

PRP

HAPPI Hour

Future policy for fire safety design: Care homes and specialised housing

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- 1. FIRE SAFETY POLICY – WHERE WE ARE**
- 2. SECOND STAIRS**
- 3. EVACUATION LIFTS**
- 4. MOBILITY SCOOTERS**
- 5. ACCESS DECKS/BALCONIES**
- 6. SPRINKLERS**













extent of HAPPI influence

mainstream housing

Individual homes to buy or rent – not designated for any specific user group though Lifetime Homes includes age-friendly features and wheelchair housing is specially designed. Personal care, support, other services and amenities available within the community.



Planning: current use class C3 'dwelling houses'

specialised housing

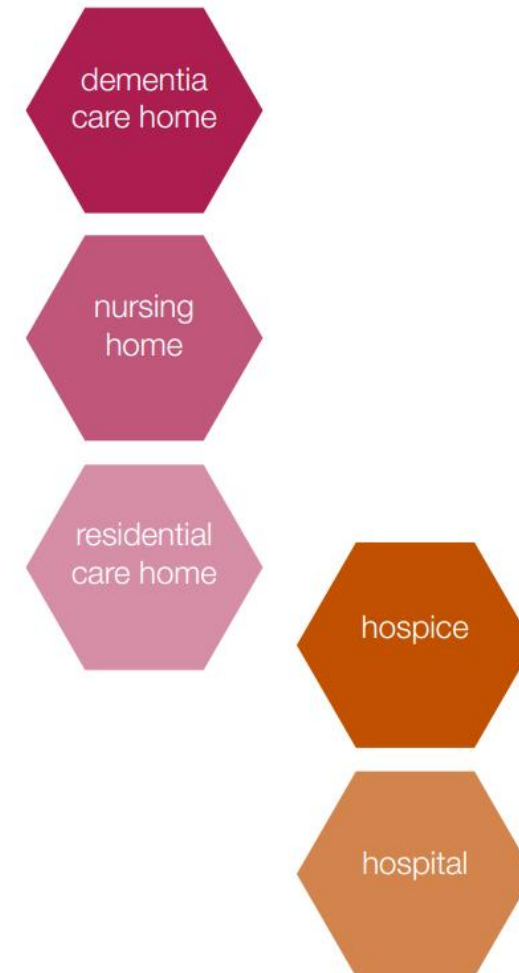
Groups of homes (usually flats) to buy or rent – designated for older people (typically 55+). Personal care and support usually arranged or provided within the development together with shared facilities and activities.



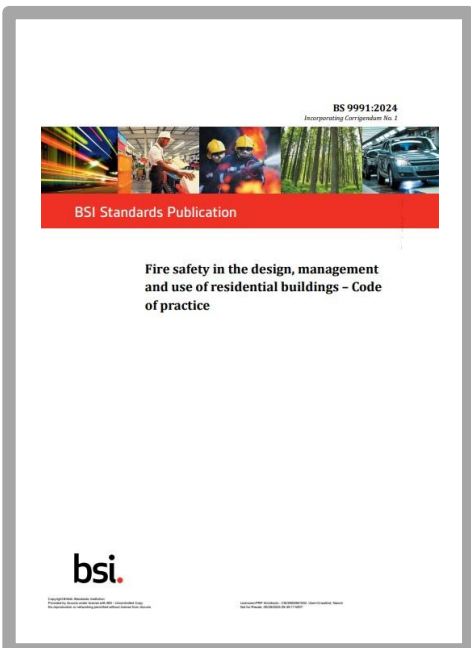
Planning: currently classified as C2 or C3 - would a new class or classes be useful?

care homes

Residential care rather than independent living.



Planning: current use class C2 'residential institution'

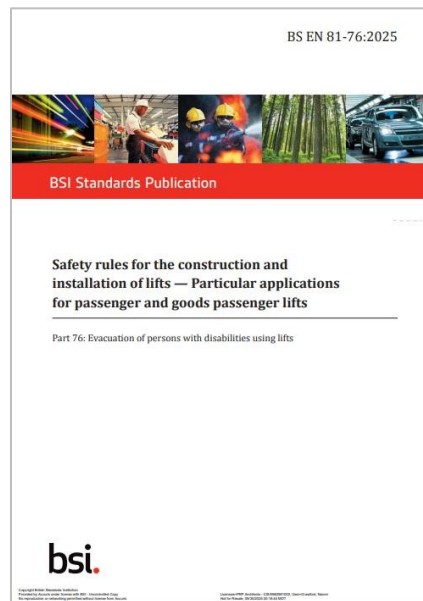


SECOND STAIRS

- 30.09.26: All residential buildings over 18m – 2nd stair (ADB V1)
- Density pushed across all typologies, including specialised housing
- Evacuation is a policy priority – adequate refuge space
- Design in tolerance to future proof stair cores (BS 5395-1:2010)
- Check escape measures at Ground Floor with your Fire Engineer

EVACUATION LIFTS

- DDA + PART M – got people in...how do they safely get out?
- BS EN 81-76:2025: evacuation lifts provision and specification
- BS 9991: 2024: fire safety management, evacuation lift requirements
- Existing buildings – is your evacuation lift really an evacuation lift?
(back up power, integrated comms, protected wiring, FR shaft)
- Residential PEEPs



MOBILITY SCOOTERS

- BRE experiments have demonstrated that a mobility scooter fire could spread easily, and battery fires release toxic fumes and hydrogen
- BS9991 does provide guidance on storage / charging – not in corridors or common areas
- ADB does not provide guidance on use, charging and storage
- See NFCC Mobility Scooter Guidance (under review)

ACCESS DECKS / BALCONIES

- HAPPI principle
- Non-combustible decking
- Non-combustible soffit construction material – especially when stacking
- No storage – sterile



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SPRINKLERS

- 2020: ADB update required sprinklers in flats over 11m
- 2025: New care homes of any size must install sprinklers
- Fitting sprinklers retrospectively – manageable process
- Fire Risk Appraisal of External Walls (FRAEW) (PAS 9980)

“Most deaths from fire occur in dwellings; a disproportionate number of such deaths from fire occur in blocks of flats and multiple occupancy dwellings. Those living in specialised housing can be amongst the most vulnerable to hazards such as fires. Compliance with the Building Regulations alone is not necessarily sufficient to address the protection of vulnerable residents from fire.”

LFB submitted to National Fire Chiefs Council (March 2017)

**THANK YOU FOR
LISTENING**