

18 March 2019

**Appendix B – Recommendation of the AFSS Working Group as
approved by LGA Executive**

1. The height of residential high rise buildings in which AFSS should be installed in new buildings should be lowered to 18m.[¥]
2. AFSS should be installed in all newly-built premises of any height where vulnerable people sleep. This would include residential schools and care homes.
3. The requirements placed on duty holders to demonstrate the safety of existing HRRBs in Dame Judith Hackitt's report should be extended to apply to all residential buildings over 18m[¥] and all buildings where vulnerable people sleep (other than private dwellings).
4. In the absence of the requirement above, owners of residential buildings over 18m high,[¥] and buildings of any height in which vulnerable people sleep should be required to retrofit AFSS as part of a proportionate risk-based programme of fire safety management.
5. For the purposes of this report 'vulnerable people' means those who cannot reasonably be expected to evacuate a building as quickly as others due to disability or age (this includes children as well as the elderly).
6. Any building owner installing AFSS under the provisions above should have the legal right to enter leasehold premises for the purposes of installing and maintaining sprinkler systems.
7. The Government should commit to providing assistance to any council experiencing financial difficulty in meeting the retrospective obligations above as it had done in respect of the remediation of social housing blocks with flammable cladding.
8. The LGA should lobby at national level to influence the development of policy in the wake of the Hackitt Report.

[¥] - or lower depending on the outcome of ongoing reviews including the review of Approved Document B