

# FIRE DAMAGED PROPERTIES POLICY

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Policy approved by:	John Bowker
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EIA Required?	<input type="checkbox"/>
EIA Completed?	<input type="checkbox"/>
Revision number:	5
Lead officer:	Jane Allen

## 1 INTRODUCTION

1.1 The Fire Damaged Properties Policy outlines how both a fire damaged property and the individual needs of the tenant and their family should be managed following a fire.

## 2 STRATEGIC LINKS

2.1 The Fire Damaged Properties Policy links to:

- The Decant Policy and Procedure
- Voids Re-let Procedure
- Allocations Policy
- Rechargeable Repair Policy
- SMBC & SHG Tenancy Agreements
- SHG Aims - provide comfortable, affordable homes and deliver thriving, safe and sustainable neighbourhoods
- Anti-Social Behaviour Policy
- Fire Safety Policy
- Emergency Plan
- Business Continuity Plan.

## 3 KEY FEATURES OF THE POLICY

3.1 Neighbourhood Housing Officers (NHOs)/Independent Living Co-ordinator (ILC's) and Building Surveyors (BS's) manage fire damaged properties, whether caused as a result of an accident, wilful damage, neglect or arson.

3.2 The Fire Damaged Properties Procedure clearly outlines the role of the NHO/ILC and BS and highlights their responsibilities in relation to inspecting, making safe, ordering repairs, and where necessary, decanting tenants who may have been affected.

3.3 A fire damaged property may refer to a room or rooms within an individual flat, house, maisonette and/or damage affecting the whole structure of a property, communal area, a garage or multiple properties.

3.4 The Police/Fire Service will investigate (where appropriate) if there is a suggestion of criminal intent.

3.5 Stockport Council's Insurance Policy covers all damage to the fabric of the property/building in the event of a fire whether this is a result of an accident, wilful damage, neglect or arson. The Insurance Policy will not compensate tenants for the damage to personal belongings, or for the removal of any fire damaged goods from the property. It is expected that tenants have their own

Home Contents Insurance to cover their personal possessions including furniture and carpets etc. in the event of a fire.

3.6 Stockport Homes Assets Team will analyse all fire occurrences, near misses and false alarms to identify any trends and take a pro-active approach to reducing the number of fires in tenant's homes and mitigate the severity of fires (in multi-storey blocks in particular).

## **4 EQUALITY IMPACT ASSESSMENT**

4.1 Stockport Homes recognises the need to ensure that any specific needs of a customer will be identified and considered when applying this policy.

## **5 OWNERSHIP, MONITORING AND REVIEW**

5.1 The Policy is owned by the Operations Directorate and will be monitored by the Operations Management Team.

5.2 The Policy will be reviewed in line with the Policy Review Group and the Operations Management Policy and Procedure Review Schedule.