

Service Document Guidance Note:

Protection Risk-Based Intervention Methodology



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1. Changes since the last version

Version: 1.0

Information Asset Owner: Head of Protection, Assurance and Development

Author: Head of Protection, Assurance and Development

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This guidance is an initial document to set out the new guidance for the undertaking of the Service's new risk based intervention programme.

Please note that as Service Documents are frequently updated, if you print a document, its accuracy cannot be guaranteed. Always check the intranet for the latest version.

Introduction:

There are close to 24,000 commercial premises, HMOs, care homes and other residential properties within Buckinghamshire and Milton Keynes which are required to comply with the Regulatory Reform (Fire Safety) Order 2005.

Whilst Buckinghamshire Fire and Rescue Service (BFRS) has regulatory power over the entirety of these 24000 premises, in order to appropriately apply resource to risk, the Service must make provision for a risk-based intervention programme. This programme will align to the "NFCC guidance on risk, highest risk occupancies and prioritising fire safety interventions". The vast majority of our activity will be focussed on those premise types which fall under the Regulatory Reform (Fire Safety) Order 2005, but there may be exceptions, for example HM Prisons.

Utilising this methodology, the Service will triage planned and demand led activity applying proportionate activity to support our legislative obligations and our management of community risk. It is important to acknowledge that risk-based interventions should be integrated across

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prevention, protection and response activity, but for the purposes of defining our approach to protection activity, this methodology focuses specifically on protection interventions and supports the intent of our Protection Strategy.

The property types identified by this methodology as highest risk are as follows:

- Hospitals
- Residential Care homes and institutions
- Hotels/motels/ boarding/Guest house
- Other commercial medical facilities
- Schools with sleeping risk
- HM Prisons
- Houses in Multiple Occupation
- Complex and large buildings open to the public

Risk groups:

The NFCC guidance sets out six risk groups as shown in the diagram below. The approach BFRS intends to take in terms of assessing risk and allocating protection interventions is aligned to those identified to be:

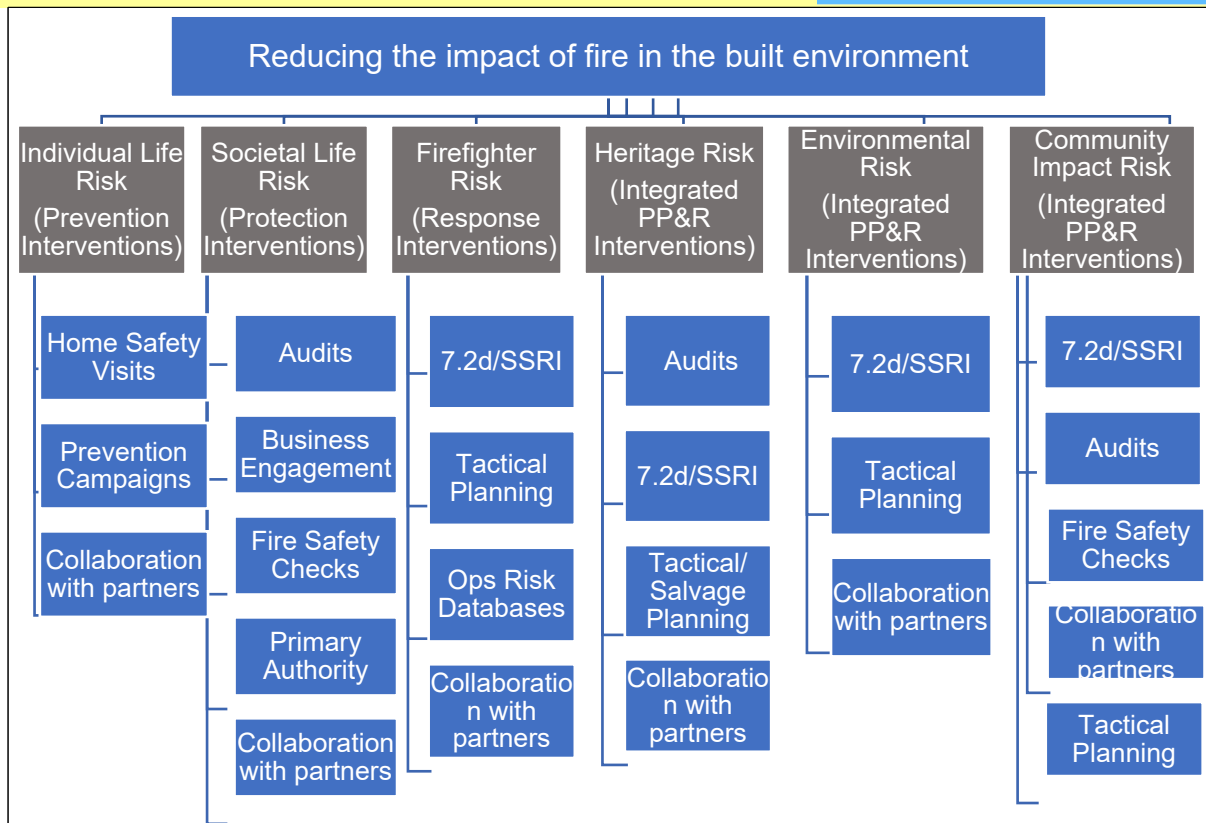
- Societal life risk
- Heritage risk
- Community impact risk

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*7.2d – Fire and Rescue Services Act 2004 requirement to make arrangements for obtaining information needed for the purpose of extinguishing fires and protecting life and property in the event of fires.

* SSRI – Site specific risk information. The recorded outcome of a 7.2d visit

Identifying highest risk occupancy types:

The focus for BFRS risk-based interventions is to target those premises where there is risk to life in the event of a fire. The risk analysis that underpins the identification of “highest risk” is based on a number of considerations and factors in relation to both the likelihood and consequences of a fire occurring. Further consideration is given to the likelihood of non-compliance to meet the required level of fire safety management within a premise.

The factors that have been applied in developing a hierarchy of risk by commercial property type include the following:

- Sleeping risk
- Historic Fires (Nationally)
- Historic Fatalities (Nationally)
- Historic Injuries (Nationally)
- Historic inspection outcomes
- Index of multiple deprivation
- Residential within 10m
- Number of employees

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- Poor Food Hygiene
- Building size
- Address Age
- Surge Funding Property
- Travel time

In addition to commercial property types, it is recognised that residential flats also fall within the risk groups of societal life risk and community impact risk. As such, these are also considered within our risk-based intervention programme and are scored based on the following factors:

- Property Type (Gazetteer Classification)
- Count of Properties
- Height (OS Building Height)
- Commercial in Same Building (Dual use building)
- Industrial Building (within 100m)
- Index of Multiple Deprivation
- Demographic Classification of Residents
- Estimate Building Volume
- Travel Time of Nearest wholetime appliance
- Travel Time of Turntable Ladder

Weightings

Each factor is weighted differently based upon the level of risk that it represents. In order for scoring to be weighted evenly across the multiple buildings and a comparison can be effectively made the scores are weighted evenly to compare the same risk factors. The data within the range of each factor is proportionally scored within this range to come up with a score for 'poor inspection outcome'.

Data Quality:

The output data was compared with the historical inspection data. From this comparison it was identified that of the inspection outcomes which were moderate, significant or dangerous 36.2% fell within the top risk group calculated by the weightings. Fifty percent fell within the top two risk groups and 83.3% fell within the top half of the risk groups. This information provided an additional element of support to the weighting of the attributed factors.

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Outcome:

The Outcome of the factors as measured and weighted above places the following premises as higher risk occupancies:

- Hospitals
- Residential Care homes and institutions
- Hotels/motels/ boarding/Guest house
- Other commercial medical facilities
- Schools with sleeping risk
- HM Prisons
- Houses in Multiple Occupation
- High risk buildings with high occupancy such as night clubs and shopping centres and specific large events
- Other premises and activities deemed high risk by the Protection Teams

This outcome is aligned with the higher risk occupancies as identified in the 'Higher Risk' occupancies – supplementary guidance on relative priorities for Risk Based Inspection Programme as compiled by the NFCC.

BFRS Risk-Based Intervention Resource allocation:

Planned interventions:

Audit: It is imperative that protection resources are effectively targeted. Planned audits of higher risk property types identified will be prioritised with a target of 1000 per year. Due to the nature of being high risk, this will likely involve a physical audit, but short audit and even remote audit can be considered where appropriate.

Business safe and well visits: in addition to audit, a supportive programme of business safe and well visits will be programmed throughout the year to target both high risk property types and other commercial premises as identified and directed by protection managers. These will not be resourced by inspectors qualified to level four or above.

Primary authority scheme (PAS): to supplement the interventions above, BFRS will continue to be an active PAS partner.

In addition to planned activity, there are other demands on protection resource which include:

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- Fire safety complaints
- Post fire audits
- Unwanted Fire Signals
- Building and licencing consultations

In order to make the most efficient and effective use of the protection teams time, BFRS will apply the same risk-based approach to the demand led activity to ensure the highest risk occupancy types remain our key focus.

Demand led interventions:

Complaints, unwanted fire signals and post fire occurrences: If these relate to property types identified as high risk, they will receive the same level of intervention as the planned audits. Where they do not originate from high risk property types, a triage approach should be taken and interventions other than physical audit should be utilised where possible, e.g. business safe and well visit or desktop audit.

Building and licensing consultations: as with the complaints and post fire occurrences, a triage approach should be taken to responding to consultation. Where they do not relate to property types identified as high risk, consideration should be given to how much time is spent, if any on this activity.

Review:

The identification and understanding of high risk property types should be kept under constant review and it is reasonable to assume that the audit process will identify individual properties which should be higher or lower on the list. Additionally, there may be themes that become apparent which raise or lower a particular property type in the order.

Furthermore, whilst it is appropriate to align resources based on a risk-based identification process, protection managers and staff are invaluable in terms of professional expertise, so it is entirely appropriate to allow some flexibility in terms of how and when interventions are delivered.

Compliance:

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Given that audit activity is targeted at high risk and often complex premises as well as low compliance, it is reasonable to expect a correlation between audit numbers and outcomes. I.e, we should expect to see a reasonable percentage of audit outcomes to not meet the broadly compliant criteria. In order to assure the risk-based targeting, BFRS will monitor this correlation.

Consultation/publication/communication

Development of this guidance is supported by engagement with:

The Protection Team

Business Transformation Board – November 2023

Appendix Items

Equality Impact Assessment