

Appendix A - London Assembly recommendations

Reducing the costs of AFSS installation

Recommendation One

1. The new Deputy Mayor for Fire and Resilience should establish a working group including London's water companies, Water UK and local authorities to identify methods to improve the viability of connecting new AFSS to water supplies, covering issues such as London's water pressures and new meter and pump technologies.

Recommendation Two

2. The Government should amend the Approved Document Part B for fire safety in residential buildings to place a clear emphasis on the resilience of buildings as well as fire safety. This should include information the level of damage that AFSS can prevent and on the acceptable recovery time for the building.

Making AFSS mandatory

Recommendation Three

3. The Government should work with developers and the fire and AFSS industries to develop a phased legislative road map with clear milestones towards making AFSS mandatory in every residential building in England.

Recommendation Four

4. The British Automatic Fire Sprinkler Association (BAFSA) should work with the GLA Skills Team to identify opportunities at London's further education (FE) colleges to develop new AFSS training opportunities. This should include opportunities for existing plumbers to diversify their skills.

Recommendation Five

5. The Government should amend the Building Regulations Approved Document B to make installing automatic fire suppression systems (AFSS) in all new-build residential developments above 18 metres in height mandatory. To promote building resilience, AFSS should be required in all flats and communal areas, such as stairs, corridors and landings.
6. The Mayor should include a strong presumption that buildings over 18 metres high should be fitted with AFSS in policy D11 of the new London Plan.

Recommendation Six

7. The Government should amend the Building Regulations so that freeholders with existing residential buildings above 1,000m² are required to install AFSS where the building requires 'consequential improvements' and where technically, functionally and economically feasible.

Recommendation Seven

8. The Government should update the Building Regulations to require sprinklers for all new care homes and sheltered housing to be fitted with sprinkler systems in England.
9. All existing care homes and sheltered housing should be required by the Building Regulations to be retrofitted with AFSS where 'consequential improvements' are made.
10. The Mayor should include a strong presumption that care homes and sheltered housing should be fitted with AFSS in policy D11 of the new London Plan.

Recommendation Eight

11. The Mayor should create a £50 million 'London Sprinkler Retrofitting Fund' to fund AFSS in 200 existing high-risk buildings over the next five years. To facilitate this, the Mayor should lobby Government to provide around half of the funding, with the remainder match-funded by the Mayor.
12. The Government should also consider allowing local authorities to borrow from the Public Works Loan Board or relaxing the rules around borrowing through the Housing Revenue Account specifically for retrofitting AFSS.