

Public Document Pack

SUPPLEMENTARY INFORMATION

JOINT PLANS PANEL – 30TH NOVEMBER 2017

AGENDA ITEM 10 - The Grenfell tower tragedy and Leeds City Councils Response

PRESENTATION BY HEAD OF SERVICE BUILDING CONTROL

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The Grenfell tower tragedy and Leeds City Councils Response

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Purpose

- To provide an update on how Leeds City Council has responded to the Grenfell tragedy- actions so far, and potential future actions.
- National outcomes post Grenfell tragedy.



Background

Following the terrible and tragic events that happened at Grenfell tower in the London Borough of Kensington and Chelsea on the night of the 14th June 2017, many questions have been asked as to why it happened and what can be done to prevent this from ever happening again.



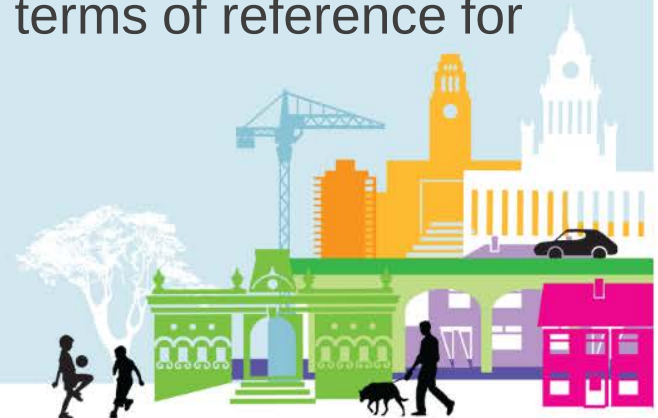
Leeds City Council Building Control

- 65% market share in Leeds
- fee income is approx £1.5m
- 36 Staff members within Building Control
- Number of applications 4070



Investigations

- **The Police Investigation**
- The investigation is focusing on the construction, refurbishment and management of Grenfell Tower as well as the emergency services' response.
- **Coroners Report**
- Westminster coroner Dr Fiona Wilcox was appointed
- **The Public Inquiry**
- 15 August 2017 the Prime Minister set the terms of reference for the Inquiry.



Independent review of the Building Regulations and fire safety (the Hackett review)

- 30 August 2017 the Government published the terms of reference for the independent Review of Building Regulations and Fire Safety



Leeds City Council Building Controls involvement in the Hackett Review

- Head of Building Control Services met with staff working on the Hackett Review
- This was to enable them to listen to the thoughts and views of key players in Local Authority Building Control. The also updated us on progress of the review.
- Reviewing the whole system of Building Control and fire certification



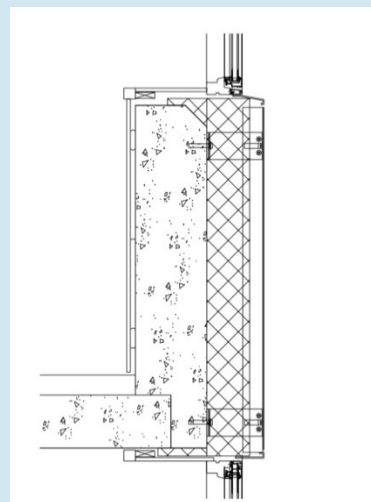
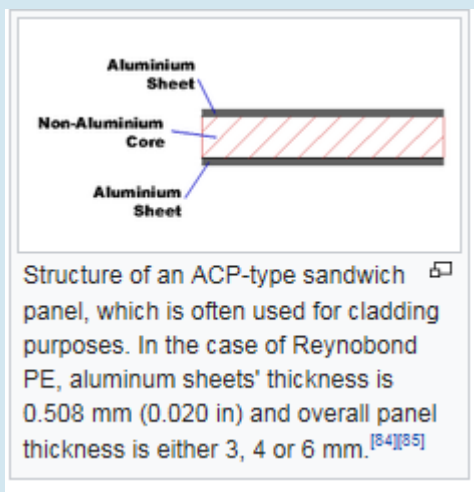
The Building Regulation Part B and the guidance on external cladding.

The Approved Document that deals with fire safety is Part B of the Building Regulations.

The current Edition is the 2006 Part B that came in force in April 2007, prior to this was 2000 Part B.

ACM Panel

Cladding Detail Grenfell Tower



The Building Regulation B4

That relates to external fire spread. This is the regulation, the rest of the Approved Document is guidance. This is to prevent fire spreading from one building to another. No consideration is given to fire re-entering via windows. Other than hospitals.

EXTERNAL FIRE SPREAD

B4

The Requirement

This Approved Document deals with the following Requirement from Part B of Schedule 1 to the Building Regulations 2000.

Requirement

Limits on application

External fire spread

B4. (1) The external walls of the building shall adequately resist the spread of fire over the walls and from one building to another, having regard to the height, use and position of the building.

(2) The roof of the building shall adequately resist the spread of fire over the roof and from one building to another, having regard to the use and position of the building.



DCLG Clarification

In a letter from DCLG dated 22nd June, this clarification was given, this had not been highlighted as a change to the 2006 Part B. It was not included in any training that we attended, we attended training on the new 2006 Part B given by Anthony Burd from DCLG.

¹ For the avoidance of doubt; the core (filler) within an Aluminium Composite Material (ACM) is an “insulation material/product”, “insulation product”, and/or “filler material” as referred to in Paragraph 12.7 (“Insulation Materials/Products”) in Section 12 “Construction of external walls” of Approved Document B (Fire safety) Volume 2 Buildings other than dwelling houses. (The important point to note is that Paragraph 12.7 does not just apply to thermal insulation within the wall construction, but applies to any element of the cladding system, including, therefore, the core of the ACM).

Until this clarification there was not a requirement for the core of an ACM panel to be of limited combustibility.



Leeds City Council Reporting

- LCC Building Control have been leading on data collection for the 144 high rise private residential towers in Leeds.
- DCLG meeting of the top 7 LA's with privately owned towers.
- Inputting Leeds data into DCLGs Delta system



Data Collecting

- 72 towers over 18m with some form of cladding.
- 72 towers were not clad



Failed BRE Tests

- 10 towers that had ACM that had failed the BRE testing.
- 8 of these were residential towers.



The role of Planning?

The Mayor of London, Sadiq Khan, on Sunday 26 November 2017 called on the Government to step up and do more to improve fire safety in the wake of the Grenfell disaster, as he revealed his new draft London Plan will provide a significant boost to fire safety in London.



The London Plan

- Robust fire safety plans
- Features to help stop fires spreading
- Aid escape, rescue and evacuation
- Fire evacuation lifts and sprinklers
- Independent 'Fire Statement' - produced by a qualified third-party assessor
- For all users of new developments, including disabled people, to have full confidence that they are as safe and protected as possible



Building Control's continuing role

- LCC will continue to lead the way nationally by attending DCLG Tower Casework Team meetings.
- LCC will continue to monitor the situation nationally, keeping up to date on the inquiry and the review, taking into account how any findings will impact on Leeds as a city, planning authority and housing provider
- LCC will continue to lead in the Building Control core cities group.
- LCC will continue to work with LABC sharing best practice.



Future of building control

- Waiting for answers nationally- The Hackett report there will be a procedural hearing to take place on 11 and 12 December 2017
- Interim review is due December 2017.
- Full Hackett review to be completed by Spring 2018.



Thank you for listening

Any Questions?

(David Pickles Head of Building
Control Services)

