

Judith Hackitt Review: Building Regulations & Fire Safety

Safer & Stronger Communities Scrutiny
and Policy Development Committee

July, 2018

Building Regulations & Fire Safety - Review

- Fully integrated and systematic change recommended
- Changes will require new legislation
- Principles to be applied to existing homes as well as new build and other types of buildings/ building uses
- That changes could improve productivity as opposed to being a burden/ additional costs
- Current arrangements not fit for purpose

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Report:

- 53 key recommendations around a new regulatory framework to be applied to residential properties in first instance
- 10 or more storeys high – known as High Rise Residential Building's (HRRB's)
- Plus mixed use buildings over 10 storeys

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10 Key Themes:

- Residents voice – key role in terms of listening, engaging and ensuring resident safety
- New regulatory Framework – parameters and principles for how it will work
- Design, construction and refurbishment
- Occupation & Maintenance
- Competence
- Guidance and monitoring to support building safety management
- Products (and ongoing testing regime)
- Golden Thread of Building Information
- Procurement and Supply
- International examples

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Key Elements of the new Regulatory Framework:

- New Regulator – Joint Competent Authority (JCA)
- LA's, Fire & Rescue Authorities, HSE
- Mandatory incident Reporting
- Allocation by Government of key responsibilities – clients, designers, contractors, building owners
- Maintenance data – digital record, Fire & Safety files, Full plans, construction plans

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3 Gateways: before occupation of a new HRRB:

1. LA required by law to consult with JCA where a building is a HRRB
2. Full assessment of plans for buildings before construction work can commence
3. Completion – must satisfy JCA that buildings are fit to occupy, FRA and resident engagement strategy (RES) in place before occupation can commence

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After buildings occupied:

- New responsibilities for building management
- Evidence based proof that they are being managed appropriately
- RES – ensure that residents are provided with key information and kept updated
- Products – ‘cladding system’s’ tested every 5 years and manufacturers required to test products every 3 years

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Government Response:

- Government supports recommendations and that the current arrangements not fit for purpose
- Considering the impact of the recommendations in terms of legislative change
- Government has agreed to consult with LA's on the banning of the use of combustible materials on HRRB's (publish June)

Main Conclusions

- Creation and operation of a JCA and the stronger links with Planning, HSE, FRA. and Housing.
- Identifying and maintaining a register of HRRBs
- On-going enforcement of safety in HRRBs
- Improvements in the management and enforcement of buildings occupied by key clients groups such as vulnerable people, students and young people - to understand who is living in our homes and how buildings are being used
- Improvements in ICT to ensure the proper and effective recording of information and access to digital media (BIM) to check compliance information for HRRBs
- Obtaining, training and retaining officers competent to act
- Preparing the council - as the JCA?
- The ability to deliver the role of the HRRB whilst maintaining the role of the LA Building Control for non-HRRBs, which will remain and will still operate under a competitive environment
- Operational and decision making implications for Planning, perhaps particularly on issues like high density, high rise student or PRS block applications etc

Sheffield – Next Steps

- All HRRB's identified (aligned with Government database)
- Detailed work taking place to understand the implications/ impact of introducing the recommendations (Council and private sector stock)
- Not waiting for legislation change will implement any change to Council's own stock and consult with private sector
- Implementation Plan will be developed when timescales for legislation changes known
- Regular updates will be provided to Scrutiny

General Progress In Housing 1

- Fire risk assessments continue to be carried out according to our plan of inspections
 - Tower blocks annually
 - Sheltered schemes annually
 - Low rise blocks every 3 years
- Commissioned independent quality assurance of our FRA's on Tower Blocks and Sheltered
- Revised tenancy conditions now in force
- Supply chain challenges – national problem
- Sprinklers – initial meetings held with fire expert, reviewing our information, consultation with residents delayed until October 2018

General Progress in Housing 2

- Completed a briefing for Tenants Group on the **big five safety issues** with tenant reps, how we can reassure them we take these issues seriously
- Updated fire safety leaflet in progress
- Continue to work with SYFRS, meetings with SYFRS held to share information / discuss local issues,
- Responding to government requests for information and bid to government for funding.
- SYFRS – have confirmed all private sector blocks in Sheffield that failed tests have / are taking steps to remove cladding and are adhering to SYFRS requests for mitigations until this work is completed.

Hanover Tower Block

- Cladding and insulation removed
- Project group meeting established, delay with government report has affected progress, still uncertainty around regulations
- Reached agreement in principle with planning on what the replacement should look like
- Tenants support same colour scheme going back
- Appointment of an external fire safety expert in place
- Council design team appointed, council taking all risk, designs are underway
- Sharing Designs with TARA 9/7/18
- Confirmed use of Solid Aluminium with Rockwool
- Officers final stages of appointing cladding installer
- Cladding contractor on site Sept / October
- Proposed Build period is Oct – April 2019

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