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Building Safety After the Grenfell Tower Tragedy: What Happens Next?

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Grenfell Tower

- 72 deaths
- 70 more injured
- Largest loss of life in a residential property since WW2
- Lakanal House warnings
- The Public Inquiry
 - List of Issues
 - What have we learnt so far?
 - What is still to come?



Building a safer future

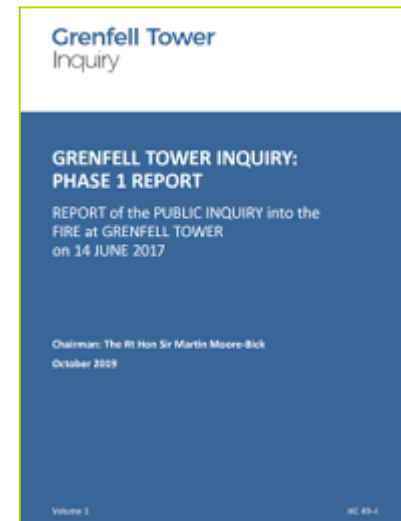
- Former Head of the HSE, Dame Judith Hackitt was tasked with undertaking a review of fire safety and building regulations in the UK.
- **Issues included:** lack of engagement with the guidance and legislation, lack of regulatory oversight, lack of real enforcement threat/penalties, race to the bottom on fees.
- **Recommendations included:** new regulatory framework (clarifying roles and responsibilities), new joint regulator and working on giving residents more of a voice.

Building a Safer Future

Independent Review of Building
Regulations and Fire Safety:
Final Report

PHASE 1 REPORT

- October 2019
- **Recommendations addressed:**
 - Use of combustible materials
 - Testing and certification of materials
 - Plans – internal layout
 - Lifts
 - Sprinkler systems
 - Fire doors



Building (amendment) Regulations 2018

- Came into force 21st December 2018
- Applies only to **relevant buildings**
- Building height **18 metres**
- Requirement that:

*“...materials **which become part** of an external wall, or specified attachment, of a relevant building are of European Classification A2-s1, d0 or A1.”*

- Material change of use:

*“...any external wall, or specified attachment, of the building **only contains** materials of European Classification A2-s1, d0 or A1.”*



Building safety programme

- **MCHLG** led programme
- Currently consulting on extending cladding ban including **lowering the 18 metres threshold to 11 metres**
- Independent Expert Advisory Panel established to:
“recommend to the government any immediate action it thinks that the government should take that will improve public safety and help to identify buildings of concern.”
- **Advice for Building Owners of Mutli-storey, Multi-occupied Residential Buildings**
- **ACM and unsafe non-ACM cladding**
- **New clarified Approved Document B 2019**

Industry response group

- Competency Steering Group
 - Set up by the IRG to **“tackle competency failings”**
- Raising the Bar – Interim Report August 2019
 - Proposes **“radical and wide-ranging”** measures which aim to improve competence in design, construction, inspection, maintenance and operation of high risk residential buildings (“HRRBs”).
- 67 recommendations
 - **Building Safety Competency Committee**
 - **Individuals working on HRRBs to be registered/certified**
 - **Building Safety Regulator Register**

Working group 8

building safety co-ordinator

- Independent Review of Building Regulations and Fire Safety: Final Report - February 2019
 - **Role of the Building Safety Co-Ordinator**
 - **Bringing in core behaviours to deliver culture change**
 - **Extending the roll of the Building Safety Co-Ordinator to other building types**
- Golden Thread of information
- Licensing and Building classification
- Resident voice and engagement
- Delivering competency



The Fire safety bill

- First reading 19th March 2020
- Extending remit of the **RRFSO 2005**
 - **Will include multi-occupied domestic residential premises**
- Will require the responsible person to **take into account the structure and external walls** of the building and fire doors
- Undertake a RA to **identify the risk to the safety of persons from fire**
- Regular **lift inspections** with findings summarised in monthly reports to local fire and rescue service
- Implementation and regular review of **evacuation plans**



What's next?

- Phase 2 of the Public Inquiry
 - Will consider questions about the **adequacy of Building Regulations** at the time of the refurbishment
 - Other **active and passive fire safety measures**
 - **Materials testing**
 - The **role of the parties** involved in the refurbishment including Building Control
- The Building Safety Bill
 - Announced in Queen's Speech December 2019
- The Building Safety Regulator



HOW to GET ahead (1)

The Golden Thread of Information

- Do you/your clients have correct and up to date information about buildings and is it saved in electronic format?
- What is the hazard profile of the building?
- Where are the records, plans and schematics kept?
- Is there a gap in any of the information?
- How does building information align with the management of health and safety within the building?
 - Asbestos?
 - Legionella?
 - Movement of vehicles?



How to get ahead (2)

Build Competency

- Developing the role of the **Building Safety Co-Ordinator**
 - **Competency** and qualifications – the competency framework
 - **Leading** and delivering safety
 - **Understanding** building systems and operations
 - **Demonstrating** control
- How will it work in practice?
 - How will **works undertaken by third parties** be signed off, monitored and/or supervised?



How to get ahead (3)

Fire Safety

- Increase **involvement** in the fire risk assessment process
 - Do you understand what **the FRA** says?
 - Is the FRA as detailed as it needs to be?
 - Assisting to close out **remedial actions**
- What documentation do you need to collate to create a **Fire and Emergency File (“FEF”)**?
 - How will the **review** of the FEF be managed?
 - What about **works** carried out at the building which might have an effect on the fire and emergency arrangements?



How to get ahead (4)

Building Relationships with the LFA

- What kind of **relationship** do you/your clients have with local fire and emergency services?
- What **information** do they have about your buildings at the moment?
- Do they need to be told about anything specific?
 - Unusual access routes
 - Specific building materials
 - Access to risers
 - First aid arrangements



ANY questions?





Get in Touch

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