

## 1 Introduction

1.1 The Fire Damaged Properties Policy outlines how both a fire damaged property or asset 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 & Stockport Homes Tenancy Agreements
- Stockport Homes' Aims - provide comfortable, affordable homes and deliver thriving, safe and sustainable neighbourhoods
- Anti-Social Behaviour Policy – Safer Neighbourhoods Team
- Fire Safety Policy
- Emergency Plan
- Business Continuity Plan.

## 3 Key Features of the Policy

3.1 Neighbourhood Housing Officers (NHOs)/Independent Living Co-ordinator (ILO'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/ILO 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 or asset may refer to a room or rooms within an individual studio, flat, house, maisonette, community buildings 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 receive a regular report from GMFRS which details all call outs to incidents in Stockport Homes properties or assets. This can include false alarms, special services and primary fires. The data is reviewed by the Neighbourhood, Assets, Compliance and Building Safety, and Health and Safety Teams.

3.7 Where an un-reported fire incident has occurred, this is investigated and responded to by the NHO/ILO who will make contact with the tenant and if necessary, liaise with the Building Surveyor if damage has occurred and repair work required.

3.8 In addition, Stockport Homes have set up a Fire Incident Group who meet on a quarterly basis who look at the GMFRS data to identify trends around the GMFRS call outs (incident) and target individuals or groups to raise awareness of hazards linked to the cause. Level or ramped access to at least one entrance of the property.

## **4 Equality Impact Assessment (EIA)**

4.1 Stockport Homes Limited 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 This 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 Operations Management Policy and Procedure Review Schedule.