

The Building Safety Crisis and Reform

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Grenfell Fire - 14 June 2017 - 72 deaths



Warnings



Lakanal House, Camberwell 2009
Lacross, Melbourne, 2014
Examples from Lacross report

Torch Tower Dubai 21 February 2015



Photo - care of Twitter

- o 79 Storey residential;
- o Reported as same façade material as the other Dubai fires shown - Aluminium/polyethylene composite panel facade;
- o Fire Origin 52nd floor;
- o Rapid vertical spread up the façade of the building and significant flaming falling debris

Mermoz Tower, Roubaix, France, 2012



Photo - care of NPPA website

- o 18 storey residential building;
- o Aluminium/polyethylene composite panel facade;
- o Fire origin - 2nd storey balcony;
- o Fire description - "rapid vertical flame spread to the top of the building within a few minutes".

Tamweel Tower, Dubai, 2012



Photo care of - Emirates247.com

- o 34 storey residential building (contains mixed use)
- o Aluminium/polyethylene composite panel facade;
- o Fire origin - roof level
- o Fire description - "spread down the exterior of the building."

Wooshin Golden Suites, Busan South Korea



Photo care of - Emirates247.com

- o 42 storey residential building (contains mixed use);
- o Aluminium/polyethylene composite panel facade;
- o Fire description - "spread vertically upward on the façade reaching the top of the building"
- o Fire origin - fourth floor;

Al Tayer Tower, Sharjah, 2012



Photo - care of Gulf News

- o 40 storey residential building containing 6 carpark levels;
- o Aluminium/polyethylene composite panel façade;
- o Fire origin - 1st storey balcony;
- o Fire cause - "discarded cigarette landing on the balcony which contained cardboard boxes and plastics";
- o Fire description - "vertical fire spread on the metal composite cladding to the top of the building";

Saif Bethasa Building, Tecom, Dubai 2012



Photo - care of Fire Middle East

- o 13 storey residential building;
- o Aluminium/polyethylene composite panel facade;
- o Fire origin - 4th floor;
- o Fire description - "fire rapidly spread to reach the top of the building"

Water Club Tower, Atlantic City, USA



Photo care of tus-fire.com

- o 41 storey building under construction;
- o Aluminium/polyethylene composite panel façade;
- o Fire origin - internal fire on the 3rd floor;
- o Fire description - "fire spread vertically and rapidly reached the top of the building".

Not just ACM



Beechmere – *vulnerable residents, timber frame*
Samuel Garside – *wooden Balconies & cladding*
Worcester Park – *timber frame*
The Cube, Bolton – *students HPL*
Chalcotts, Camden - *decant*



Safety failures

- Cladding (ACM, MCM, HPL, wood, polystyrene and acrylic paint!),
- Insulation (Kingspan, Cellotex) & cavity barriers
- Fire doors
- Balconies
- Other **compartmentation** issues,
- LPS



Consequences

- Interim measures
- Insurance
- EWS1
- PII
- Leaseholder stress/bankruptcy
- Social housing cost pressures



National systemic failure

- Testing & Certification – fundamentally flawed and open to abuse (and was abused)
- Building control - hamstrung
- Fire safety Order – ‘didn’t cover cladding’
- Housing act – not designed for this
- Risk assessor
- TMO failed to act
- Council failed to scrutinise
- Residents ignored and demonised
- Fire service could not cope
- Response?

Funding Remediation

ACM

By 31 March 2021, 92% (431) of all identified high-rise residential and publicly owned buildings in England with ACM cladding had either completed or started remediation work

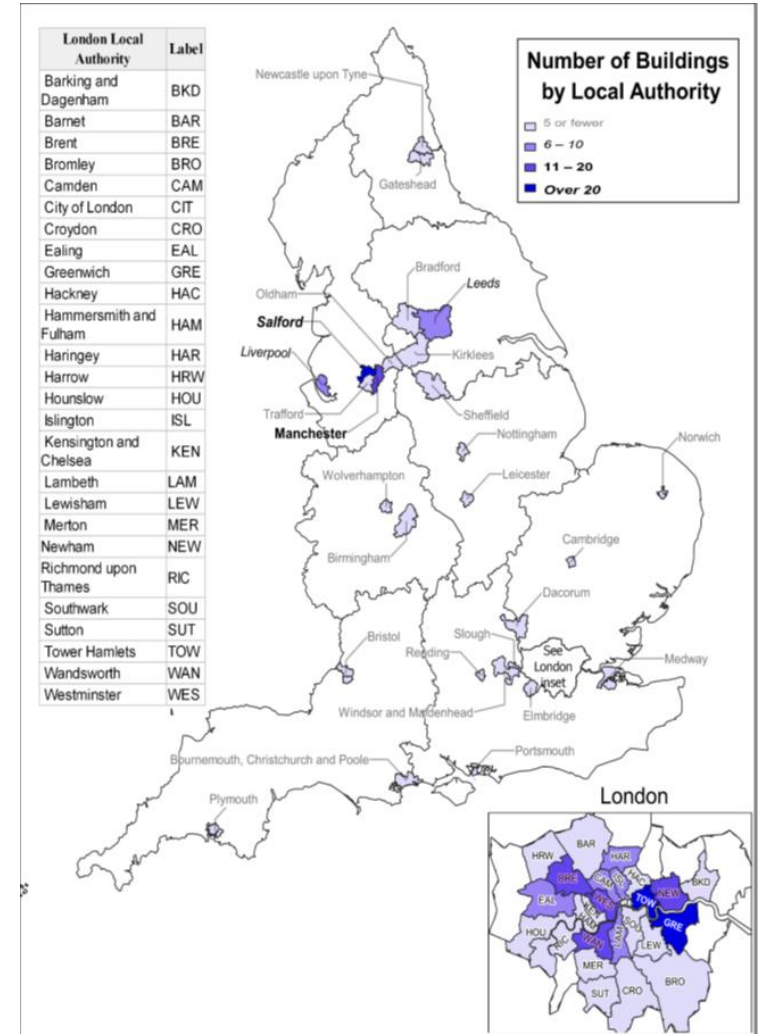
<10 buildings a month completing. Over 160 residential buildings with ACM on have not yet completed work. One of these, New Providence Wharf, experienced a serious fire on 7 May.

Registrations to the Building Safety Fund

Total Registrations of which:	2820
London	1628
Rest of England	1192

Funding:

- ACM social £400m - May 2018
- ACM private £200m - May 2019
- Non-ACM private - March 2020
- No leaseholder will pay more than £50pm - £3.5bn February 2021
- WCS 21k/0.5m



Reform

- Building Regulations reform
 - Combustibles Ban
 - AFSS
- Building Safety Bill
- Fire Safety Bill
- Grenfell Phase 2 report



Grenfell Phase 2

- Council
 - apologised for inadequate supervision of TMO
 - *The Council acknowledges that readers of the annual and mid-year reports may not have appreciated the extent to which those reports on the performance of the TMO staff team were in fact written by the TMO staff team. The Council accepts that it failed to ensure that the full position on how the reports were compiled was made clear at the time.*
 - *The Council acknowledges that its monitoring of complaints submitted by residents to the TMO was limited.*
 - *Member scrutiny issue*
- TMO
 - *Complaints and engagement*
 - *Fire risk assessment*

Fire Safety Act

- Cladding and fire doors covered by fire risk assessment
- Prioritisation tool (should already know what cladding is)
- 'structure'
- [Grenfell Phase 1](#)
 - PIBs
 - Lifts
 - Fire doors
 - Evac plans
 - Information to residents
 - PEEPs
- October?
- Applies at all heights

Building Safety Bill

- The Bill establishes a Building Safety Regulator (BSR) within the HSE to
 - implement the new, more stringent, regulatory regime for higher-risk buildings (defined as residential buildings[, care homes and hospitals] over 18m).
 - oversee the safety and performance of **all** buildings.
 - assist and encourage competence among industry, and registered building inspectors.
- New buildings (700pa) – Gateways (and developer levy)
- Existing buildings over 18m (12.5k)
 - Accountable Person
 - Safety Case
 - Golden thread
 - Resident engagement -the AP will have a duty to listen to residents who raise building safety concerns – and if residents feel ignored, they can raise issues with the BSR.
 - Leaseholders will have to pay a Building Safety Charge (BSC) that covers the costs of operating the new regime.

BSB - issues

- Where does accountability sit within the council/ALMO etc and how are clear lines of responsibility for safety established (and how do they dovetail with the RP under FSO)?
- Building Safety Manager – still an issue?
- Golden thread – starting from scratch?
- Safety case – training and guidance. Building owners will need to demonstrate that they have effective, proportionate measures in place to manage safety risks;
- Resident Engagement
- Scrutiny
- Enforcement when councils are the owner
- Knock on effects under 18m
- Money
- Other issues (councils as regulators, leaseholder costs)

LGA response

- Training for councillors 2021-2
- Work with partners on officer training
- Lobby on issues

- Any questions?
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