



High Rise Residential Building Safety Joint Audit & Inspection Team Project

Dawn Deakin



Derby City Council

NECESSITY OF THE PROJECT

- **Following the Grenfell disaster of 2017 (72 deaths), Directions were issued by the Secretary of State under section 3(3) of the Housing Act 2004 to all local housing authorities in England**
- **Identify and then actively ensure all building owners of high-rise residential buildings with potentially unsafe cladding are taking appropriate measures to guarantee their buildings are safe and residents feel safe;**
- **Take all appropriate steps to identify and notify the MHCLG of all high-rise residential buildings over 18m in their area with a view to identifying any action they should take in accordance with their duties under the Act, including carrying out inspections and assessments of hazards.**



FUNDING

- **Report taken to Corporate Leadership Team as a post-Grenfell, High Rise Residential Building Safety matter**
- **Approved the creation of a Joint Tall Building Audit and Inspection Team at a total cost to the Council of £210,346 over a two-year fixed term period commencing February 2020**
- **Partnership working with Derbyshire Fire and Rescue Service who provided Fire Safety Officers and Fire Safety Engineers at no extra cost to DCC**



AIMS AND OBJECTIVES

- **Research and identify all buildings of 18 metres or above 6 storeys and time permitting move to identifying 5 storey buildings with potential to have external wall cladding**
- **Develop a questionnaire and pro forma to be sent to all building owners/managers requesting detailed information about building construction/management of**
- **Liaise with DFRS to compile a list of buildings in scope**
- **Audit all residential buildings falling in scope of project**
- **Feedback to MHCLG via the DELTA platform on findings**
- **Produce a list for DCC Planning & Development Control to compile a Tall Building Register for Derby City as we didn't have one**



TARGETED INSPECTION PROGRAMME 18M

- **Initially 29 buildings identified of 18m or above**
- **Some discounted as commercial only (no residential element) or Hotels (DFRS responsibility only)**
- **Total of 18 buildings fell in scope**
- **14 buildings containing 740 individual self-contained flats**
- **4 buildings containing 1318 individual units in 244 cluster flats**



AUDIT FINDINGS

- **Fire Safety Risk Assessments in place and audited**
- **No Aluminium Composite Material (ACM) or High-Pressure Laminate (HPL) cladding found on 18m buildings**
- **Other higher risk external ‘brick slip’ facades were identified to two buildings, both these buildings benefitted from partial sprinkler systems**
- **17 out of the 18 buildings, DFRS identified some form of fire safety issues that required remedial action and 1 formal enforcement notice issued by DFRS under the Regulatory Reform (Fire Safety) Order 2005**



AUDIT FINDINGS

- **Assessment for hazards was carried out in the common parts and a sample of flats/units of accommodation**
- **Some recommended remedial works required for 13 of the 18 buildings**
- **No significant hazards were identified during the inspection programme and no formal enforcement was necessary under the Housing Act 2004 in the flats/units of accommodation**



TARGETED INSPECTION PROGRAMME

5-STOREY BUILDINGS

- **22 five-storey and one 4-storey building identified**
- **Some discounted as commercial with no residential element**
- **18 residential buildings containing 486 individual self-contained flats in scope**



AUDIT FINDINGS IN 5 STOREY BUILDINGS

- Mixture of purpose built and converted blocks
- No ACM or HPL cladding was identified
- In 10 of the 18 buildings DFERS identified some form of fire safety issues that required remedial action
- DCC identified fire safety issues in 1 flat and a notice was served under The Housing Act 2004



SUMMARY OF FINDINGS AND CONCLUSION

- **DCC and DFRS have a shared Fire Safety Protocol this joint working partnership has built upon this and forged better working together principles**
- **Project has gone above and beyond this protocol to enable a specific set of buildings to be audited and inspected in line with directives received from central government, and the initial project approval made by the CLT**
- **Important that it identified that none of the buildings contained (ACM) or (HPL)**



CONTINUED SUMMARY OF FINDINGS AND CONCLUSION

- **Information shared with DCC Planning & Development Control, to feed into their mapping system and tall building database**
- **36 multi occupied residential buildings made safe, 1226 households in self-contained flats and 1318 individuals in cluster flats being protected**
- **Project came in under budget at approx. £166,000 as savings on 6 month of Intelligence Officer post and the Planning Assistant post was not filled**



ACKNOWLEDGEMENTS

Housing Standards Team

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Adrienne Mainwaring, David Evans – Intelligence Officers

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Daniel Scully, Nathan Breakspear, Rob Leverton, Joanne Lowndes, Simon Abbs, Peter Maltby and Adrian Lowe

Derbyshire Building Control Partnership

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Thank You
Any Questions?