

Building Safety Update

Committee name	Property, Highways and Transport Select Committee
Officer reporting	Gary Penticost – Place Directorate Alana Martin – Place Directorate
Papers with report	Appendix A – Hillingdon Building Strategy - Operational Delivery Plan V2 Appendix B - Draft Fire Door Residents Information High Rise V1 Appendix C - Draft Stay Put Policy Housing High Rise V1
Ward	All

HEADLINES

The report has been prepared to provide councillors with details on the Building Safety Strategy for Council Owned residential dwellings including High Rise Buildings. The Act will be enforceable in October 2023.

RECOMMENDATIONS

That the Property, Highways and Transport Select Committee:

- 1. Notes the supporting information for Fire Safety within the body of the report**
- 2. Notes the Operational Delivery Plan.**

SUPPORTING INFORMATION

The Building Safety Act

The Building Safety Act 2022 sets out a safety requirement for landlords of high-risk residential buildings, these are the main responsibilities that LBH have under the Building Safety Act 2022:

- At least 18m or 7 Storeys high, With 2 or more residential units
- Duty to provide Information about the building and its safety to residents, tenants and leaseholders.
- Duty to register high -rise residential buildings.
- Duty to carry out safety assessments.
- Duty to ensure that remedial works are carried out.
- Duty to cooperate with the Building Safety Regulator.
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The safety rules cover the different stages of the building; -

- Design Stage
- Planning Stage
- Construction Stage

- While tenants and leaseholder live in a building

These have been set out for each department within Hillingdon and comments provided within the Building Strategy- Operational Delivery Plan.

The Act was granted Royal Assent on the 28th April 2022. Full implementation of the Building Safety Act is October 2023, this means that each building owner should have their building safety regime in place by this time.

Building Strategy- Operation Delivery Plan in place and with all relevant departments to update. Link: [Building Strategy- Operational Delivery Plan V2.docx](#)

London Fire Brigade (LFB): The Building Safety Act 2022 mandates LBH work closely with the Fire Services. This requires Information sharing with the local LFB services. The Building Safety Advisor has access to the LFB online portal, this is the central database for all Higher Risk Residential Buildings (HRRB). The LFB are making amendments to the online portal and version 2 is to be issued.

We have registered LBH on the portal and this is pending approval with the LFB, once the approval is granted we will upload the below details to the central system for LBH 10 HRRB. The documents the LFB will be requesting:

- Building floor plans
- External Wall Systems
- If a firefighting system is faulty for an extended period of 24 hours

Building Safety Case

One of the key provisions of the Fire, Building Safety Act 2022 is the requirement for a Building Safety Case for each high-rise building. The Building Safety Case is a structured argument or document that provides evidence, analysis that a building is safe from fire risk

- Building Safety Cases- draft document under review.

Fire Risk Assessment Priority Tool

The Fire Risk Assessment Priority Tool is a digital tool that helps building owners, managers and regulators identify and mitigate potential fire hazards in the building. It is designed to be used in conjunction with a fire risk assessment, helping to ensure that all potential fire hazards are identified and managed effectively.

We have completed the Fire Risk Assessment Priority Tool that has been developed by the Government with input from the National Fire Chief Council. All 10 owned Residential High Riser Blocks (7 stories and above) have scored a Tier 5 (Very Low) and we do not expect to be contacted by the Home Office. The lower the priority score the lower risk rating. Please note the assessment tool is an indication of the prioritisation of a fire risk assessment and does not determine if a building is safe or unsafe.

Building Names	Priority Tier	Priority Score	Rating
Fitzgerald House	5	18	Low Risk
Skeffington Court	5	17	Low Risk
Glenister House	5	17	Low Risk
Wellings House	5	17	Low Risk
Harding House	5	10	Low Risk
Rabbs Mill House	5	10	Low Risk
Melbourne House	5	10	Low Risk
Sutcliffe House	5	6	Low Risk
Fairlie House	5	5	Low Risk
The Gouldings	5	4	Low Risk

Residents Fire Safety Updates:

- Residents Stay put policy documents – draft document under review
- Tenants Fire door information pack – draft document under review
- Residents Fire Safety information pack in process

Fire Reform Order 2005- Changes from 23rd January 2023:

Following the Inquiry published from the first phase report of Grenfell Tower the government have made changes to the law on the below items:

- **Secure Information boxes:** Installed across all high rise and sheltered scheme stock since 2019 and inspected and update monthly or at point of tenancy change.
- **Wayfinder Signage:** Installed across all floors within high-rise buildings in 2021.
- **Fire Doors:** Undertake annual checks of flat entrance doors and quarterly check on communal doors- This has been in place with all high rise and sheltered schemes since 2020.
- **Fire Fighting equipment:** complete monthly servicing- In place for all LBH lifts. We do not have firefighting lifts installed within our residential blocks.

Fire Door Replacement programme:

We are completing an ongoing project to replace LBH flat entrance doors and communal doors where required. We only accept 3rd party accredited full door set certified tested doors in the tender process. Please see below for the number of door sets we have replaced ta total of 4618 door sets:

Building	Front Entrance Door sets	Communal Door sets
High Rise Buildings	665	844
Sheltered Scheme*	354	438

Medium and Low Rise*	1889	248
Total	2908	1710

- Phase 21- Approval received 11.01.2023 Contactor on site- Total no door sets: 126
- Phase 22 - Surveys in progress and tender documents to be prepared

*Additional information provided on residential blocks below 7 floors.

Before:

After:



Sprinklers:

We have installed Sprinkler Systems within 6 High Rise buildings. We completed Sutcliffe House in 2020, this has only been installed within the main living areas within each dwelling. Following this we have installed sprinkler systems within 5 High Rise buildings and due to be commissioned in March 2023, these have been installed to the main living areas within each dwelling and the communal areas.

We have not completed the installation to 4 High Riser building as these are due to be demolished.

Installation Photos:

Dwelling:



Communal Areas:



Electrical upgrades:

Electrical consumer unit upgrades and installation of hard-wired smoke detections and CO2 alarms across all LBH residents owned stock. The non access list is currently being investigated by LBH Housing Tenancy department to work with our tenants to ensure these are accessed. Below is a breakdown of figures we have completed to date:

Original Quantity	10,037
Complete under term contract	991
Completer under EFS or LD1	7944
No Access	869
Not Required/ Being Refurbished	231

Service Contracts:

Servicing Area	Intervals	Term Contractor or in house repairs
Emergency Lighting	Monthly servicing and 6 hours drain down annually	Remote monitoring testing completed
Automatic Opening Vents	Quarterly	Term Contractor
Dry Risers	6 Monthly	Term Contractor
Lightning Protection	11 Month	Term Contractor
Sprinkler System	6 Monthly	Term Contractor
EICR- In house and dwelling	5 yearly	Term Contractor
Passenger Lifts	Monthly	Term Contractor
Ventilation	6 Monthly	Term Contractor
Communal Fire Doors	Quarterly	In house repairs team*
Front Entrance Doors	Annually	High Rise Tenancy Officers
Gas	Annually	Term Contractor
CCTV	6 Monthly	Term Contractor

*This is complete by a dedicated team within Hillingdon's Direct Labour Team that have been TRADA certified to undertake fire door inspections and maintenance repairs.

Future projects to be reviewed:

- Automatic Openable Vent replacements, where possible, as part of the window replacement program on high rise blocks.

**Operational Assets - Engineering Compliance
Place Directorate**