

# Remedial action for high-rise buildings

**Sir Ken Knight**

1 February 2018

LGA Fifth national  
construction conference -  
Construction Category

Following the Grenfell tragedy it was essential for the Government to immediately establish whether there was an imminent risk to other buildings. MHCLG Secretary of State appointed an Independent Expert Advisory Panel to advise government on immediate safety actions.

A possible contributory factor was the Aluminium Composite Material (ACM) cladding on Grenfell Tower.

Set up a process to enable building owners to test the cladding on their buildings and for the Government to track information

It quickly became apparent that as well as tests on the rainscreen element of the cladding system to identify ACM substance, large scale cladding system tests were required

*Residents of high rise buildings are safe and feel safe from the risk of fire, now and in the future.*

# Origin & Purpose

# Advisory Groups and relevant Stakeholder Groups

## Independent Expert Advisory Panel

Sir Ken Knight, Dr Peter Bonfield BRE, Ann Bentley Rider Levett Bucknall, Roy Wilsher NFCC

- Advise on immediate safety action in high rise buildings following Grenfell fire
- Immediate fire safety mitigation advice
- Testing of cladding systems
- Advice to building owners and government

## Industry Response Group

Construction Industry Council, BuildUK & Construction Products Association, London Government Association etc.

- Advise on possible solutions to ensure homes, offices and public buildings are safe
- Advise on better ways of building and methods of construction
- Coordinate government-industry communications
- Advise government on capacity and capability of supply chains
- A member of the Expert Panel attends each meeting

## Review of Building Regulations & Fire Safety

Dame Judith Hackitt

- Assessing the effectiveness of current building and fire safety regulations with a specific focus on multi occupancy high rise residential buildings
- Ensuring the regulatory system is sufficiently robust for the future and make recommendations

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## Coroner's Inquest

Dr Fiona Wilcox

- Who died and how?

## Grenfell Tower Met Police Investigation

Commander Stuart Cundy

- what happened, has anybody broken the law?

## Grenfell Tower Inquiry

Sir Martin Moore-Bick

- How did this incident happen - can we stop it happening again

A Building Safety Programme was established in the immediate aftermath of the Grenfell tragedy

**The Building Safety Programme aims to make buildings safe and ensure that residents feel safe. It has four main stages.**



# IDENTIFYING BUILDINGS THAT ARE UNSAFE

**We have been identifying unsafe buildings and know the extent of the cladding issues in social housing**

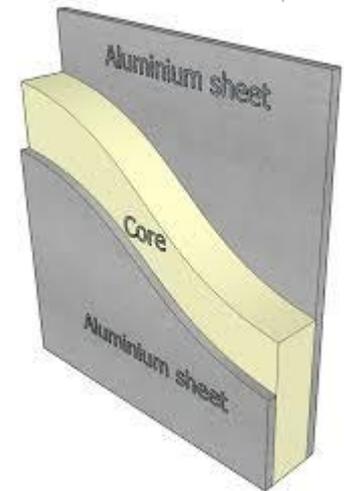
The first strand of the programme begun immediately following the tragic fire.

It is focussed on identifying the high rise residential buildings with unsafe cladding systems through data collection and testing at BRE.

We have identified that **312** residential and public buildings over 18m in England are clad in ACM & **299** of those are clad in ACM of the type that failed large scale fire safety tests at BRE.

**160** social housing buildings are clad in ACM of the type that failed the fire safety tests. We are working with local authorities to establish the picture for privately owned buildings.

Picture: wikipedia



**bre**

# MAKING BUILDINGS SAFE

**To make buildings safe we have issued advice to building owners after 7 large scale system tests and are working with industry to support remedial action**

The second strand of the programme is focused on making buildings safe. We continue to track and report on remedial work, identify whether there are any constraints to delivery of the work and share information to prompt forward thinking when building owners are planning, procuring and delivering the work.

An Industry Response Group (IRG) made up of representatives from the construction industry will help coordinate the construction industry's response to the challenges.

To guide owners of high rise buildings through the process of remediation, we have published a flow chart and information note. This builds on the consolidated advice issued on 5 September after completion of the large scale tests.

We have also published two advice notes on broader building safety issues, on Large Panel System buildings, potential degradation issues with external wall render and brick-slip cladding and uncertainty amongst building owners about other (non-ACM) types of cladding



# MAKING BUILDINGS SAFE

**We have worked with industry to identify potential constraints**

Professional advice

Supply of cladding (The cladding requirement for all social housing projects is estimated at 340,000 m<sup>2</sup>)

Access equipment (scaffold, mast climbers)

Specialist installers of cladding



# REVIEW: IDENTIFYING PROBLEMS WITH THE 'SYSTEM'

**The independent review will consider if any changes are needed to improve fire safety in the future**

The third strand of the programme is focussed on identifying the changes needed to make buildings safe.

Dame Judith Hackitt published her interim report of the Independent Review of Building Regulations and Fire Safety on 18<sup>th</sup> December

The final report is due for publication in spring 2018, reporting jointly to the Communities Secretary and Home Secretary.

## Building a Safer Future

Independent Review of Building  
Regulations and Fire Safety:  
**Interim Report**

December 2017  
Dame Judith Hackitt DBE FREng

Cm 9551

# REVIEW: IDENTIFYING PROBLEMS WITH THE 'SYSTEM'

## On 18 December, the review published their interim report

Dame Judith Hackitt's interim report, *Building a Safer Future*, published on 18 December 2017, found that **“the current regulatory system for ensuring fire safety in high-rise and complex buildings is not fit for purpose.”**

The report identified six reasons behind this.

- **Regulations and guidance** are complex and unclear.
- **Roles and responsibilities** are unclear.
- Inadequate means of ensuring **competence** of key people.
- **Compliance, enforcement and sanctions** are weak.
- Routes for **residents' voice and raising concerns** are inadequate.
- System for **quality assurance and products** is inadequate.

**Government** has accepted the recommendations and direction of travel of the interim report and:

- Is working with experts to complete work to clarify approved document B (building regulations fire safety guidance).
- Has commissioned a British Standard on use of 'desk top studies' and intends to amend guidance to restrict how they are used.
- Will write to building control bodies about the importance of early advice from fire and rescue services and of handover of fire safety information.

# REVIEW: IDENTIFYING PROBLEMS WITH THE 'SYSTEM'

**On 22 January, Dame Judith hosted a summit kick-starting the next phase of the review. Working groups will be established in the following key areas:**

**Design, construction and refurbishment**

**Occupation and maintenance**

**Competency**

**Products**

**Residents' voice**

**Regulation and guidance**

# Any questions?

- All of our advice is on the web at <https://www.gov.uk/guidance/building-safety-programme>

# BACKGROUND

# Identifying buildings that are unsafe: What have we found?

Testing at the Building Research Establishment has identified 299 buildings over 18 metres tall which have ACM cladding that represents a fire hazard:

Sector	Number of buildings
Local authority	45
Housing association	115
Private Residential	95
Student accommodation	31
Public Buildings	13
<b>Total</b>	<b>299</b>