Act 2014
- ASB “harassment, alarm, distress”
- ‘Without notice’ application injunction
- Full hearing normally 14 days following
- Power of arrest for risk of harm (ill-treatment or abuse, physical or not)



# How did it go?

## **Robust**

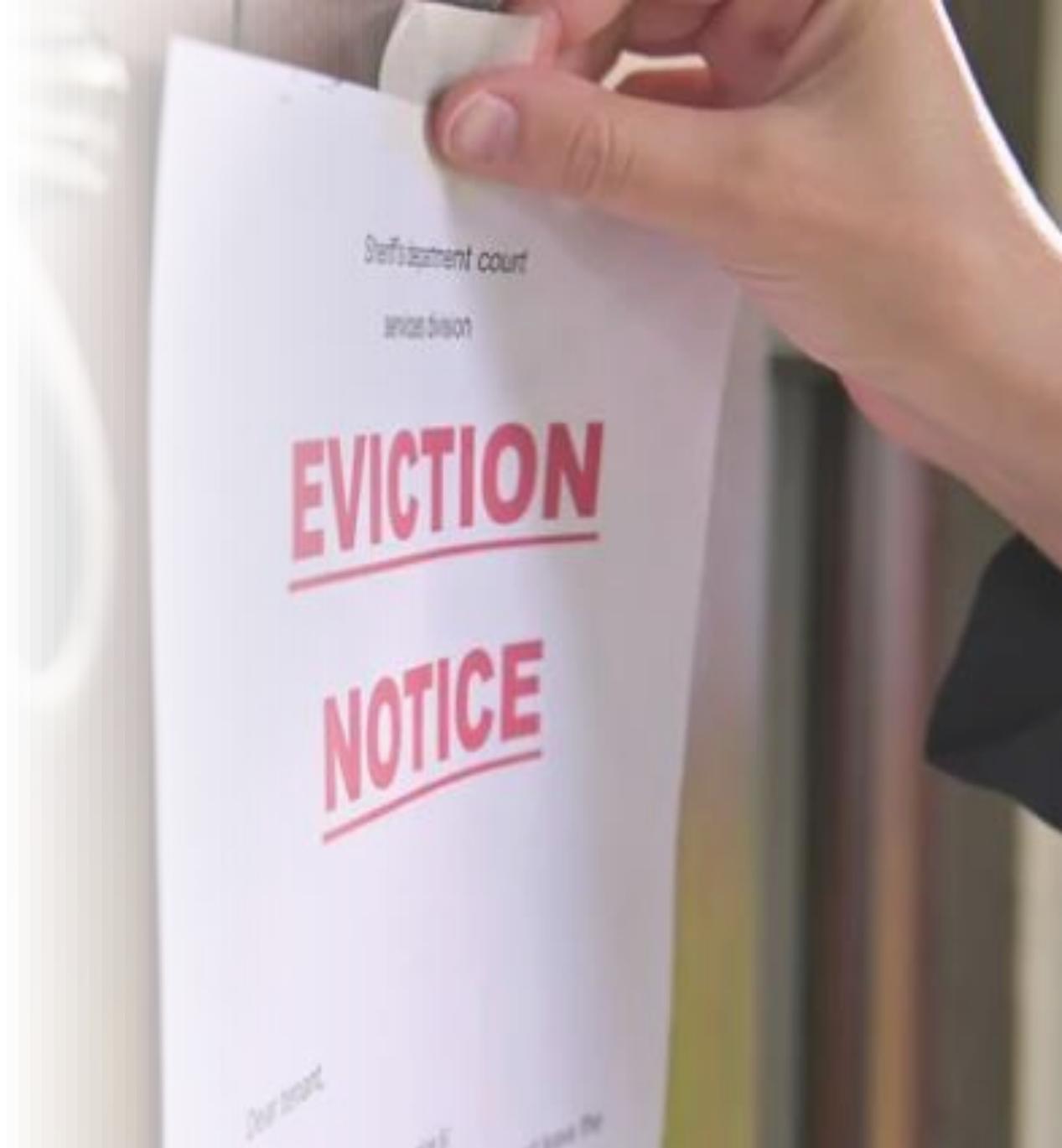
- Injunction granted
- Landlord must not: 'interfere with peace and comfort of the occupier' 'prevent access to property' 'withhold services'
- Power of arrest – 'risk of harm'
- 'Breach is 'contempt of court' (fine/prison)

## **Expedient**

- 7 Days from complaint to injunction

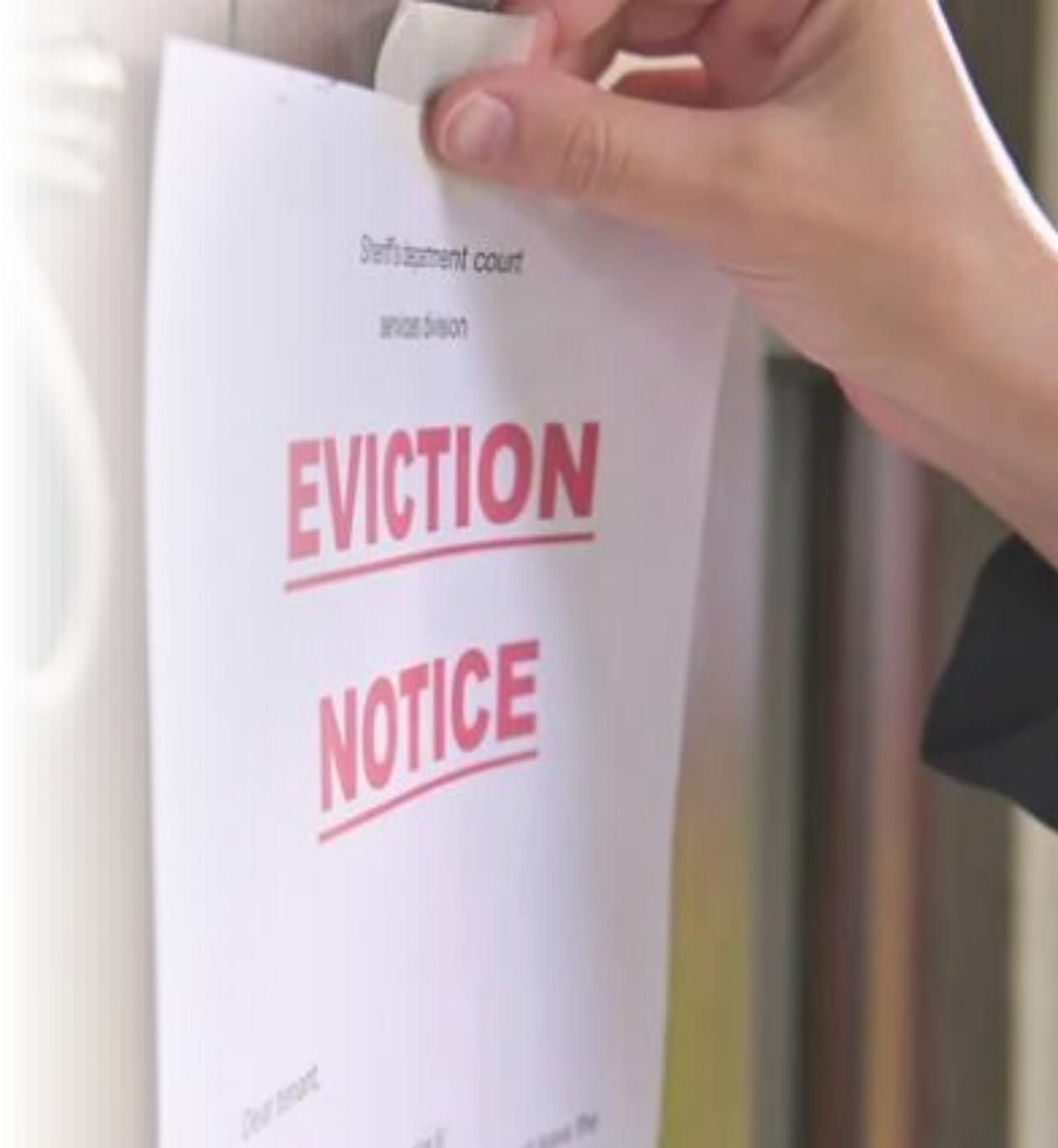
## **Efficient**

- Full legal costs awarded
- Tenant able to remain safely with protections
- Strong deterrent in future cases



# Lessons learned

- Validate tenancy rights first!
- Evidence of ASB; whatsapp chats, recorded phone calls, officer witness, tenant statement
- 'Just and convenient'
- Alternate accommodation
- People not business (LGMP Act 1972, S.222)
- Resource intensive early on
- Council solicitors often experienced in ASB
- Can be imposed nationally and across entire landlord portfolio
- Legal fees do not include officer costs
- Undertakings and costs
- Injunction not always appropriate
- Prosecution still has its place



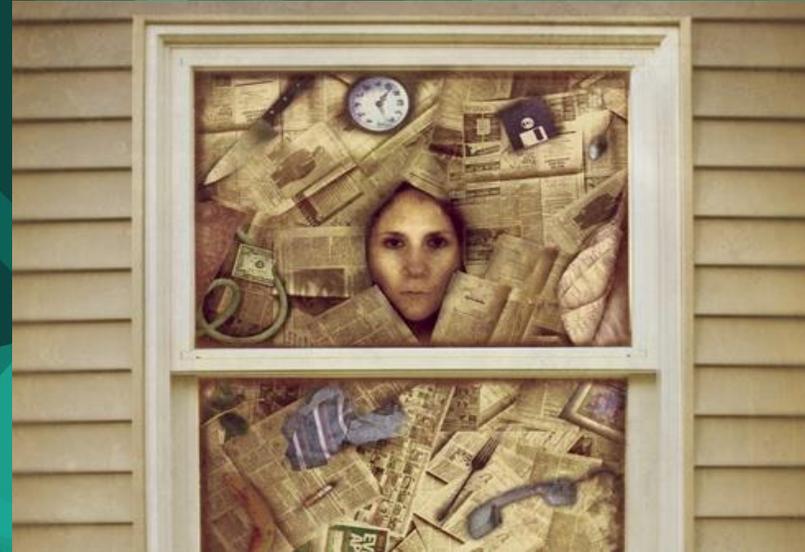


# Tackling Illegal Eviction and Harassment

Any (easy) questions?

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# Hoarding



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# Definition of Hoarding

**The CIEH Professional Practice Note describes Hoarding as:**

*“Hoarding can be described as collecting and being unable to discard excessive quantities of goods or objects”*

*And whilst it can be quite common:*

*“in some cases the problem may progress to become so severe that it causes significant distress and Impairment”.*

*(CIEH Professional Practice Note, Revised 2015)*

<https://www.cieh.org/media/1248/hoarding-and-how-to-approach-it-guidance-for-environmental-health-officers-and-others.pdf>



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# NEWS

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InDepth

Israel-Gaza war

US election

Cost of Living

War in Ukraine

Climate

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## Hoarding



**Rubbish-filled house listed for £100k at auction**

Bradford · 5 Nov



**The charity that helps hoarders clear their homes**

North Yorkshire · 2 Aug



**Animation aims to help people with hoarding disorder**

Leicester · 25 May



**'I just kept collecting, collecting, collecting'**

Surrey · 16 May



**Hoarders' homes targeted by coastal clean-up squad**



**Hoarding leaves woman too ashamed for visitors**

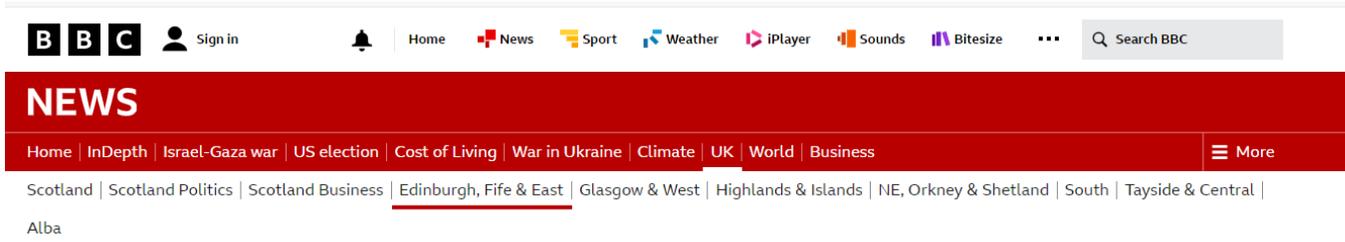


**'Hoarding made me avoid my own home'**



**'She was living in a very dangerous environment'**

29 Dec 2023



## 'I'm a hoarder - it's my mess and it's who I am'

### Top stories

UK economy barely grew between July and September  
1 hour ago

**Dan MacNee stands among towering piles of boxes, papers, and creative projects that engulf his Edinburgh home.**

Walls, doors, are covered with paintings, drawings and maps.

"It's grim," he says. "Things everywhere. It's overwhelming, and I've got other spaces just like this. The garage, the workshops, they're all full."

For Dan, this accumulation isn't just about objects - it represents his life journey.

**"It's my life, it's who I am. Even if it makes me uneasy, I can't just let it go."**

**Dan is among an estimated 1 in 40 adults under 55 who experience hoarding. For those over 55, it is roughly 6% of the population, although that may be a conservative estimate according to academics.**

['It's my hoarding mess, but it's who I am' - BBC News](#)



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# Hoarding

## HOARDING TRIGGERS

Loss

Trauma

Mental Health issues

Hoarding disorder was officially recognised as a mental health condition in 2013 and is within the **Diagnostic and Statistical Manual of Mental Disorders (DSM)**. It is an OCD condition and is considered as a disorder in its own right, rather than a secondary disorder.

## CLINICAL SYMPTOMS

Hoarding as a clinical symptom can be present in many psychiatric disorders:

- In dementia
- Schizophrenia
- Depression
- Learning disabilities
- Eating and personality disorders
- Post-traumatic Stress Disorder

*(Singh, S., March 2012)*



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# Why is hoarding a problem?



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# Human mole dies of thirst ... lost in his own tunnels of trash

JAMIE PYATT

Last Updated: 08 Jan 2009

Access to

[Add a comment \(40\)](#)

[Tweet 0](#)

AN eccentric loner hoarded so much rubbish he had to BURROW through it to get around his home — then got lost in the maze of tunnels and died of thirst.

Human mole Gordon Stewart, 74, had filled his rooms up to the ceiling with ten years' worth of garbage and clutter, making it impossible to walk around.



Squalid ... piles of rubbish are stacked up to the ceiling

### RELATED STORIES



**Loner forgot 'murdering girl'**  
A LONER said he couldn't remember murdering Harrods beauty counter girl

[Rest in obese as loner buried](#)

### TOP STORIES

NEWS

SPORT

BIZARRE



**Give Abu Hamza the boot**  
HOOK-HANDED hate



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# What can we do?

Visit

Make an assessment

Clutter rating scale



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## Clutter Image Rating Scale - Lounge

Please select the photo that most accurately reflects the amount of clutter in the room



1



2



3

**Please Note:** Clutter Images 1 – 3 are not usually classified as 'Hoarding', however, if the resident would like some assistance with general housework or feels they are declining towards a higher clutter scale rating, then appropriate notifications can be made subject to age and circumstances. The ratings 1 -3 could be present in one or two rooms but other rooms could be higher, or the hoarding issue could be with animals where some rooms are 1 – 3 and others not. These images are for guidance purposes and to support you when making decisions with clutter ratings.



4



5



6



7



8



9

# Clutter Rating Scale

[Hoarding guidance for frontline staff](#)



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# What can we do?

What you see depends on what action you can take.

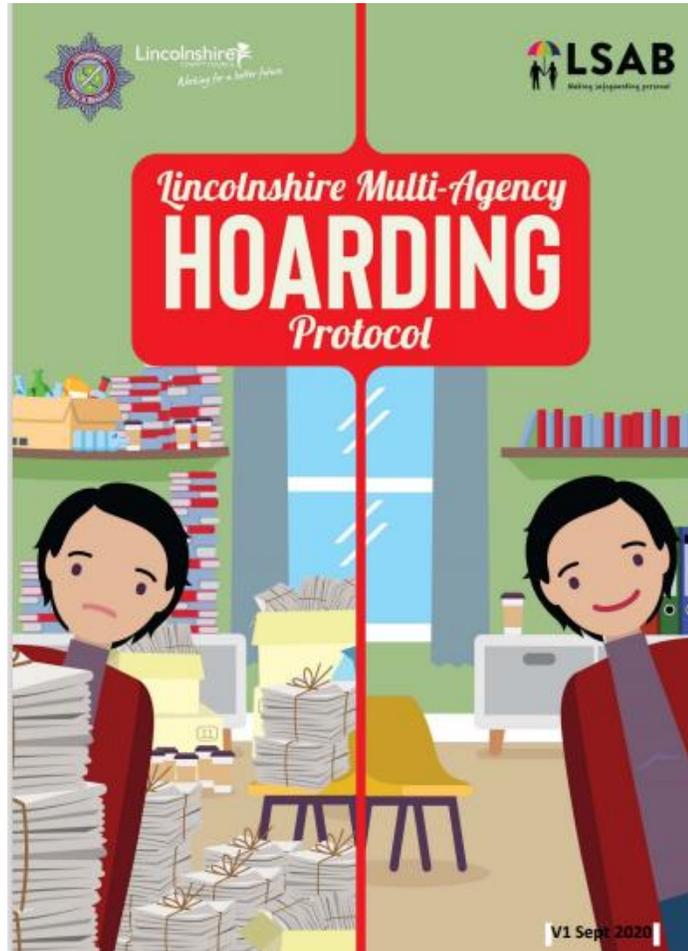
Referral to other agencies?

Enforcement Action?



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# Hoarding Protocol



Lincolnshire Guidance:

[Hoarding guidance for frontline staff](#)

[Lincolnshire multi agency hoarding protocol](#)



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# SAFEGUARDING



[This Photo](#)

[CC BY-SA-NC](#)



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# Filthy and Verminous

**When does Hoarding become considered as 'Filthy and/or Verminous' (F&V)?**



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# Legislation

## **Public Health Act 1936:**

**Section 79:** Power to require removal of noxious matter by occupier of premises

**Section 83:** Cleansing of filthy or verminous premises where any premises, tent, van, shed, ship or boat is either:

- A) Filthy or unwholesome so as to be prejudicial to health; or
- B) Verminous (relating to rats, mice other pests including insects, their eggs and larvae)

**Section 84:** Cleansing or destruction of filthy or verminous articles



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# Legislation

## **Prevention of Damage by Pests Act 1949- S4**

Allows LAs to require steps by occupiers to remove material that provides food or harbourage to pests (keep lands clear of rats and mice).

## **Environmental Protection Act 1990- Part 3- Section 79 /80**

Power to require the abatement of 'any premises in such a state' or 'any accumulation or deposit' that is prejudicial to health or a nuisance.

**Powers of Entry** –check provisions. Warrants can be obtained under section 287 of the PHA36 or Schedule 3 of EPA90.



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# NEWS

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England | Local News | Lincolnshire

## Hoarders' homes targeted by coastal clean-up squad



GETTY IMAGES

| Support will be offered to people who "severely" hoard



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A decorative teal geometric pattern consisting of various shades of green and blue triangles and polygons, located at the top of the slide.

**Any Questions?**

**Thank You**



# HEALTHY HOMES PROJECT

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Damp & Mould Growth



Jon Challen  
Service Manager – Safer Communities  
South & East Lincolnshire Councils Partnership



Housing Standards – PRS complaints, HHSRS, HMOs



Resettlement – Homes for Ukraine, Asylum seeker accommodation, Afghan resettlement



Community Safety – ASB, CCTV



Emergency Planning – Flooding, Mustard Gas, Pandemic

# Introduction – Housing Act

1

## Housing Act 1957

- Fitness Standard – Free from damp

2

## Housing Act 2004

- HHSRS

3

## Housing and Planning Act 2016

- Civil Penalties – Failure to comply with an improvement notice – Up to £30k / offence

# Background to the project

November 2022 – Coroner’s verdict on death of Awaab Ishak ‘*died as a result of a severe respiratory condition caused due to prolonged exposure to mould in his home environment*’

Immediate response from DLUHC

December 2022 & January 2023 - LA’s and RSL’s requested to provide information on complaints, enforcement activity and policy.

November 2023 – Approaches made to LA’s to be part of a Healthy Homes Project

March 2024 – Confirmation of project category allocation and financial awards

# Purpose of the project:

- Support LA's to tackle damp and mould.
- Better understanding of impact on enforcement activity.
- Evaluate impact of enforcement.
- Understanding best practice.
- Awareness of health impacts.
- Understand effects of poor-quality housing.
- Understanding landlord behaviour

# Lincolnshire's involvement

District	Group	Delivery	£ Award
West Lindsey	Treatment	Deliver interventions to support robust damp and mould enforcement	£130k
East Lindsey	Treatment	Deliver interventions to support robust damp and mould enforcement	£130k
Boston	Control	Providing data about enforcement and hazards to support the evaluation – not to deliver any specific interventions.	£11k

# Treatment Group

01

Additional  
resource

02

Standardised  
training

03

Improved  
communications  
and engagement  
with landlords  
and tenants

04

Improved  
equipment, i.e.  
tools to measure  
damp and  
mould.

05

Improved data  
collection tools  
and support

# Treatment Group

## Resources

- No restriction on the roles
  - EHO
  - Building Control
  - Trading Standards
  - Housing Standards Officers

## Training and Upskilling

- HHSRS
- Advanced investigations
- PACE interviews
- Powers and legislation
- Landlord and tenant engagement
- Dispute handling

# Treatment Group

## Communications and engagement

- Media, social media and leaflet campaigns
- Dedicated online presence
- Landlord forums
- Tenant clinics
- Use of third parties, e.g. CAB

## equipment

- Damp meters / thermal cameras
- Replacement of aging kit
- Environmental sensors
- Lifestyle sensors – movement, appliances
- Drones
- Endoscopic cameras

# Treatment Group

## Data collection

- Bespoke digitised systems, tablet / phone-based recording
- Expansion / improvement of existing systems
- Standardisation of systems between LA's – where applicable
- Recruitment of additional analytical / administrative support

# Funding Levels

01

Resourcing

£45k

02

Training

£10k

03

Comms

£30k

04

Equipment

£9K

05

Data

£36k

Inspection Details	1		Tenant	
	2		Landlord	
	3		Councillor/MP	
	4		NHS	
	5	Number of service requests, where an inspection of a property is recommended or requested.	Other health or social care professional	
	6		Another part of the council, or another public sector body	
	7		Proactive survey or outreach work from local authority	
	8		Other	
	9		Number of complaints where damp and mould was mentioned or where D&M is identified during an inspection	
	10	Number of complaints where excess cold was mentioned or where excess cold is identified during an inspection		
	11	Number of properties in which inspection identified:		
	12	Number of HHSRS inspections?		
	13	Number of proactive visits/inspections?		
	14	Number of followup visits		
	15	Number of inspected homes with tenants vulnerable to damp and mould, as per the HHSRS – i.e any persons 14 or under		
	16	Number of properties in which inspection identified:	One or more Category 1 hazards	
	17		of which, number of category 1 damp and mould hazards	
	18		One or more Category 2 hazards at bands D and/or E	
	19		of which, number of category 2 damp and mould hazards	
	20		One or more Category 2 hazards but no Category 1 hazards	

# KPIS – INSPECTION DETAILS

Enforcement	21	Number of inspections resulting in formal action as set out in sections 5(2) and 7(2)	
	22	Number of inspections in other action, not formal as set out above	
	23	Where enforcement action has been taken the under Housing Act 2004 for category 1 or category 2 hazards, number of times landlords have complied with this action by carrying out remedial works	
	24	of which relate to damp and mould	
	25	Number of PRS housing standards cases where formal action by the council taken is sufficient as such the case is closed	
	26	Of which, number of cases closed by formal action which included a damp and mould hazard	
	27	Number of PRS housing standards cases where informal action by the council taken is sufficient as such the case is closed. Where possible, please record examples of informal action used in a separate sheet.	
	28	Of which, number of cases closed by informal action which included a damp and mould hazard	
	29		Due to lack of evidence
	30	Number of misc case closure (e.g. lack of evidence, lack of cooperation)	Due to lack of cooperation from tenant
	31		Other.
	32		<£1,000
	33	Value (as a £ value) of civil penalties issued where damp and mould was identified as a reported hazard	£1000-£5000
	34		£5000+
	35		<£1,000
	36	Number of civil penalties issued where damp and mould was identified as a reported hazard	£1000-£5000
37	£5000+		
38	<£1,000		
39	Value (as a £ value) of civil penalties <b>recovered</b> where damp and mould was identified as a reported hazard	£1000-£5000	
40		£5000+	
41		Number of visits requiring support intervention- Where possible, please record examples of support interventions used in a separate sheet, i.e doc referral, social services etc	

## KPIS – ENFORCEMENT

42	Number of FTE enforcement officers in enforcement team team
43	Number of FTE Environmental Health Officers in enforcement team team
44	Number of FTE administrative and managerial staff in enforcement team
45	Number of FTE vacancies in enforcement team
46	Number of FTE vacancies for Environmental Health Officers in enforcement team
47	Number of posts recruited through the project (including number of FTE Environmental Health Officers) - Where possible, please record lead time to recruitment in a separate sheet
48	How many officers have undertaken housing standards related training in the last period
49	Number of landlord / letting agent training sessions delivered
50	Number of landlords and/or letting agents who attended training sessions (if known)
51	Number of separate landlord forums run
52	Number of landlords attended landlord forums (if known)
53	Number of communications campaigns aimed at reducing damp and mould carried out.
54	Number of entries on the rogue landlord database

## KPIS – RECRUITMENT, TRAINING & COMMS

---



## On your marks..... Get set..... GO!

- 27<sup>th</sup> March 2024 – Notification of group / financial award
- 1<sup>st</sup> April 2024 – Go live
- 31<sup>st</sup> April 2025 – End date



## Delivery

- **Good Homes Lincs**
  - Guidance and Advice
  - Data Collection
  - Customer questionnaire
- **Housing Standards Team**
  - All the above
  - Enforcement



# DELIVERY

Assistance packs

Support  
from  
MHCLG

Drop-in sessions with  
other Local Authorities

Individual catch ups

Thank you

- Any questions .....

Presented by Shaun Moss – Surrey Property Licensing

# TALL BUILDINGS

**INTRODUCTION, APPLICATION OF THE HHSRS, AND PRACTICAL ADVICE**

# Who we are

Surrey Property Licensing offer expert services, support and advice on the regulation of the private rented sector. Our service helps those in the PRS including local authorities, landlords, and letting agents.

## Services Include

- Property Licensing Applications
- Licensing Compliance Inspections
- Housing Expert Witness (Civil)
- HHSRS Assessments
- Fire Risk Assessments
- Housing Enforcement Mitigation
- Housing Case Reviews & Advice

## Contact Details

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**W:** [www.surreypropertylicensing.co.uk](http://www.surreypropertylicensing.co.uk)



# Introduction

The loss of 72 lives in the tragic fire at Grenfell Tower on 14 June 2017 brought the risk of fire spread over external walls into sharp focus.

There has been a growing realization as to the extent of poor practice in the design and construction of external walls.

The response from the Ministry of Housing, Communities and Local Government (MHCLG).

The Government has appointed Local Authorities, among other organisations, to oversee inspections and enforce regulations for buildings that may have non-compliant cladding or other fire safety risks.

The independent Grenfell Tower Inquiry published its second report in September 2024.

**£16.6bn**

estimated total cost to fix unsafe cladding on all residential buildings over 11 metres in England, representing the Ministry of Housing, Communities & Local Government's (MHCLG's) current best estimate from a range of £12.6 billion to £22.4 billion

**£5.1bn**

total taxpayer contribution committed towards fixing unsafe cladding in England in the long term

**4,771**

number of buildings taller than 11 metres with unsafe cladding within MHCLG's remediation portfolio as at August 2024, out of an estimated total of 9,000–12,000 buildings requiring remediation

# Other High-Profile Fires Since Grenfell



**Manchester City Centre  
2017**



**Samuel Garside House  
Barking & Dagenham – 2019**



**The Cube Fire  
Bolton – 2019**

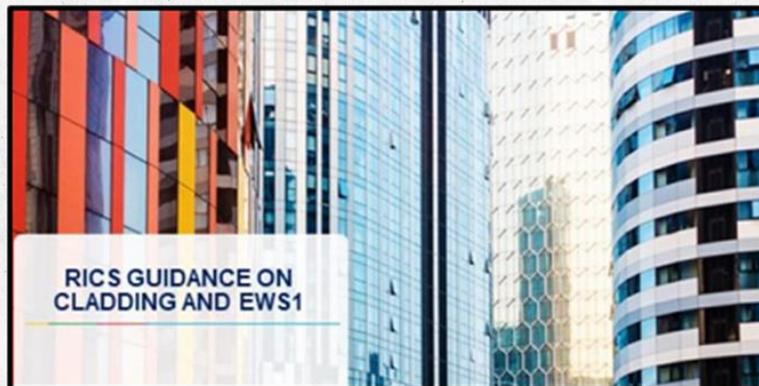
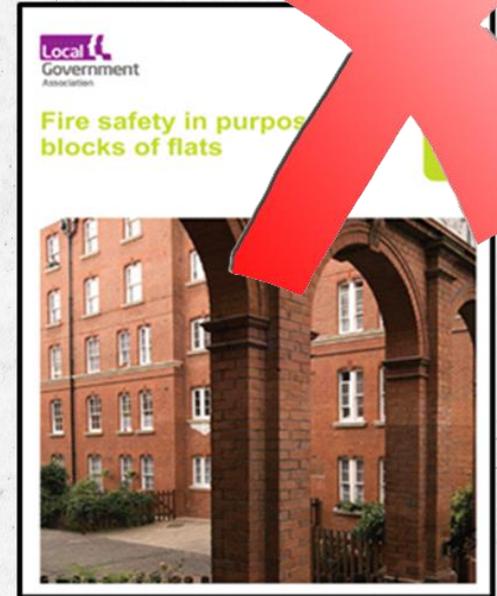
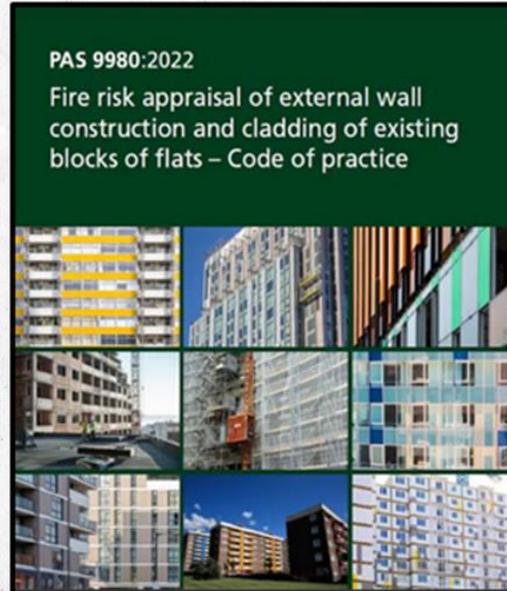
**And more recently, Freshwater Road  
Barking & Dagenham – 2024**



# Legislation to Consider...

- [Housing Act 2004 \(legislation.gov.uk\)](#)
- [The Building Regulations 2010](#)
- [Housing and Planning Act 2016 \(legislation.gov.uk\)](#)
- [Local Government \(Miscellaneous Provisions\) Act 1976 \(legislation.gov.uk\)](#)
- [Building Act 1984 \(legislation.gov.uk\)](#)
- [Building Safety Act 2022 \(legislation.gov.uk\)](#)
- [The Higher-Risk Buildings \(Descriptions and Supplementary Provisions\) Regulations 2023 \(draft only\)](#)
- [The Regulatory Reform \(Fire Safety\) Order 2005 \(legislation.gov.uk\)](#)
- [Fire Safety Act 2021 \(legislation.gov.uk\)](#)
- [The Fire Safety \(England\) Regulations 2022](#)

# Guidance to Consider...



FINAL VERSION

Major Decants Protocol

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# HHSRS Operating Guidance: Fire Addendum



## Housing Health and Safety Rating System Operating Guidance

Addendum for the profile for the hazard of fire and in relation to cladding systems on high rise residential buildings

**Housing Act 2004**  
Guidance about inspections and assessment of hazards given under Section 9

Presented to Parliament  
by the Secretary of State for  
Housing, Communities and Local Government  
by Command of Her Majesty

November 2018

HC 1774

- The Fire Addendum was published in November 2018 by the MHCLG.
- Its purpose is to help clarify how LA inspectors undertake HHSRS assessments of fire risk for buildings cladded with aluminium composite material (ACM).
- The addendum should be read in conjunction with the HHSRS Operating Guidance.
- The Fire Addendum recognises that the usual practice is that individual dwellings (flats) are inspected and relevant deficiencies in the common parts are considered as part of the dwelling assessment.
- The Act permits the inspection and rating of common parts as a separate residential premises.
- Where the Council identifies evidence of possible deficiencies within individual dwellings, they should consider carrying out inspections of some or all individual dwellings within the building.

# Application to a Block of Flats



- ▶ Unit of accommodation (i.e the flat)
- ▶ Shared facilities (e.g. refuse chutes)
- ▶ Means of access (e.g. common stairs and lifts)
- ▶ Common structure (e.g. roof, structural walls, entrance to building)
- ▶ Shared space (e.g. yard or garden and refuse storage)

# Not just the Cladding...



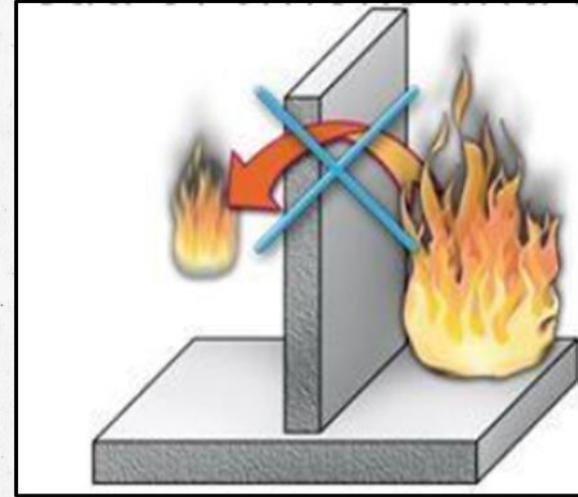
## **Automatic Opening Vent**

*An AOV system is a control system designed to vent air or smoke for use in natural & smoke ventilation.*



## **Cavity Barriers**

*Cavity barriers are inert fire protection components that inhibit smoke and flames from dispersing through the walls.*



## **Compartmentation**

*Subdivision of a building by fire-resisting walls and/or floors for the purpose of limiting fire spread within the building.*



## **Powder coated aluminium**

*Powder coated simply means spraying a polyester powder onto the aluminium. The fire risk is negligible, but it does need to meet requirements set out by current Building Regulations (must achieve either an A2-s1,d0 (limited combustibility) or A1 (non-combustible) classification).*

# What your HHSRS may look like.....

List of Relevant Matters			
Likelihood		Outcomes	
Presence of combustible cladding	2	Presence of combustible cladding	2
Lack of suitable and sufficient FRA	2	Single route of escape	2
Outstanding points from FRA	3	Width of escape route	-
Lack of/non-functioning AFD within flats	-	Lack of/non-functioning AFD within flats	1
Lack of/non-functioning communal AFD	-	Lack of/non-functioning communal AFD	-
Lack of/poorly designed/poorly maintained sprinkler system	2	Lack of/poorly designed/poorly maintained sprinkler system	2
Non-functioning/poorly designed/poorly managed smoke control system and/or no record of weekly testing	3	Non-functioning/poorly designed/poorly managed smoke control system and/or no record of weekly testing	3
Disrepair to outer surfaces	-	Obstructions in escape route	-
Disrepair to fabric and compromising of compartmentation	2	Non-fire-resistant fabric/enclosure of services	2
Services and ducting affecting compartmentation	2	Absence of/disrepair to emergency lighting and/or lack of evidence of testing	-
Services not in fire resistant enclosure	-	External lighting	-
Non-fire-resistant, damaged or badly maintained doors in or opening onto common parts	3	Non-fire-resistant, damaged or badly maintained doors to flats	2
Absence of inadequate record of dry/wet riser testing	-	Disrepair to doors forming route of escape to a place of safety including sanctuary for disabled persons	3
Non-fire-resistant waste hoppers and/or disrepair to refuse chute hopper	-	Absence of or inadequate record for dry/wet riser	-
Internal or external sources of fuel etc.	-	Refuse chute hopper (location)	-
Inadequate waste storage	-	Refuse chute hopper (condition)	-
Opportunity for external intentional fire	-	Test certificate for fire-lift	1
External unintentional fire	1	Access for fire fighters	2
Lack of controlled access/security	3	Signage	3
Lightning protection system	-	Distance between buildings and safety	-
Issues with building design	2	Issues with building design	-
Complexity of building, mixed/commercial use, car parks, attached or nearby buildings	1	Site specific issues with common parts not identified above	-
Site specific issues with common parts not identified above	3	Site specific issues in flats not identified above	-
Site specific issues in flats not identified above	-		

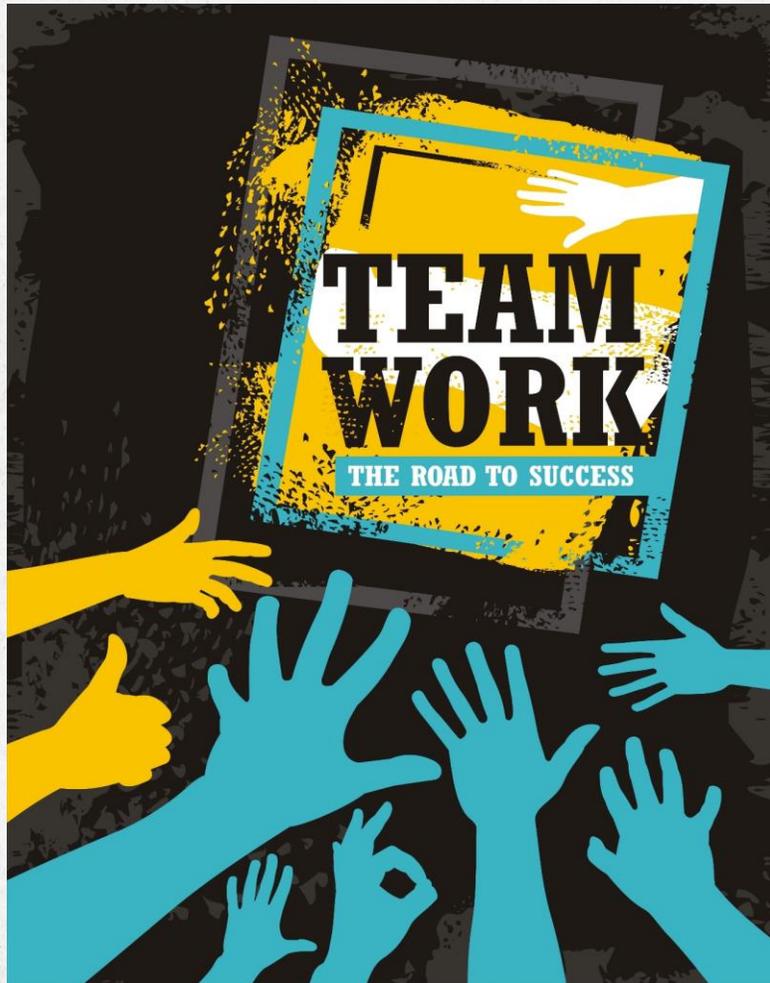
Likelihood															
Likelihood = 1 in 320															
National Average = 1 in 2,157															
5600	3200	1800	1000	560	320	180	100	56	32	18	10	6	3	2	1
<4200 2400 1300 750 420 240 130 75 42 24 13 7.5 4 2.5 1.5>															
Justification:															
The combustible foam insulation is not suitable for use on a building of this height. Its use on this building, coupled with the lack of cavity barriers identified in the cladding report, increases the likelihood of a fire spreading between residential units via the cavity to the brick walls.															
There are also balconies, arranged in series with combustible timber decking, that could allow fire to spread vertically up the block. This increases the likelihood of a fire spreading between flats.															
Windows, patio doors and non-fire rated louvred vents (to the bin store) open onto areas of brick walls with combustible insulation. The cladding report states that there are no cavity barriers to window openings. This increases the likelihood of a fire spreading to the external walls or balconies and vice versa.															
There is defective compartmentation and poorly fitting fire doors between the three service shafts (two containing electrics and one containing boiler flues) and the residential corridors on each floor. There is also poor compartmentation between the basement boiler room and the service shaft containing the boiler flues. This increases the risk of a fire in the boiler room, or in the service shafts themselves, affecting the escape corridors on each floor, potentially making escape difficult or impossible for some residents.															
Numerous defects are noted to fire doors, including excessive gaps to doors in general and staircase doors being FD30, rather than the required FD60. These defects could lead to the means of escape being compromised during a fire event.															
The panel for the smoke ventilation is displaying a fault. If the smoke ventilation system is not working properly then there is an increased likelihood of the means of escape being compromised by smoke in a fire event.															
Escape is only available in one direction for all flats, this includes the vertical escape down a single staircase. This could increase the likelihood that residents might have to pass through smoke and/or fire if they want to evacuate (or are instructed to evacuate by the fire and rescue service). (Note: when firefighting operations are underway, the likelihood of smoke-free escape is less likely, especially from the fire floor, where doors will be wedged open by firefighting hose.)															

Outcomes											
Class I	0	0.1	0.2	0.5	1	2.2	4.6	10	21.5	31.6	46.4
Class II	0	0.1	0.2	0.5	1	2.2	4.6	10	21.5	31.6	46.4
Class III	0	0.1	0.2	0.5	1	2.2	4.6	10	21.5	31.6	46.4
Class IV	0	0.1	0.2	0.5	1	2.2	4.6	10	21.5	31.6	46.4
<0.05 0.15 0.3 0.7 1.5 3 7 15 26 38>											
Justification:											
The combustible insulation, the lack of cavity barriers to external walls and the timber decked balconies (positioned in series) suggests that a fire reaching the walls and/or balconies is likely to spread. With the possibility of a fire breaking back into flats through windows there is an increased potential for Class 1 harms.											
The additional mental health and wellbeing harms highlighted by Grenfell and the increased potential for non-fatal injuries and exposure to fumes similarly justify increases in Class 2 and 3 harms.											
The following points justify a further increase in Class 1, 2 and 3 harms:											
<ul style="list-style-type: none"> <li>The compartmentation issues between service shafts and escape routes and between the boiler room and the boiler flue shaft, which increase the likelihood of the means of escape being compromised by fire and/or smoke.</li> <li>The defects seen to fire doors, which increases the likelihood of the means of escape being compromised.</li> <li>The panel for the smoke ventilation is displaying a fault. If the smoke ventilation system is not working properly then there is an increased likelihood of the means of escape being compromised by smoke in a fire event.</li> <li>Escape is only available in one direction for all flats (apart from the two ground floor flats) and there is only a single staircase, which increases the likelihood of escape only being possible through a route compromised by smoke and/or fire.</li> <li>The lack of a sprinkler system (taken in combination with the previously described defects), which increases the risk of a large uncontrolled fire spreading to the cladding or escape routes.</li> </ul>											

Rating Score: 336 Band E Category 2 Hazard

A	B	C	D	E	F	G	H	I	J
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## The Dream Team

- ▶ **Fire & Rescue Service**  
Both the Fire Protection Officer or Fire Engineer will be experienced in inspecting tall buildings.
- ▶ **Building Control**  
The Building Control officer will have experience and qualifications in tall buildings and fire safety.
- ▶ **Legal Team**  
Preferably with a solicitor with experience in Housing Law.
- ▶ **Planning**  
Will be able to determine historic applications and new applications.
- ▶ **Building Safety Regulator**  
The BSR holds information about high-rise residential buildings in England.
- ▶ **Internal Comms Team/Members**  
Keeping them informed is key to successful outcomes.

# Upskill

- RHE - “HHSRS Assessment of High-Rise Residential Buildings”
- LGA Level 2 HHSRS training courses.
- Building Research Establishment (BRE) .
- Fire Protection Association (FPA) .
- Chartered Institute of Building. (CIOB)
- Chartered Institute of Environmental Health (CIEH)
- There are lots of decent courses out there!

## And some final advice...



- As an EHO or Housing Enforcement Officer is it important to know your strengths and limitations.
- Accept that you may need specialist knowledge or advice.
- There are many different building types of tall buildings, and you should broadly know how they are constructed, and it functions.
- If you are unsure, then ask!

A low-angle, upward-looking shot of a modern glass skyscraper. The building's facade is composed of a grid of dark window frames, creating a complex geometric pattern. The sky is a clear, vibrant blue with scattered, light white clouds. The overall mood is professional and modern.

**THANK YOU FOR LISTENING.**