

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 – Building Safety Strategy - Operational Delivery Plan Appendix B – Fire Door Information for Residents Appendix C – High Rise Blocks Evacuation Strategy Appendix D – Building Safety Case Appendix F – Residents Safety Information Pack
Ward	All Wards

HEADLINES

The report has been prepared to provide Members with details on the Building Safety Strategy for Council Owned residential dwellings including High Rise Buildings.

RECOMMENDATIONS

That the Property, Highways and Transport Select Committee notes the updates received.

SUPPORTING INFORMATION

Hillingdon's Building Safety Strategy 2022-2025

Following Grenfell Tower fire on 14 June 2017, the Government have reformed the building safety regulations to improve building and fire safety across residential tower blocks. This includes changes to the design and development phase, construction stage, building control sign off and occupancy.

The Building Safety Act, which represents the changes in the regulatory framework for tower blocks over 7 floors or at least 18 meters and have 2 residential units bringing changes from 1 October 2023.

The required changes for each area are all set out within the Building Safety Strategy report and highlighted each area for the accountable persons to ensure the changes are in place.

Gary Penticost, Director of Operational Assets is the Principal Accountable Person, as it is a requirement when there is more than one, a lead accountable person needs to be appointed. We request quarterly updates from the 3 additional accountable persons, for quarter 3 we received an update from Rod Smith, Head of Housing Management and Julie Johnson, Director of Plan, Regen & Environment. Please see attached appendix A that includes points 5.2.1- 10.4.4 and the comments from each area lead.

Building Safety Compliance

- Completed registered 10 Tower blocks that fall within the scope of the Building Safety Act to the Building Safety Regulator (BSR). This was a requirement for 30th September 2023.
- Completed the upload of the key building information for the 10 tower blocks to the building safety Regulator online portal. This was a requirement for 30th September 2023.
- Complete and shared Residents fire safety pack to all 10 tower blocks tenants and leaseholders. These have been created and hand delivered to all high-rise residents. Please see attached appendix B. This is a copy of the document that has been delivered to the residents within Fairlie House.
- Stay Put policy document. This is a key document as the strategy as advised from the fire risk assessments within all 10 tower blocks is to stay put unless directly affected by the fire. The document has been hand delivered to all tenants and advised residents of the policy but if they are directly affected or instructed by the LFB to leave the premises. Please see attached appendix C.
- DLO Repairs carpenters undertaken TRADA fire door training to provide a qualification to ensure fire door checks and installations of reactive doors can be carried out in house. This ensure fire doors are compliant and is a cost saving for LBH as we do not need to outsource the remedials.
- The DLO undertakes 12 weekly checks of the communal fire doors across the 10 high rise blocks, this is a total of 808 fire door checks completed. Repairs required are completed on site to ensure continued compliance.
- Annual fire door checks are carried out by the building safety inspector for medium and low-rise properties across the LBH (London Borough of Hillingdon) stock to ensure continued compliance. Repairs here are completed by the TRADA qualified DLO carpenters.
- Shared key building information with the LFB online portal when this became live. This is an ongoing project if anything changes the documents are updated and uploaded.
- It is a requirement to log faults on the LFB portal, where lifesaving equipment has failed for more than 4 hours, to date we have not been required to use this service.
- Building Safety Case complete for all 10 high rise buildings to be shared with the BSR (Building Safety Regulator) from April 2024 when requested. Please see appendix D.

Fire Door replacement programme

- Fire door replacement program, we have completed 21 Phase of door set replacement, giving a total of 4869 installed since 2017. This includes the high-rise blocks, sheltered schemes and we are now working through the medium and low-rise stock is a priority of risk.

Phase 22 Fire Doors- Number of doors sets to be installed 283.



Communal Fire door set



Front Entrance Fire door set



Before photo of a front entrance door

High Rise Block Fire equipment installation:

- Fire Sprinkler systems installed in 6 high rise blocks, these provide coverage to the dwellings main living spaces and the communal areas. We have 7 properties that have refused the sprinkler system installed to date, tenancy and legal are working with these properties. These were not a requirement to be retrospectively installed.
- 9,719 Dwellings have completed installation of fire rated consumer units & CO2 & Fire Detection to a minimum of LD2 standard. LD2 Standard is fire alarms installed within the kitchen, hall stairs and landing (where appropriate) and the most habitable room.
- Premises information boxes have been installed across all high-rise blocks, sheltered schemes and dwellings of high risk or complex floor plans, bringing the total to 41. These hold floor plans and information on key firefighting equipment. Tenants that are high risk they would require assistance to be evacuated from the building.



- Additional Wayfinder signage is required in all lobbies for fire fighters to locate their way round tower blocks. This has been installed to Wellings house to date and the signs are on order for the additional blocks.



High Rise Building Assessment Tool – Government Portal

We have used the government portal to assess the high-rise blocks and all 10 are a minimal risk.

UPRN	Site Address	Government score
RBL351005	134-228 Sutcliffe House Addison Way Hayes Middlesex UB3 2DJ	Tire 5 (Very Low)
RBL351001	2-96 Harding House Addison Way Hayes Middlesex UB3 2DH	Tire 5 (Very Low)
RBL371139	1-48 Glenister House Avondale Drive Middlesex UB3 3PP	Tire 5 (Very Low)
RBL371278	1-48 Wellings House Avondale Drive Hayes UB3 3PN	Tire 5 (Very Low)
RBL371126	1-48 Fitzgerald House Avondale Drive Hayes UB3 3PW	Tire 5 (Very Low)
RBL240753	1-72 The Gouldings Pantile Walk Uxbridge Middlesex UB8 1LR	Tire 5 (Very Low)
RBL240618	1-72 Fairlie House Pantile Walk Uxbridge Middlesex UB8 1LY	Tire 5 (Very Low)
RBL290706	1-79 Rabbs Mill House Chiltern View Road Uxbridge Middlesex UB8 2PB	Tire 5 (Very Low)
RBL311200	1-96 Melbourne House Yeading Lane Hayes Middlesex UB4 9LJ	Tire 5 (Very Low)
RBL361259	1-75 Skeffington Court Silverdale Road Hayes Middlesex UB3 3BY	Tire 5 (Very Low)

Implications on related Council policies

A key role of Select Committees is to monitor the performance of Council services within their remit. Select Committees may also make recommendations on service changes and improvements to the Cabinet who are responsible for the Council's policy and direction.

How this report benefits Hillingdon residents

This reports provides an update on building safety regulations and the measures in place to ensure resident safety.

Financial Implications

There are no direct financial implications associated with this report.

It is important that the Committee considers cost effective proposals that benefit resident taxpayers in relation to this review, which would ultimately be determined by Cabinet as part of the Council's broader budget planning process.

Legal Implications

None.