

C1 Activity update

1. Operational incident
2. Building Safety activity

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For further information please contact:

Matt Deadman, Director - Response and Resilience

Jon Quin, Director - Prevention, Protection and Customer Engagement



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Operational incident

Fire in residential high rise

Incident 1752 – 16/09/2024
Midhurst Court, Maidstone



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Overview and attendance

Midhurst Court, a residential high rise block of 14 floors built in 1960s.
Medium risk premises on KFRS risk information system.

First call: 15.03 hrs on 16/09/2024
First fire engine in attendance: 15:07

Attendance

6 fire engines
1 height vehicle
Command support unit

12 days after publication of Grenfell Inquiry phase 2 report.
Fire on 4th floor – contained to flat of origin.
Multiple calls to fire control.

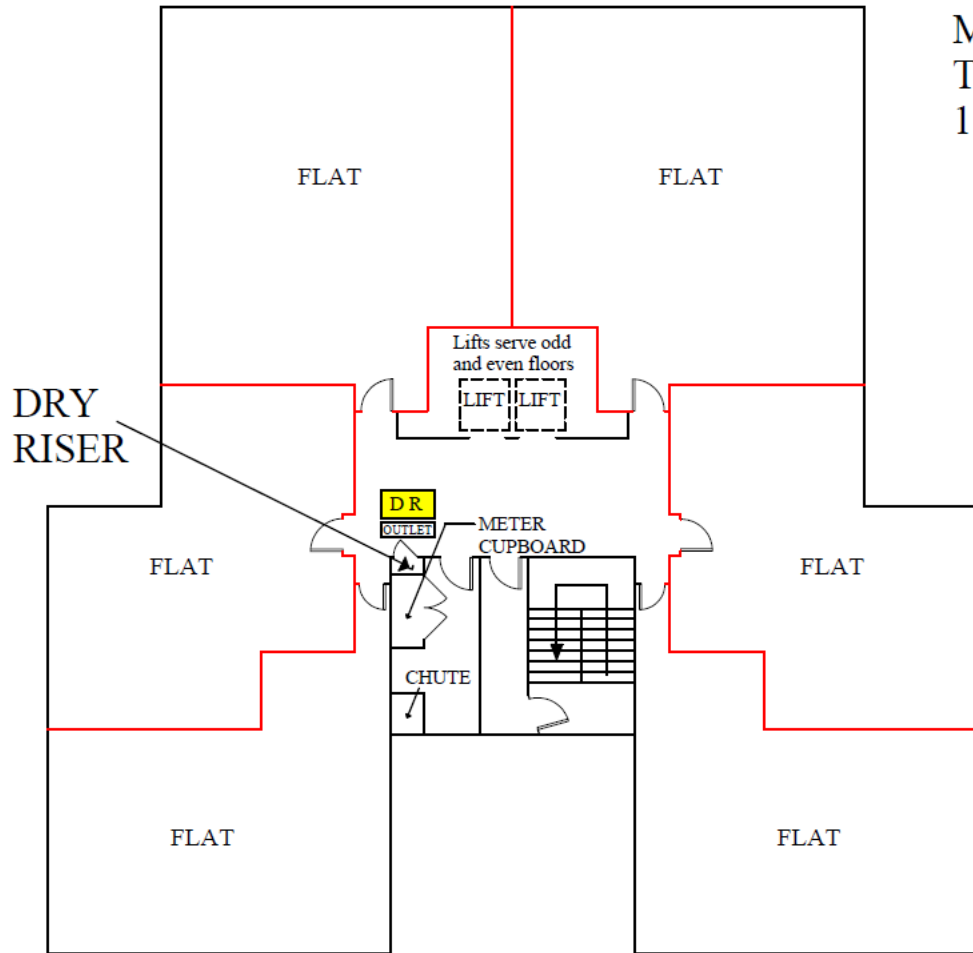
Debrief commissioned.



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MIDHURST COURT TYPICAL FLOOR LAYOUT 1st - 12th FLOOR



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Operational incident

Fire in a commercial laundry

Incident 2221 - 23/07/2024

K Laundry, Northwood Road, Ramsgate



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Overview and attendance

K Laundry Ltd, a commercial laundry and linen hire specialist established in 1928

First call: 04.28 hrs on 23/07/2024

The last KFRS resources left scene 15.30hrs 27/07/2024 after a number of scheduled revisits to ensure all hotspots had been extinguished.

Attendance

12 fire engines

Height vehicle

Command support unit

Technical Rescue Team plus drone

Bulk water carrier

Telehandler

Prime mover

Volunteer Response Team

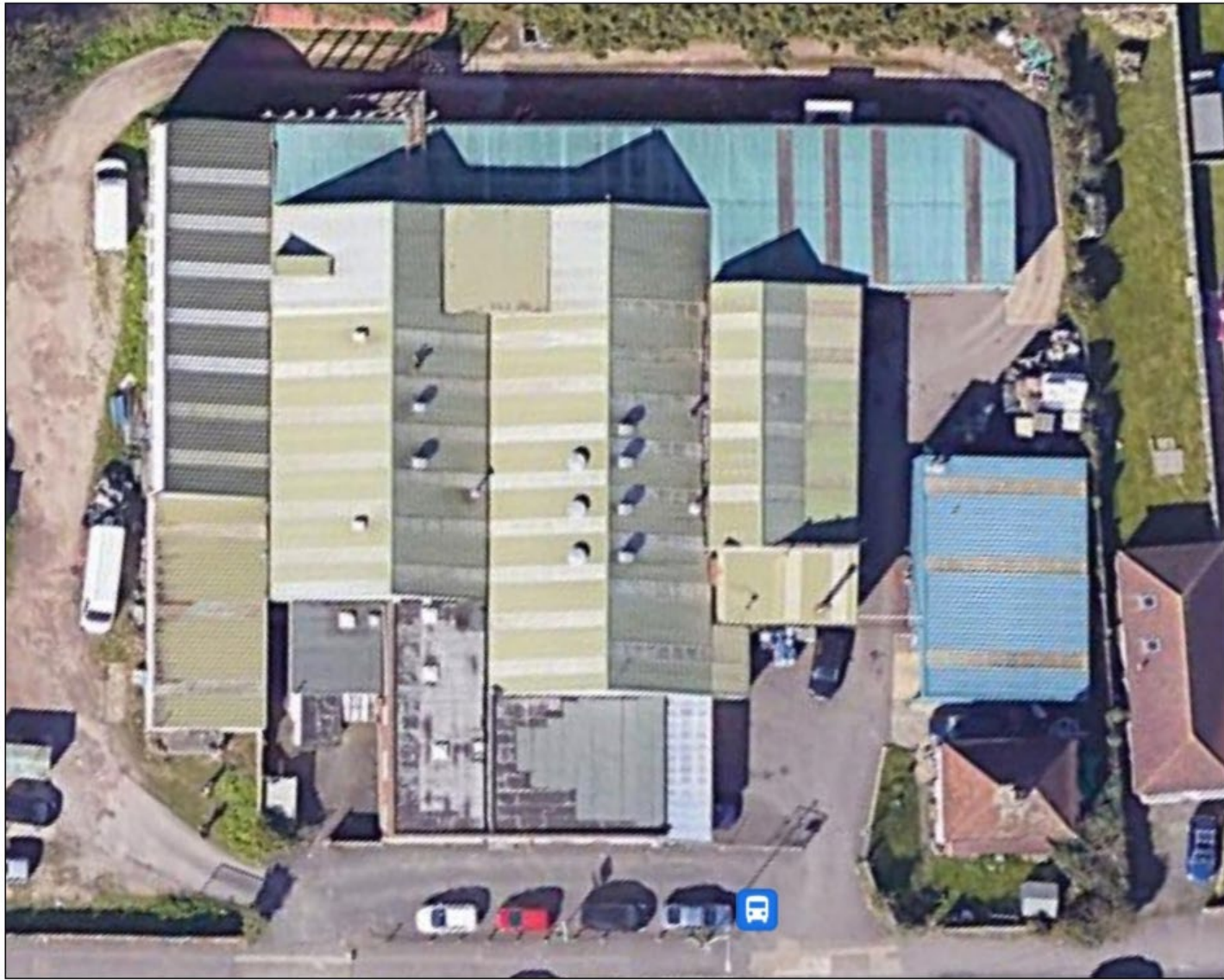
KFRS Fire Scene Investigators worked with Police CSI to identify an indeterminate cause due to severity of damage across site.

Despite the intense nature of the fire crews were able to limit fire spread beyond affected premises.



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Building Safety activity

How KFRS is supporting the Building Safety Regulator to create a safer built environment



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Why?

The Building Safety Regulator in England is part of HSE and was established under the Building Safety Act 2022.

Role:

- regulate higher-risk buildings
- raise safety standards of all buildings
- help professionals in design, construction, and building control, to improve their competence



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Supporting the BSR to achieve key objectives

- **Strengthen** the regulatory system for higher-risk buildings in-occupation and high-rise building, hospitals and care homes in design and build stages
- **Respond** quickly and effectively to enforce where buildings are not being managed safely.
- **Educate and inform** industry and building control, maintaining oversight of the built environment
- **Raise public confidence** in public building control by overseeing its professionalisation.



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How?

- KFRS works with the BSR to support the creation of a safer built environment through two gateways
- **Gateway 2** - Completed by a Fire Engineer. We must be satisfied that the design meets the functional requirements of the building
- **Gateway 3** - Completed by a Fire Safety Inspector who will review the project, where the RP must provide evidence that the construction aligns with the approved plans and complies with building regulations



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Understanding Gateway 2 of the BSR

KFRS completed the first BSR Gateway 2 case in the South-East region

What is Gateway 2?

- Gateway 2 is the second phase in the safety assessment process under the BSR working as part of an MDT.
- This ensures that building designs meet safety standards before construction starts.
- Focus on compliance with building regulations, especially fire and structural safety.
- Requires multi-disciplinary approval from the regulator before moving to the construction phase.



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How did we support the MDT?

- A Senior Fire Engineer from KFRS was requested by the BSR to review the design and construction of a 9-storey building, comprising 97 flats and a ground floor commercial nursery
- The core was started just before the introduction of the BSR. As a result, the project had progressed to the build phase, but a Gateway 2 review was still conducted
- Detailed plans were reviewed, site visits conducted, and fire safety concerns raised, halting further construction until the issues were addressed



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What did we find?

Identified critical fire safety issues and non-compliance in several areas, including:

- Lack of protected stairways
- Poor design of the firefighting lobby
- Firefighting ventilation and shaft incorrectly positioned
- Smoke shaft design inadequate
- No smoke control at ground-floor firefighter access
- Combustible materials on escape routes
- Cycle store location and lack of fire resistance
- Poor sprinkler coverage and locations
- Extended travel distances without mitigating measures



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How did we contribute to a safer built environment?

- KFRS provided expert guidance on fire prevention measures, assisting developers, Building Control and Approved Inspectors in understanding and implementing critical safety requirements.
- Regular consultations and collaboration ensured that fire safety concerns were addressed throughout the construction phase, with KFRS issues resolved and necessary changes implemented.
- Resulted in reduced fire risks for occupants, staff, visitors, as well as our firefighter safety which might have been overlooked before occupation.
- Enhanced compliance with building safety regulations and best practices.
- Contributed to a safer, more resilient built environment, serving as a model for future developments and collaborations, and receiving revenue of £4,244.



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