

# PEEPS in High Rise Residential Blocks

Tall Buildings Conference

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	Total Population	Nos of disabled people	UN Convention for Rights of Disabled People	Equality legislation
World	7.753 billion	1 billion	94 Signatories	
Australia	25.69 million	4.4 million	2007	✓
Canada	38.01 million	6 million	2007	✓
Denmark	5.831 million	5.8 million	2007	✓
Germany	83.24 million	7.5 million	2007	✓
Gibraltar	33,691	Not available	2007	✓
India	1.38 billion	21.9 million	2007	✓
Ireland	4.995 million	643,131	2007	✓
Italy	59.55 million	3.2 million	2007	✓
Jersey	107,800	14,000	2007	✓
Malta	525,285	35,000	2007	✓
Spain	47.35 million	2.5 million	2007	✓
Sweden	10.35 million	2.07 million	2007	✓
UAE	9.89 million	19,151	2008	✓
UK	67.22 million	14.1 million	2007	✓
USA	329.5 million	61 million adults	2009	✓

## Disability Facts and Figures<sup>1</sup>

- 14.6 million = 18% of the UK population
- 83% become disabled during their lifetime
- 21% of working adults
- 9% of children
- 42% of pension age adults

## English Housing Survey<sup>2</sup>

- 54% of households of social renters had one disabled member or someone who has a long-term illness

## Residents in general needs accommodation<sup>3</sup>

- 657,000 people living in unsafe buildings over 18m in England
- 500,000 people living in medium-rise unsafe buildings in UK
- 1,149 unsafe buildings in London

<sup>1</sup>Scope Disability Facts and Figures

<sup>2</sup>MHCLG English Housing Survey 2019 - 2020

<sup>3</sup>Research by Inside Housing

## Regulatory Reform (Fire Safety) Order 2005

Article 14(b): Emergency routes and exits

*“in the event of danger, it must be possible for persons to evacuate the premises as quickly and as safely as possible”*

Article 15(1): Procedures for serious and imminent danger and for danger areas

*“(a) establish and, where necessary, give effect to appropriate procedures, including safety drills, to be followed in the event of serious and imminent danger to relevant persons;*

*(b) nominate a sufficient number of competent persons to implement those procedures in so far as they relate to the evacuation of relevant persons from the premises;”*

**Liabilities: Responsible Persons a criminal record, imprisonment or fines**

Building Regulations 2010

Housing Act 2004

Health & Safety At Work Act 1974

Management of Health & Safety at Work Regulations 1999

Public Sector Equality Duty

Equality Act 2010

**Liabilities: Fines, compensation claims - Vento scale**

<b>Lower band:</b> £900 to £8,600	<b>Middle band:</b> £8,600 to £25,700	<b>Higher band:</b> £25,700 to £42,900
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Grenfell Tower  
Fire – June  
2017

72 people dead  
and scores  
injured

Fifteen of the 37 disabled residents living in Grenfell Tower died in the fire, that is 41% of the disabled residents

25% of all the children who lived in the Tower died that night

Almost half of the people who died in the Grenfell Tower fire were disabled people or children.

## Grenfell Tower Inquiry Phase 1

- **EHRC submission:**
  - Ongoing breach of the Right to Life
  - Authorities have failed to protect vulnerable groups
  - Authorities fail to meet equality/non-discrimination obligations
- **Inquiry Recommendations October 2019:**
  - Prepare PEEPs for all residents unable to evacuate
  - Place PEEPs in Premises Information Boxes

## FIA/NFCC Provision of Premises Information Boxes in Residential Buildings Code of Practice

- 74 fire-fighters just to evacuate the disabled residents

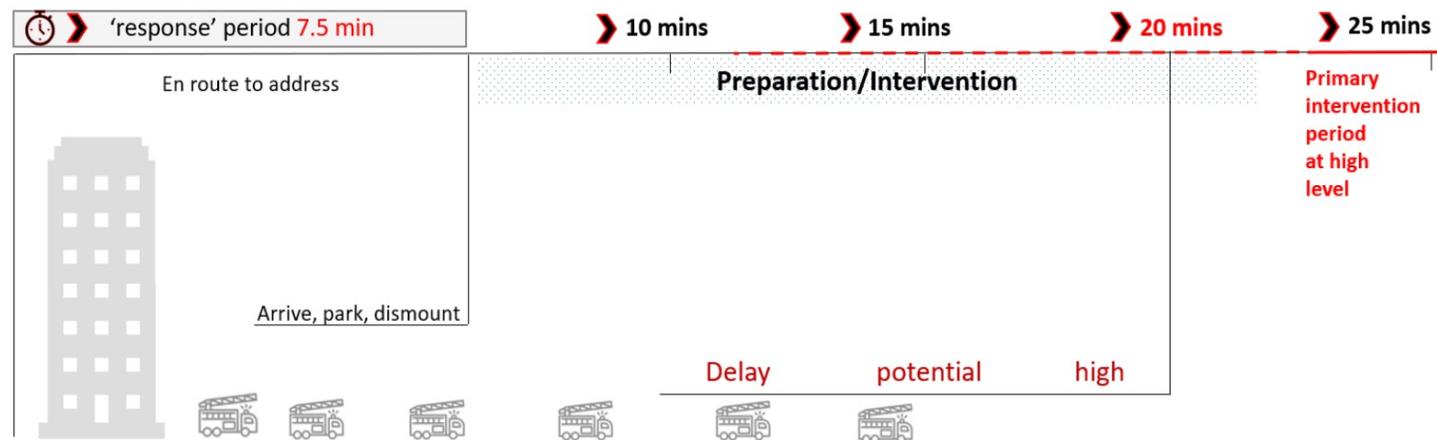
LFB Incident Database Date	Location	Nos of residents self-evacuated prior to arrival of FRS
12/04/2022	Aldgate	30
28/03/2022	Croydon	30
23/03/2022	Shepherd's Bush	26
07/03/2022	Whitechapel	70
06/03/2022	Farnborough	15
13/02/2022	Enfield	15
07/02/2022	Camden	11
04/02/2022	St John's Wood	10
31/01/2022	Purley	100
26/01/2022	Stratford	100
24/01/2022	Dagenham	100
21/01/2022	Roehampton	10
27/12/2021	Hounslow	50
29/11/2021	Sutton	18
20/11/2021	Battersea	10
28/10/2021	Vauxhall	120
26/10/2021	Isleworth	12
18/10/2021	Stratford	40
12/10/2021	Battersea	50
29/09/2021	Erith	40
23/09/2021	Limehouse	50
18/09/2021	Shoreditch	20
24/08/2021	Enfield	50
19/08/2021	Walthamstow	31
02/08/2021	Catford	50
02/08/2021	Tottenham	10
15/07/2021	Colindale	Everyone out
15/07/2021	Elephant & Castle	200
13/06/2021	New Barnet	10
24/05/2021	New Southgate	25
07/05/2021	Poplar	67
29/04/2021	Knightsbridge	10
26/04/2021	Thornton Heath	20
18/04/2021	Islington	50

LFB Incident Database Incidents where significant people had evacuated prior to the arrival of the FRS.

No reports of injuries or deaths as a result of the unplanned evacuation.

## The Fire Risks of Purpose-Built Blocks of Flats: An Exploration of Official Fire Incident Data in England by the University of Leeds & Phil Murphy June 2021<sup>4</sup>

**Figure 3.5: Firefighting response and intervention timeline for fires to blocks of flats**

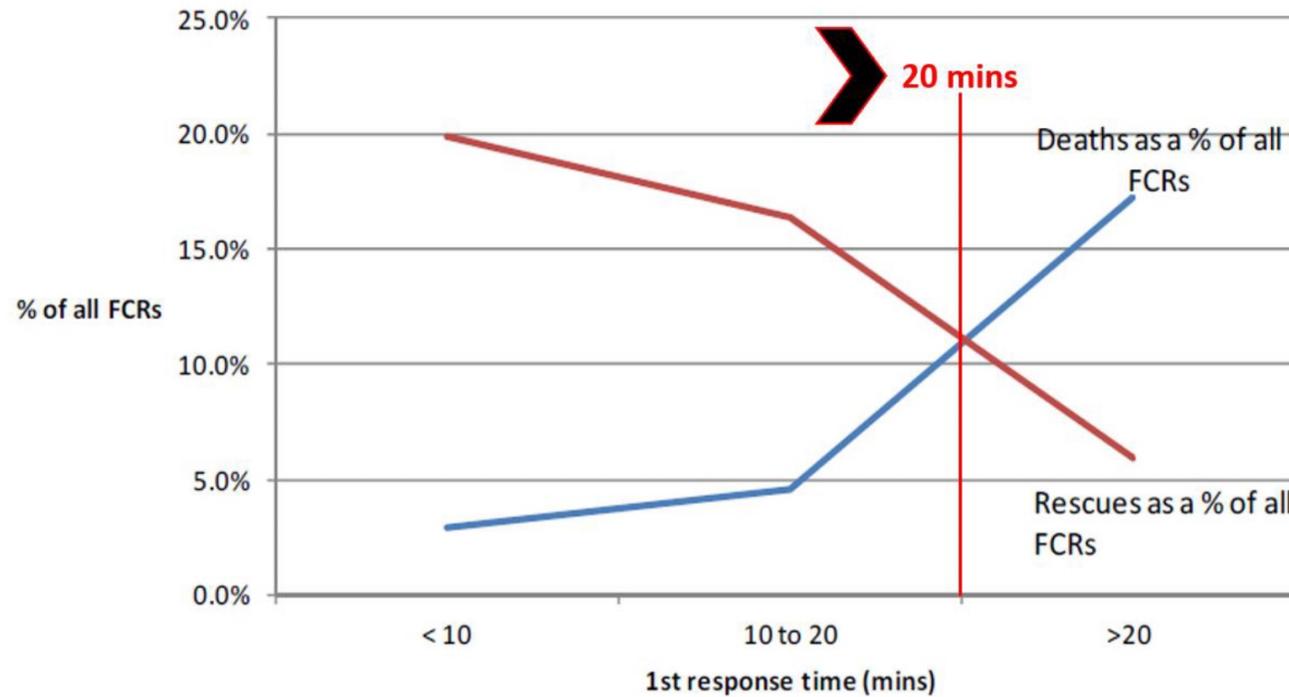


### New Providence Wharf<sup>5</sup>

<sup>4</sup>Reference: <https://www.bafsa.org.uk/wp-content/uploads/bsk-pdf-manager/2021/07/Fire-Risks-of-Purpose-Built-Blocks-of-Flats-An-exploration-of-Official-Fire-Incident-Data-in-England.pdf>

<sup>5</sup>New Providence Wharf Fire: <https://www.theguardian.com/uk-news/2021/may/18/residents-fire-risk-flats-consider-buying-rope-ladders-smoke-hoods>

**Figure 3.3<sup>21</sup>: Percent of Fatalities, Casualties (all grades) and Rescues (FCRs) that die versus percent that are rescued, against response time**



On 4<sup>th</sup> April, Lord Greenhalgh, Building Safety Minister, made three statements in the House of Lords:

*“On practicality, how can you evacuate a mobility-impaired person from a tall building before the professionals from the fire and rescue service arrive?”*

*“On proportionality, how much is it reasonable to spend to do this at the same time as we seek to protect residents and taxpayers from excessive costs?”*

*“On safety, how can you ensure that an evacuation of mobility-impaired people is carried out in a way that does not hinder others in evacuating or the fire service in fighting the fire.”*

Note: Brian Martin, senior civil servant at the Grenfell Tower Inquiry:

*QC. So people die in their flats because they're bedbound, because it's too expensive to have a system to get them out?*

*A. I suppose so. I mean*

*QC. Was that British government policy?*

*A. That was what was considered at the time to be the prevailing reasonable approach to the problem.*



# TRIPLE A SOLUTIONS

Action, Assessment & Accountability  
in Fire Safety



Respiratory disease	12.7 million	Mobility issues	11 million
Mental health	11 million/yr	Arthritis	10 million
Deaf/hard hearing	11 million	Dyslexia	6.3 million
Diabetes	3.9 million	Osteoporosis	3 million
Living with cancer	3 million	Sight loss	2.5/3 million
Heart disease	2.3 million	Morbidly obese	1.4 million
Stroke survivors	1.3 million	<b>Wheelchair users</b>	<b>1.2 million</b>
Dementia	920,000	Autistic	700,000
Epilepsy	600,000	Hip/knee ops/yr	160,000
Parkinson's Disease	145,000	Spinal injury	50,000

*Statistics compiled from Government & Charity publicly available data*



## Myth Busting Perceptions

### Disabled people:

- are all wheelchair users
- are safer staying put and will cause injury to others evacuating
- have the propensity to start fires and lack the incentive to evacuate
- spend all their time in their flats
- are ‘billy no mates’, have no partners, family or friends who care about them who would refuse to evacuate without them

A buddy has to be an employee

Residents don't talk or care about each other

Nobody has worked out how to deliver PEEPs in general needs accommodation

## 22 Councils have implemented PEEPs in general needs

### South Tyneside Council:

- 220 PEEPs
- Assessed every single person
- Deploy information digitally to FRS
- Information includes any issues affecting evacuation

### Royal Borough of Kensington & Chelsea (RBKC)<sup>5</sup>

- Every resident who requires a PEEP offered one
- Annual letters sent to 5,734 general needs homes
- Residents encouraged to self-identify
- 148 tailored PEEPs and 238 PcFRAs
- **Family members, care staff and willing neighbours act as buddies**

<sup>5</sup>RKBC PEEPs Consultation Response June 2021

## PEEPs for Professionals eLearning Platform

### Institution of Fire Engineers accredited Foundation Course

- Legislation
- Guidance
- Grenfell Tower Inquiry
- Exercises



### Additional courses & information

- Strategic Planning
- Practical PEEPS
- Disability Awareness & Neurodiversity
- Reference library

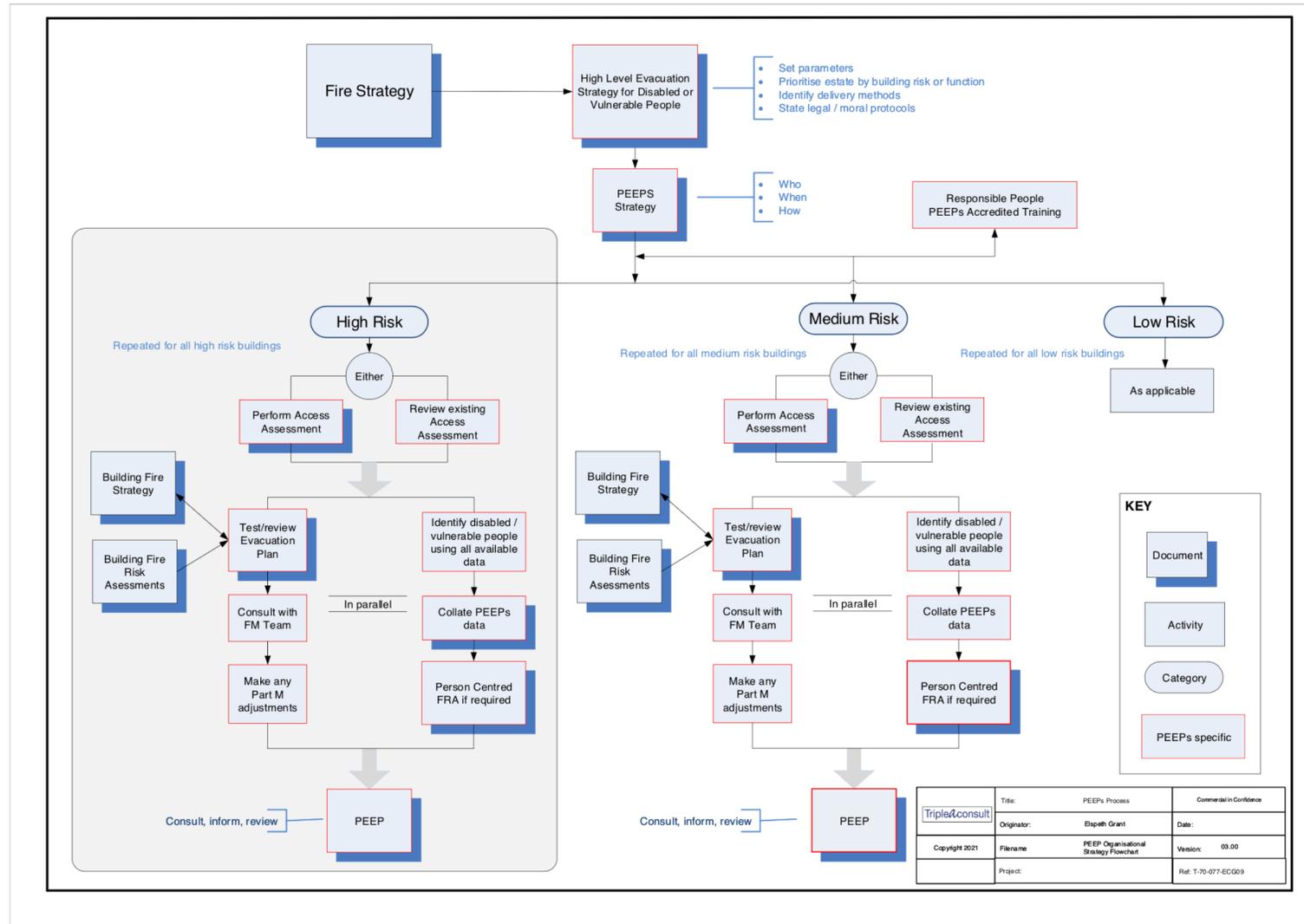
### 12 month subscription

- Webinars & ongoing support
- Example PEEPs & templates

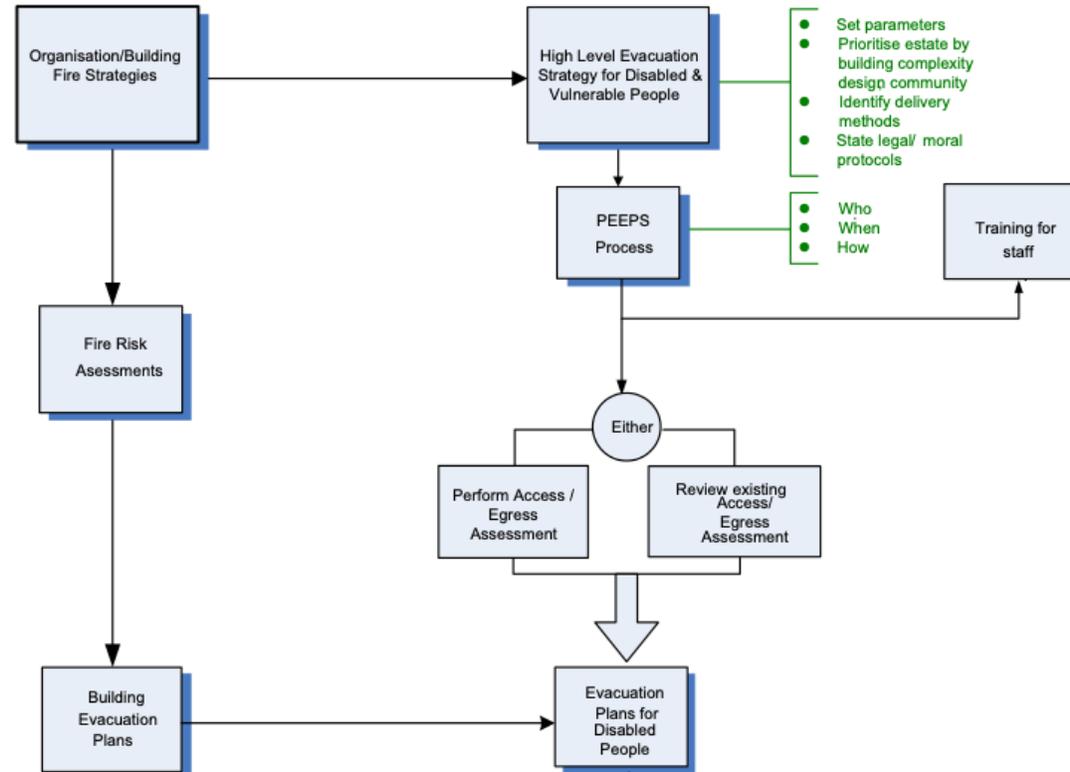
PEEPs for Professionals Foundation Course

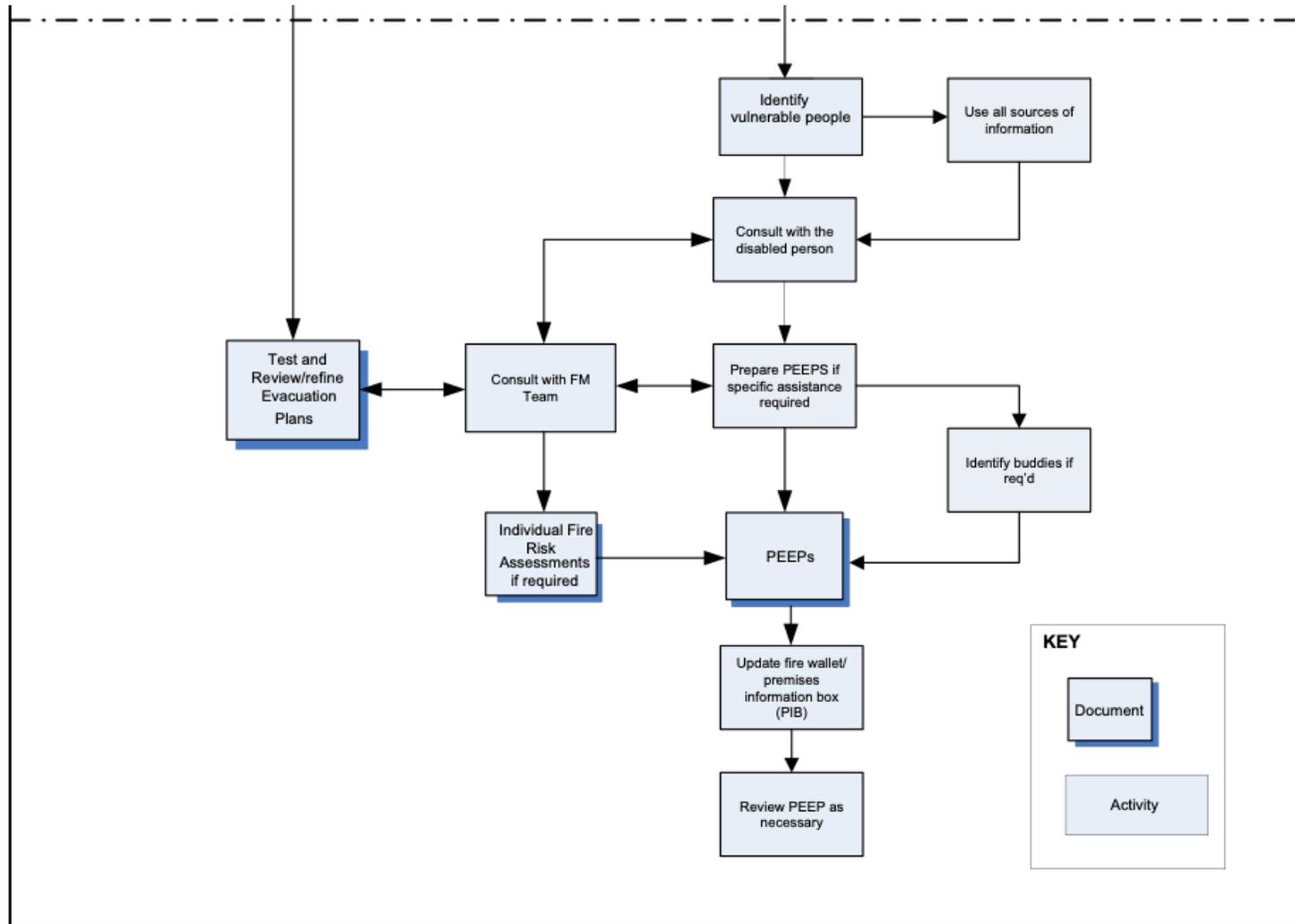
PEEPs for Professionals Foundation Course is an Institute of Fire Engineers (IFE) accredited course. The Foundation Course provides an overview of the legislative requirements for England and Wales, disability and how it affects evacuation together with how means of escape from immediate danger can be improved in order to assist evacuation for every resident. The course is made up of separate 0/223 XP

Introduction and Course Content 0/1 XP	Grenfell Tower Inquiry Phase 2 Opening 0/5 XP	Meet Sarah and George 0/6 XP	Understanding the Legislation 0/5 XP
Regulatory Reform (Fire Safety) Order Articles 14, 15 & 0/20 XP	Additional Regulatory Reform (Fire Safety) Order 0/15 XP	Mythbusting Perceptions 0/25 XP	Impact of Impairment on Evacuation 0/5 XP
Equality Act 2010 0/25 XP	Guidance on the Evacuation of Disabled People 0/5 XP	Summary of Grenfell Tower Inquiry Phase 1 0/5 XP	Adjusting Environments to Comply with Fire 0/5 XP
Building Regulations Approved 0/14 XP	Home Office Guidance 0/20 XP	Grenfell Tower Inquiry Phase 2: Role of the 0/5 XP	Experience a few of the evacuation challenges 0/5 XP
Additional Guidance 0/20 XP	Grenfell Tower Inquiry Phase 2: Role of the Fire 0/10 XP	Example PEEPs using short and long forms 0/21 XP	Templates 0/0 XP
Mandatory Final Knowledge Check 0/0 XP			



# Personal Emergency Evacuation Planning





# “I’m disabled not stupid”

 Building Information for multiple Personal Emergency Evacuation Plans (PEEPs)			
<b>1. PEEP Contact Information</b>			
Contact nos:	0555 475 989	Email:	jim@beb.co.uk
Building:	Jacaranda House	Floor:	5
		Flat no:	521
Address:	60 Chany Road Subury		
Address:	Click to enter text.	Town:	Cardiff
		Code:	CA6 5AA
<b>2. Building Information</b>			
Organisation:	ANGLE Housing	Responsible Person:	Jason Bright
Public access	<input type="checkbox"/>	Secure access	<input checked="" type="checkbox"/> 24 x 7 manned <input checked="" type="checkbox"/>
Multi-Storey	<input checked="" type="checkbox"/>	Educational Facility	<input type="checkbox"/> Student accommodation <input type="checkbox"/>
Workplace	<input type="checkbox"/>	Care Home	<input type="checkbox"/> Hospital/Nursing Home <input type="checkbox"/>
Residential	<input checked="" type="checkbox"/>	Supported Living	<input type="checkbox"/> Hostel <input type="checkbox"/>
General needs	<input checked="" type="checkbox"/>	Click to enter text.	<input type="checkbox"/> Click to enter text. <input type="checkbox"/>
Does the Building Fire Risk Assessment identify any High-Risk Hazards? <input type="checkbox"/>			
Comment: Jacaranda house is a high-rise over 18m with 25 storeys. The building is a privately managed, general needs residential block, which is due for renovation. There is no central fire alarm in the common areas.			

 Personal Emergency Evacuation Plan (PEEP)			
First name:	Margaret	Surname:	Esteve
PEEP Date:	13/09/2021	PEEP Ref:	ANGLE/246/DD1120
		D.O.B.	09/10/1955
<b>1. PEEP Contact Information</b>			
Contact nos:	0498 555 765	Email:	margaret@trab.co.uk
Building:	Jacaranda House	Floor:	5
		Flat no:	521
Address:	60 Chaney Road Subury		
Address:	Click to enter text.	Town:	Cardiff
		Code:	CA6 5AA
<b>2. Impairment</b>			
Permanent wheelchair user (unable to move without a wheelchair): <input type="checkbox"/>			
Wheelchair user for long distances: <input type="checkbox"/>			
Mobility	<input checked="" type="checkbox"/>	Hearing	<input checked="" type="checkbox"/> Sight <input checked="" type="checkbox"/>
Cognitive	<input type="checkbox"/>	Autistic	<input type="checkbox"/> Asthma <input type="checkbox"/>
Arthritis	<input type="checkbox"/>	Elderly	<input checked="" type="checkbox"/> Bariatric <input type="checkbox"/>
Heart Condition	<input type="checkbox"/>	Breathing	<input type="checkbox"/> Life-threatening <input type="checkbox"/>
Paralyzed	<input type="checkbox"/>	Click to enter text. <input type="checkbox"/>	
Click to enter text.	<input type="checkbox"/>	Click to enter text. <input type="checkbox"/>	
Click to enter text.	<input type="checkbox"/>	Click to enter text. <input type="checkbox"/>	
Comments: A separate building information form has been completed for Jacaranda House.			

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## Food for thought:



## Key takeaways

- Responsible Persons are personally responsible - check your liabilities
- Legal requirement for all relevant people, including disabled people:
  - to move away from immediate danger
  - be able to leave the building as quickly and as safely as possible
- All guidance states that this must be without the help of the FRS
- No guidance stating this is unrealistic or unreasonable
- Many Councils and Housing Associations are implementing PEEPs

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