

SAFETY IN YOUR BUILDING

1.0 ABOUT THIS GUIDE (page 1)

This plan outlines our commitment to effective communication and collaboration with social housing residents regarding building safety. It aims to ensure residents are informed, empowered, and actively involved in maintaining a safe living environment.

- a. **Information Sharing:** Provide residents with clear and accessible information about their building's safety features, fire risks, and emergency procedures.
- b. **Resident Participation:** Encourage resident involvement in building safety discussions, decision-making processes, and fire safety drills.
- c. **Complaints and Concerns:** Establish clear and accessible channels for residents to report building safety concerns and ensure timely responses.
- d. **Continuous Improvement:** Regularly review and update this plan based on resident feedback and evolving building safety regulations.

Your safety and well-being is our top priority.

2.0 CONTACTS

If you have any concerns about safety in your block, contact us:

e: buildingsafety@lmjmb.org.uk

t: 0207 450 8000 (Monday to Friday, 9am to 5pm)

In an emergency you should always call 999

Useful websites:

Other contacts:

You can contact the Building Safety Regulator via webform:

<https://www.gov.uk/guidance/contact-the-building-safety-regulator>

t: 0300 790 6787 (Monday to Friday, 8.30am – 5pm)

3.0 SAFETY MEASURES IN JOYCE NEWMAN HOUSE

There are two staircases in your building that are protected from the spread of fire and smoke from elsewhere. They give access to protected corridors, where your flats are situated. You must keep these corridors and stairwells clear of obstructions that might stop you or your neighbours evacuating the building or prevent the fire service from entering.

Your flat has its own fire door, and there are fire doors on the entrances to stairwells. These will keep a fire contained in the area in which it started and should never be propped open as this could allow a fire to spread.

There are two lifts in the lobby of your building: a passenger lift and a firefighting lift. Flats 1 to 3 are designed to accommodate residents with disabilities and the left lobby contains a disabled platform to help those with disabilities to access their property.

Issue date:	Version number: 1.0
Review date:	Page: 1

The building is fitted with a Dry Riser system. This allows fire fighters to easily access water from each floor. There are Automatic Opening Vents (AOVs) on all corridors and stairwells, and an Alert System (alarm?). Your flat contains sprinklers, emergency lighting, lightning protection, and a fire detection system that meets the highest level of protection standards (LD1).

A Fire Risk Assessment was carried out by a qualified surveyor on 27th April 2023.

Could we have some illustrations on this page that support people with learning disabilities

4.0 WHO IS RESPONSIBLE FOR SAFETY IN YOUR BUILDING?

As your landlord, Southwark Council is the **Principal Accountable Person** for your block. They have legal obligations to ensure that fire and structural safety risks are managed appropriately.

Leathermarket JMB is the **Accountable Person** for your block. We carry out our building safety duties on behalf of Southwark Council.

The JMB is responsible for:

- Ensuring each property has adequate fire protection systems, including alarms and fire doors
- Inspecting, maintaining, and replacing fire doors
- Ensuring emergency lighting is in place and working
- Testing safety systems
- Working with partners like Southwark Council and the London Fire Brigade to keep you safe

You are responsible for:

- Not doing anything that creates a significant risk to your building's structural safety.
- Keeping escape routes clear
- Checking your smoke alarms and flat entrance doors are in working order
- Safely disposing of rubbish
- Reporting damage of any of your building's fire safety measures, such as smoke detectors, fire alarms, fire doors, safety signage, and fire extinguishers.

5.0 HOW WE ENSURE YOUR BUILDING IS SAFE

- The JMB and our partners at Southwark Council complete a range of inspections of your building to ensure that safety systems are maintained in accordance with industry standards and regulations.
- We engage independent third-party contractors to carry out checks of our buildings and safety systems, ensuring they are being managed safely and helping us to identify any issues that need to be addressed.
- We meet with and share information with our partners, including the Building Safety and Fire Safety teams at Southwark Council, Leathermarket CBS, and the London Fire Brigade.

Issue date:	Version number: 1.0
Review date:	Page: 2

- We meet with other housing organisations who might have knowledge to share with us about managing building safety risks
- We provide you with information and safety advice via our building safety microsite: xx@lmjmb.org.uk
- We meet quarterly with our Resident Building Safety Panel, who advise us on issues in their blocks and how we might best engage with you and your neighbours on building safety.
- If you're interested in being involved in our Building Safety Panel, contact our Resident Engagement Officer.

6.0 HOW WE WILL SHARE INFORMATION ABOUT BUILDING SAFETY

We have set up a **Building Safety Panel** and information portal and everybody who lives in or owns a property in one of our high-rise blocks is invited to join. The panel will meet quarterly with members of our building safety team and will help us to make decisions about when and how we engage with you.

We will also:

- Attend Tenant and Resident Association meetings
- Engage with you via our subcommittee meetings
- Invite you to join us when we inspect your building
- Invite London Fire Brigade to give presentations to residents

We will/have* set up a website: xx@lmjmb.org.uk **MICROSITE ADDRESS** where you can access information specific to your block

The block specific microsities can be access via our website

(INSTRUCTIONS FOR ACCESSING INFORMATION)

This will include: **(WHAT SHOULD IT INCLUDE? ADD/DELETE AS APPROPRIATE)**

- The Building Safety Case
- Operating and Maintenance Manuals for your block
- Fire evacuation strategy
- Fire risk assessments
- Fire safety management plan

If you are unable to access the information via our website we can provide hard copies.

Essential fire safety procedures and emergency contact information will be prominently displayed on signage throughout the communal areas.

If you would like information about your building that we haven't already provided, or if you think there is additional information we should share with everybody, you can ask us.

As we develop our technological capacity, we will assess whether we are able to expand the range of ways in which residents can access information. We will also continue to ask residents for their ideas.

Issue date:	Version number: 1.0
Review date:	Page: 3

7.0 HOW WE WILL CONSULT YOU ON BUILDING SAFETY

We will consult you on decisions about building safety decisions that affect you. Examples might include:

- Works that will cause major disturbance to residents.
- Works of prolonged duration.
- Works that result in significant material alterations to a building.

We will make sure everybody has an opportunity to give their views by using mixed methods of consultation. For example:

- **Multiple Channels:** We utilise a variety of communication methods like newsletters, home visits, resident meetings, website updates, information boards, and translated materials to reach all residents.
- **Plain Language:** Information is presented in a way that is clear, concise language, avoiding technical jargon, and providing visuals where appropriate.
- **Accessibility:** Ensure all communication materials are accessible to residents with disabilities through alternative formats.
- **Regular Updates:** Provide residents with regular updates on building safety issues, fire safety issues and changes in legislation, safety measures, and any planned inspections or maintenance works.

There may be times when a decision needs to be made quickly to ensure everybody's safety and, on these occasions, we may not consult you.

8.0 EVACUATION IN THE EVENT OF A FIRE

Your block is built to contain any fire to its point of origin for a period sufficient to support a 'Stay Put' policy. This means that in the event of a fire in any of the flats, only the occupants of the flat where the fire started need to initially evacuate.

If a fire occurs in your flat: Alert others in your flat and make your way out of the building, then summon the fire and rescue service.

If a fire starts in the common parts: anybody in these areas should make their way out of the building, then contact the fire and rescue service.

All other residents should 'stay put'.

This does not mean that those not directly affected by the fire who wish to leave the building are prevented from doing so and does not prevent anybody who is evacuating from alerting their neighbours if they think they might also be threatened by the incident. The communal means of escape is fire protected.

(illustrated for people with learning disabilities)

Monitoring and Review

- **Feedback Mechanisms:** Develop mechanisms for residents to provide feedback on the effectiveness of the building safety engagement plan.

Issue date:	Version number: 1.0
Review date:	Page: 4

- **Regular Review:** Regularly review the plan at least annually to ensure its continued effectiveness and adapt to changing needs or regulations.

9.0 FIRE SAFETY ADVICE (illustrated)

(Reproduce an easy read guide here)

Try the London Fire Brigade’s Home Fire Safety Checker Tool

Visit: <https://www.london-fire.gov.uk/safety/the-home/home-fire-safety/home-fire-safety-checker-hfsc/>

RELEVANT LEGISLATION

The Building Regulations and The Regulatory Reform (Fire Safety) Order 2005

10.0 Conclusion

By working together, we can ensure our residents feel informed, empowered, and actively involved in creating a safe and secure living environment.

Additional Considerations

- **Data Protection:** Ensure compliance with data protection regulations regarding resident information.
- **Multilingual Communication:** Adapt communication strategies for residents with limited English proficiency.
- **Resident Training:** Explore providing residents with fire safety training or organizing fire warden programs.

Resources

- Leathermarket JMB <https://lmjmb.org.uk/>
- Southwark Council <https://www.southwark.gov.uk/>
- London Fire Brigade <https://www.london-fire.gov.uk/safety/>
- Building Safety Regulator <https://www.hse.gov.uk/building-safety/regulator.htm>
- <https://www.housing.org.uk/resources/engaging-with-residents-on-building-safety--briefing-for-housing-associations/>

Issue date:	Version number: 1.0
Review date:	Page: 5