

MAYOR OF LONDON

LDP2 FIRE SAFETY GUIDANCE NOTE

i Following the tragic fire at Grenfell Tower in 2017, the GLA has been working closely with its colleagues in the London Fire Brigade to consider how it can ensure high standards of fire safety are delivered in new buildings in London.

The requirements set out below will be applied in new contracts for housing development on GLA-owned land, including those procured through LDP2. The requirements will be included in project tender documents and project Development Agreements. We strongly encourage other public land owners to apply the same requirements to ensure the high standards of fire safety for its residents.

FIRE SAFETY REGULATION

i GLA will include the requirements below as Minimum Requirements in all new Development Agreements for development on GLA land:

1. The following types of buildings delivered under LDP2 must include Automatic Water Fire Suppression Systems (AFSS):
 - All purpose-built blocks of flats (including conversions, student accommodation and hotels)
 - All homes where vulnerable people live
 - All buildings housing vulnerable residents, such as care homes or sheltered accommodation
 - All schools
 - All buildings/conversions of any type that are of 18m in height or more
2. The Building Regs 2010 (as amended) require control over combustible items in the walls of relevant buildings. All new buildings/conversion of existing buildings built under LDP2 should apply those combustibility restrictions regardless of their height. More specifically, external walls of all buildings (of any height) should contain only materials of Class A2-s1, d0 or Class A1 in accordance with BS EN 13501-1:2007+A1:2009.

3. All new buildings/conversion of existing buildings to include water supplies for firefighting in accordance with Water UK's national guidance document <https://www.water.org.uk/guidance/national-guidance-document-on-the-provision-of-water-for-firefighting-3rd-edition-jan-2007/>
4. Developers must register any in-built electrical products such as white goods (doing so will pick up any recalls). Developers must also encourage residents to register any white goods which the residents themselves bring into their new homes.
5. Information about product registration, product recalls and electrical safety should be included in the resident's pack/manual for all new homes. (This is in line with Total Recalls and NFCC/LFB electrical safety headline messages).

Further Guidance

The current process for planning and building control consultations can sometimes lead to the fire and rescue service being consulted very late in the day, in some cases after the building work has been completed and occupied, on some very key areas of fire safety. This can lead to inappropriate fire safety solutions being put in place which may remain in a building throughout its life. These issues could often have been resolved very easily earlier in the process.

As part of the planning and design process for its projects, GLA will seek to ensure development partners consult with qualified fire engineers at the earliest possible stage on the following:

- Meeting part B5 of the building regulations on access for firefighting and emergency vehicles in accordance with building regulations (currently part B).
- Meeting the functional requirements of the building regulations (either using prescriptive guidance such as Approved Document B or BS9999/BS9991 or a fire engineered solution).
- That any proposals for the inclusion of amenity spaces (e.g. community rooms, crèches, gyms, roof gardens) within blocks of flats or maisonettes will have additional layers of scrutiny applied by qualified fire engineers if they are positioned above the ground floor – to ensure there are sufficient means of escape for all the potential future uses of such spaces.
- That any agreement for the use of Modern Methods of Construction or modular construction will have additional layers of scrutiny applied by qualified fire engineers.