

EXECUTIVE BOARD – 24 OCTOBER 2017

Subject:	Programme of Fire Safety Works for High Rise Blocks
Corporate Director(s)/Director(s):	David Bishop, Deputy Chief Executive/Corporate Director for Development and Growth
Portfolio Holder(s):	Councillor Jane Urquhart, Portfolio Holder for Planning, Housing and Heritage
Report author and contact details:	Graham de Max, Housing Strategy and Partnership Manager Tel 0115 8763538 email graham.demax@nottinghamcity.gov.uk
Subject to call-in:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Key Decision:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Criteria for Key Decision:	
(a) <input checked="" type="checkbox"/> Expenditure <input type="checkbox"/> Income <input type="checkbox"/> Savings of £1,000,000 or more taking account of the overall impact of the decision	
and/or	
(b) Significant impact on communities living or working in two or more wards in the City <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Type of expenditure:	<input type="checkbox"/> Revenue <input checked="" type="checkbox"/> Capital
Total value of the decision: £8.4m estimated	
Wards affected: Radford and Park, Sherwood, Dales, St Ann's, Clifton North	
Date of consultation with Portfolio Holder(s): 7 September 2017	
Relevant Council Plan Key Theme:	
Strategic Regeneration and Development	<input type="checkbox"/>
Schools	<input type="checkbox"/>
Planning and Housing	<input checked="" type="checkbox"/>
Community Services	<input type="checkbox"/>
Energy, Sustainability and Customer	<input type="checkbox"/>
Jobs, Growth and Transport	<input type="checkbox"/>
Adults, Health and Community Sector	<input type="checkbox"/>
Children, Early Intervention and Early Years	<input type="checkbox"/>
Leisure and Culture	<input type="checkbox"/>
Resources and Neighbourhood Regeneration	<input type="checkbox"/>
Summary of issues (including benefits to citizens/service users): Following recent tragic events in West London involving significant loss of life, housing providers have looked to reassure residents of high rise blocks about the fire safety provisions within their blocks. Nottingham City Homes (NCH) has carried out a major fire safety review of the 13 high rise blocks it manages on behalf of the Council and carried out engagement sessions with tenants to hear their concerns. This report makes recommendations for the installation of a programme of fire safety works in the blocks based on the review and tenants' views. This programme will seek to ensure the most practical and effective protection measures are put in place, whilst giving maximum assurance to tenants.	
The following benefits will arise from the work that is proposed:	
<ul style="list-style-type: none"> • enhanced fire safety measures in high rise blocks; • provide further reassurance for existing tenants living in blocks; • confidence for future residents to take up tenancies in high rise blocks. 	
Exempt information:	
Appendix 3 to this report is exempt under Paragraph 3 of Schedule 12A of the Local Government Act 1972 as it contains information relating to the financial or business affairs of any particular person (including the authority holding that information) and, having regard to all the circumstances, the public interest in maintaining the exemption outweighs the public interest in disclosing the information. The public interest in maintaining the exemption outweighs the public interest in disclosing it as it could prejudice the tendering exercise to award the contracts for the works.	

Recommendation(s):	
1	To agree the recommended suite of works (detailed in paragraph 2.5) to enhance fire safety measures already in place, and provide further public reassurance across all 13 high rise blocks within the Council's housing stock.
2	To authorise the expenditure of Housing Revenue Account (HRA) capital funds of an estimated £8.4m to carry out the work programme and note the associated revenue costs, and note the necessary amendment to the HRA capital programme (detailed in paragraphs 4.1-4.6)
3	To delegate authority to the Deputy Chief Executive/Corporate Director for Development and Growth to procure and award contracts for the work, making full use of the existing partnership framework, and make any necessary amendments to the proposals, subject to the works being completed within the specified £8.4m budget.
4	To enter into consultation with leaseholders within the blocks about the work to be carried out and seek contributions (where appropriate and in line with the Council's policy) within the terms of Section 20 of the Landlord & Tenant Act 1985 (as amended by Section 151 of the Commonhold & Leasehold Reform Act 2002).
5	To note the letter sent to the Prime Minister highlighting the need for financial support from Government in order to address fire safety in high rise blocks and the subsequent reply from the Secretary of State for Communities
6	To continue to lobby central government for the necessary resources to carry out this type of work.

1 REASONS FOR RECOMMENDATIONS

- 1.1 To enhance the measures already in place to prevent the occurrence of a serious fire in the Council's high rise blocks.
- 1.2 To provide reassurance to the residents within high rise blocks that their homes are as safe as they can be, and that the most appropriate means of alert and communication in the event of a fire or other emergency within a block is delivered.

2 BACKGROUND (INCLUDING OUTCOMES OF CONSULTATION)

- 2.1 The fire at Grenfell Tower in the London Borough of Kensington and Chelsea in June this year caused all housing providers to assess the risk of such an event within their own homes. The first task was to review the types of cladding used on high rise blocks. None of the Council's residential high rise blocks have the Aluminium Composite Material (ACM) cladding suspected of having a major part in the Grenfell fire.
- 2.2 NCH already carries out regular, comprehensive fire risk assessments in high rise blocks, and the systems currently in place provide a compliant level of safety and assurance to tenants.
- 2.3 However, following the Grenfell fire, the Council and NCH wanted to go beyond this and engage with the tenants of high rise blocks to listen to their concerns and their views on potential measures to further enhance safety and assurance.
- 2.4 Detailed options appraisals have been carried out covering the following fire safety components:
 - fire alarms: the ability to effectively detect and notify tenants of a fire as quickly as possible. All 13 high rise blocks meet current regulations for fire detection and management; however the current systems are capable of being further upgraded to give even greater assurance;

- intercom and public address: the ability to effectively communicate with residents within high rise blocks, particularly in the event of an emergency such as a fire. This was seen as particularly important by residents in the engagement which was carried out. Although there are intercom systems within high rise blocks, with the exception of the Victoria Centre the installations do not facilitate “open broadcast”, ie they require an operator to dial each flat individually in the event of an emergency. This can be improved by the installation of new intercom systems across all blocks linked to a new public address system. New intercoms will facilitate tenants being able to contact each other and key NCH services;
- gas supply: 6 of the 13 high rise blocks currently have a gas supply. In the wake of the Grenfell incident the Council has considered the safety issues posed by gas in high rise flats. Cadent (formerly National Grid Gas) who own and manage the gas supply infrastructure carry out periodic inspections of the pipework and other gas infrastructure within the Council’s blocks, and all blocks have had an inspection within the last three years. Cadent considers the risk to be low for these blocks. Written confirmation from Cadent on the current inspection regime and their determination of low risk to the Council’s high rise blocks has been obtained. However, it is proposed to introduce an additional annual independent gas safety audit across all 6 blocks to increase assurance in concert with the installation of sprinklers (below);
- sprinkler systems: the Council has publicly committed to installing sprinkler systems in all of its high rise blocks. There are options to only install sprinklers in communal areas; install in communal areas with flats partially covered; or install in communal areas with full coverage in every flat. While many tenants have welcomed the additional fire safety measures proposed, some have expressed reservations about having sprinklers within their flats. This option is however consistent with Building Regulations which state that sprinkler installations should cover all parts of a building, unless they are intended to address a specific risk (such as those already installed in the refuse areas in our blocks). As fires within high rise blocks almost exclusively start within flats, sprinklers within flats would in most cases extinguish or control a fire in its early stages before it can spread. It is proposed to work with high rise residents to demonstrate sprinkler systems before they are installed and address any concerns they may have.

A statement setting out Nottinghamshire Fire and Rescue Service’s (NFRS) position on sprinklers in high rise blocks is shown in Appendix 2. NFRS supports the position of the National Fire Chiefs’ Council that sprinklers are highly effective in controlling fires and supports their retrofitting in existing blocks.

2.5 Having given thorough consideration to all the options, and taken tenants’ views into account, the following programme of works is recommended as a cost effective suite of works which will enhance existing fire safety measures, deliver a high degree of resident assurance and provide further protection for the buildings:

System	Option
Fire Alarm	Alter operation of existing systems, update and improve processes and procedures in all high rise homes
Intercom	Replace intercom systems in all high rise homes
Public Address	Install PA system linked to new intercom system in all high rise homes
Gas	Retain existing gas supply with added safety assurance audits and enhancements in all high rise homes with a gas supply

Sprinkler	Full coverage in high rise communal areas and homes
	Project management and professional fees associated with these works (2.4%)

The total estimated cost of this work is £8.4m. A detailed breakdown of estimated costs is shown in the exempt Appendix 3.

The maintenance and servicing regime for of these installations will be as follows:

System	Option
Fire Alarm	Half yearly inspection, service and maintenance
Intercom	Yearly service and maintenance
Public Address	Yearly service and maintenance
Gas	Yearly audit and monitoring of infrastructure
Sprinkler	Half yearly inspection, service and maintenance

The annual cost of this work will be approximately £103,000. A detailed breakdown of estimated costs is shown in exempt Appendix 3.

- 2.6 Within the terms of Section 20 of the Landlord & Tenant Act 1985 (as amended by Section 151 of the Commonhold & Leasehold Reform Act 2002) the Council can ask leaseholders to make a contribution to essential work which needs to be carried out to the blocks in which they live. There are 60 leaseholders within the 13 high rise blocks, of whom 21 will be exempt from any contribution. Those affected will be consulted according to the legislation and a contribution sought under the terms of the Council's policy on leaseholder recharges for major works.
- 2.7 Since the Grenfell fire local authorities and other housing providers have been pressing the Government to clarify what financial support will be available to carry out such fire safety measures, as these will not have been included within existing capital investment plans. Given that government policies such as the compulsory annual reduction of 1% on rents over 4 years have reduced the Council's ability to invest in its stock it seemed pertinent to ask formally for financial support from central government. Requests to this effect were sent to the Prime Minister. This correspondence is shown at Appendix 1. The Secretary of State replied to the letter to the Prime Minister that he considered the works proposed by the Council are "additional rather than essential", and that on this basis the Council should bear the cost of them.
- 2.8 The Council believes that the Government should support these works and will continue to press the Government for the resources necessary. However the Council does not intend to delay commencing these works pending a Government decision. The Council will as an interim measure authorise additional financing within the HRA to commence this programme. If Government support is not forthcoming, other planned works will have to be deferred.

3 OTHER OPTIONS CONSIDERED IN MAKING RECOMMENDATIONS

- 3.1 Each high rise block has a current fire risk assessment. NCH's existing fire detection and protection systems provide a level of safety compliant with current regulations, so it is an option to do nothing, however, this has been rejected because the current level of safety and protection can be significantly enhanced through the works proposed, thus offering current and future tenants of the Council's high rise homes far greater assurance and confidence that they are as safe as they can be in their homes.

4 FINANCE COLLEAGUE COMMENTS (INCLUDING IMPLICATIONS AND VALUE FOR MONEY/VAT)

4.1 The value of the works is £8.4m for inclusion in the Public Sector Housing Capital Programme over 3 years as shown below:

2017-18	£1.000m
2018-19	£4.000m
2019-20	£3.4m
Total	£8.4m

4.2 This expenditure is not included in the approved Public Sector Housing (HRA) Capital Programme. As this work is a priority for investment, other schemes will have to be reduced, delayed or reprogrammed if additional funding is not received to finance it.

4.3 The Council and NCH are lobbying to receive external funding for this work, but to date central government are not willing to contribute.

4.4 Options will be presented as part of the development of the HRA Capital Programme to re-profile/reprioritise schemes. In the short term some less works will be deferred pending the review to create financing for the scheme.

4.5 The majority of the works are enhancements to the planned investment in the stock, which will also result in increased maintenance and eventual replacement costs. Annual maintenance costs are around £0.103m per annum. When the works to each block is complete it will be necessary to include the new elements in the stock condition survey so their replacement is recognised and can inform future updates to the 30 year business plan.

4.6 The 30 year business plan currently shows a requirement to spend £344m more on capital than the available resources. The gap arises because of the government policy to decrease actual rents by 1% for four years. Work is ongoing between the Council and NCH to formulate proposals to address this gap in the long term.

Advice provided by: Julie Dorrington – Senior Accountant (HRA) 5/10/2017

5 LEGAL AND PROCUREMENT COLLEAGUE COMMENTS (INCLUDING RISK MANAGEMENT ISSUES, AND LEGAL, CRIME AND DISORDER ACT AND PROCUREMENT IMPLICATIONS)

5.1 From a legal perspective the report highlights key areas of legislation that need to be considered but, in essence, the recommendations do not give rise to any undue legal concerns. Any works that are undertaken will need to follow the Council's usual procurement requirements.

Advice provided by Malcolm Townroe, Director of Legal and Governance, 29/9/17

6 STRATEGIC ASSETS & PROPERTY COLLEAGUE COMMENTS (FOR DECISIONS RELATING TO ALL PROPERTY ASSETS AND ASSOCIATED INFRASTRUCTURE)

- 6.1 The benefits of the proposed works recommended following a major fire safety review of 13 high rise blocks by Nottingham City Homes are highlighted in the body of this report and Property supports their implementation on the basis of these benefits.

Advice provided by Rod Martin, Development Manager 02/10/2017

7 SOCIAL VALUE CONSIDERATIONS

- 7.1 In procuring the contractors for this work NCH will, where appropriate, follow its usual principles in ensuring that the work generates wider benefits to residents. These are:
- use of local employment hubs for any recruitment directly linked to the contract;
 - requirements to take on apprentices;
 - supporting local community schemes;
 - working with local schools and colleges;
 - development of an Employment and Skills plan for the duration of the contract;
 - monitoring social value through a nominated measurement tool.

8 REGARD TO THE NHS CONSTITUTION

- 8.1 Local authorities have a statutory duty to have regard to the NHS Constitution when exercising their public health functions under the NHS Act 2006. In making this decision relating to public health functions, we have properly considered the NHS Constitution where applicable and have taken into account how it can be applied in order to commission services to improve the health of the local community.

9 EQUALITY IMPACT ASSESSMENT (EIA)

- 9.1 Has the equality impact of the proposals in this report been assessed?

No



An EIA is not required because:

No direct equality issues arise from the proposed works. However, the policy to recharge leaseholders for major works, which will be implemented in respect of these works, has received an EIA.

10 LIST OF BACKGROUND PAPERS RELIED UPON IN WRITING THIS REPORT (NOT INCLUDING PUBLISHED DOCUMENTS OR CONFIDENTIAL OR EXEMPT INFORMATION)

- 10.1 None

11 PUBLISHED DOCUMENTS REFERRED TO IN THIS REPORT

- 11.1 Policy to Recharge Leaseholders for Major Works, NCC 2017

Appendix 1 Correspondence between NCC and the Government

Theresa May PM
House of Commons
London
SW1A 0AA

Monday 19th June 2017

Dear Mrs May

Following the tragic Grenfell Tower fire, you have quite rightly ordered councils to carry out safety reviews and I welcome your commitment that action will be taken if it is required.

In Nottingham we place great importance on the safety of our tower block residents. We have already reviewed the safety measures in the 13 tower blocks we own, managed on our behalf by Nottingham City Homes. We will of course co-operate fully with the Government review of cladding safety. We have already reported back to DCLG that we do not have any tower blocks with cladding of the same type as apparently used at Grenfell Tower.

I am seeking your assurance that we will receive financial and other support from Government in relation to the following:

Funding

We have pre-empted the inevitable requirement for sprinklers and have told our tenants we will be installing them in the communal areas of all blocks. Where necessary, we will also install an improved intercom which allows grouped messaging in an emergency.

The Government must urgently make provision to assist councils with resourcing for works such as this

Clarity

We seek information and clarity as soon as possible on any immediate lessons from Grenfell, as our residents have questions for us that we don't know the answers to at the moment. Clarity is also needed as soon as possible over the national Fire Service 'stay put' message which we continue to operate on advice from the fire service, but which is causing anxiety among residents at this time.



Portfolio Holder for Planning and

Councillor for Sherwood

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Private sector High Rise

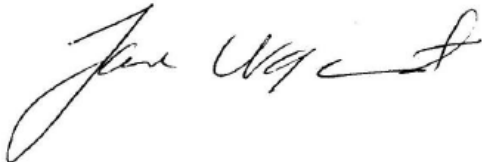
In our City we have a number of High Rise blocks which are neither Council, nor Housing Association but are private developments run by management companies on behalf of investors. We will be considering the need for changes to housing legislation, planning requirements and building regulations in order to improve safety standards in such blocks, and will be in touch in due course about this.

Extra powers

- We request that the Regulatory Reform (Fire Safety) Order 2005 and the Gas Safety (Installation and Use) Regulations 1998 are revised so that resident leaseholders are compelled to fit compliant fire doors and service gas installations in the same way that landlords are required to;
- We seek powers to enforce entry without delay for fire and gas safety works to both tenanted and leaseholder properties.
- We further seek an immediate halt to fitting smart meters in tower blocks until we have a method of controlling the quality of this work to retain fire resistant integrity.

We will be in touch again to provide further information once the full scale and costs of all the required works are known. In the meantime, we will continue to prioritise our work to enable our residents to feel as safe as possible in their homes.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Jane Urquhart', written in a cursive style.

Councillor Jane Urquhart
Portfolio Holder for Planning, Housing & Heritage

Rt Hon Sajid Javid MP
Department for Communities
and Local Government
4th Floor, Fry Building
2 Marsham Street
London SW1P 4DF

CC: Andrew Gwynne MP
Shadow Secretary of State for
Communities and Local Government
House of Commons
London
SW1A 0AA

8th August 2017

Dear Rt Hon Sajid Javid MP,

We have received your letter of the 26th July and read its contents with disbelief. For the government to renege its offer of financial support for fire safety works just weeks after the tragedy is appalling. It also demonstrates a cruel disregard for the many thousands of social housing tenants who live in high rise buildings. On top of this, you recently stated in the House that you were unaware of any Council who had requested extra funding for fire safety works in tower blocks. We know this to be untrue as we are one of many Councils who have already asked your government for financial support for fire safety works.

You seem to be unaware of the financial pressures Councils are under, much thanks to funding reductions implemented by your government. Councils do not have the funding capacity to carry out the additional works necessary to reassure our tenants of the safety of their homes and we therefore must rely on your support for this. What is more, inaccurate and insensitive reporting relating to cladding testing have added to the fear and anxiety amongst residents.

Nottingham City Council quickly took steps to reassure our tenants that as far as possible their homes were safe following the Grenfell tragedy; this included confirming that our tower blocks do not have ACM cladding and that fire risk assessments are in place and have been checked by the Fire Service. However, statements in the House and to the media which say that "all" tower blocks tested have failed safety standards have raised unnecessary additional concerns for our residents. We therefore need to go beyond regulatory minimums to ensure people now feel safe in their homes. As such, we have



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Councillor for Sherwood

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agreed to install sprinklers to provide further reassurance for our residents. We estimate that installing sprinklers in our tower blocks will cost in the region of £6m; money we haven't got or budgeted for. There are other works which we also feel we must undertake, taking the total additional expenditure above £8m. I know that senior officers in the council are writing to your Department with the detail of all of this. The Government contributed to this crisis and must contribute to the response.

Perhaps you are also unaware that of specific government policies which seem to us to be designed to withhold housing funding from Councils. These include:

- A compulsory 1% rent reduction over four years, which goes against the previously agreed rent policy under the HRA self-funding settlement. The later was agreed as recently as 2012 and was supposed to be a long term arrangement to give housing associations certainty about their long term funding. The unexpected compulsory rent reduction has reduced the funding to social housing providers by at least 14%. This is 14% less than the rental income the Government themselves said we needed to safely manage and maintain our homes. Add to this, the fact that we have no idea what rent policy is going to be from 2020 onwards, we are left unable to properly plan capital investment of this scale.
- Not only is there less rent due to Council because of rent reductions, but welfare reform is reducing the rental income further. Paying rent directly to tenants not only means that more tenants are getting into debt and arrears, but we are expending consideration resources on collecting rent, both when tenants make payments and when we have to chase rent arrears. This is wasted money we could otherwise spend on people's homes.
- Government changes to Right to Buy have created bigger discounts for those looking to buy their home, taking yet more money out the social housing sector. There is little local discretion over the residual receipts which are received. Council housing should be treated as a local asset, with local decision making in place to enable effective resource allocation to local priorities. There is added uncertainty over the forced sale of so called high value council housing.

We have only last week received an acknowledgement to our letter to Theresa May requesting government support for additional fire safety measures. You appear to be unaware of this request. We are therefore making this letter publicly available so there is a record of our dismay at your hand washing of any responsibility to help Councils with fire safety works following the Grenfell Tower tragedy.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Jane Urquhart', written in a cursive style.

Councillor Jane Urquhart
Labour City Councillor for Sherwood Ward



Department for
Communities and
Local Government

Cllr Jane Urquhart
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Alok Sharma MP
Minister of State for Housing and Planning

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Tel: 0303 444 3430
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www.gov.uk/dclg

Our Ref: 3453781

5 September 2017



Dear Councillor Urquhart,

Thank you for your letter of 9 August to the Rt Hon Sajid Javid MP, regarding the Government's response to council requests for funding support following the tragedy at Grenfell Tower. I am replying as Minister for Housing and Planning.

The Secretary of State's letter made it clear that the Government expects building owners to fund measures designed to make a building safe, and to draw on existing resources to do so. It outlined that we would consider the removal of financial restrictions in limited circumstances. This would be where it is necessary for essential fire safety works, required to make a building safe as advised by local fire services, to be carried out. It would also cover cases where the landlord has received professional advice on any essential work to make cladding systems safe, following the conclusion of tests being conducted by the Building Research Establishment.

At this stage, based on the information provided in your correspondence, it would appear that the work you want to carry out to buildings does not meet either of these categories, and the fire safety measures you outline are additional rather than essential. On that basis, any costs would have to be borne by your authority without any further financial flexibility.

However, if you can provide further information showing that this work is within these categories please let my official William Richardson know on 03034441656 or by contacting localauthorityhousing@communities.gsi.gov.uk

Alok Sharma
ALOK SHARMA MP

Appendix 2 – Letter from Nottinghamshire Fire and Rescue Service



NOTTINGHAMSHIRE
Fire & Rescue Service
Creating Safer Communities

Tel: 0115 8388900

Email: wayne.bowcock@notts-fire.gov.uk

PA: lea-anne.abbiss@notts-fire.gov.uk

Letter sent to:

NOTTINGHAM CITY HOMES

Your Ref:

Our Ref:

Please Ask For:

Direct Line/Ext:

Date:

06 October 2017

NOTTINGHAMSHIRE FIRE AND RESCUE SERVICE ENDORSES NATIONAL FIRE CHIEFS COUNCIL SPRINKLER POSITION STATEMENT

In response to questions raised with me at the recent Nottingham City Homes Annual General Meeting, I have outlined below the current position of Nottinghamshire Fire and Rescue Service with regards to the installation of sprinklers within buildings across Nottingham and Nottinghamshire.

Nottinghamshire Fire and Rescue Service fully contributes as a member of the National Fire Chiefs Council (NFCC) in driving improvement and development throughout the UK fire and rescue service (FRS). Membership of the NFCC enables locally accountable Chief Fire Officers and their representatives to co-ordinate the work of UK FRS to protect the public and improve community safety. As part of its ongoing work following the tragic incident at Grenfell Tower, the NFCC has developed and published a sprinkler position statement.

Nottinghamshire Fire and Rescue Service supports and adopts the position of the NFCC regarding the installation of sprinklers. Therefore our position, consistent with that of the NFCC, is:

Sprinklers are the most effective way to ensure that fires are suppressed or even extinguished before the fire service can arrive.

They save lives and reduce injuries, protect firefighters who attend incidents and reduce the amount of damage to both property and the environment from fire.

In the last 12 months, the National Fire Chiefs Council (NFCC) and the National Fire Sprinkler Network (NFSN) have worked together to investigate the effectiveness and reliability of sprinkler systems.

The evidence produced indicates that sprinkler systems operate on 94% of occasions demonstrating very high reliability. Furthermore, it is evident that when they do operate they extinguish or contain the fire on 99% of occasions and are thus very effective.

The research also found that in both converted and purpose built flats that sprinklers are 100% effective in controlling fires.

The NFCC recognise that sprinklers are an effective part of an overall fire safety solution and can be used efficiently to improve fire safety in a range of new and existing buildings.

The NFCC support the concept of risk assessed retro fitting of sprinklers in existing buildings and would also welcome the prioritisation of a review of the Building Regulations (Approved Document B) to ensure fire safety requirements keep pace with new building developments.

The NFCC supported by the NFSN are focused on developing understanding and acceptance to promote the wider use of sprinklers. Together we will continue the efforts in the coming months to:

- Educate the public and building owners to dispel the myths and understand the benefits of sprinklers.*
- Provide clear guidance on their consideration and implementation as part of a fire safety strategy.*
- Provide clear guidance within the service on their ongoing maintenance and operational considerations.*

Further to this position statement, Nottinghamshire Fire and Rescue Service endorses that sprinklers are fitted throughout appropriate buildings and are not reserved for 'communal areas' only.

Yours sincerely



Wayne Bowcock
DEPUTY CHIEF FIRE OFFICER