

Buildings fire risk management.

Actions following the Grenfell Tower fire

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County Council Owned Buildings Including Maintained Schools



Recent builds/refurbishments - contractor responses

- 15 major construction and roofing contractors were contacted in late June to review construction materials specified and installation methods in LCC managed buildings.
- 14 responses received. Some continue to review project design information. One contractor who has not responded was only involved in one LCC project and there was no cladding.
- At this stage (8th September) still no specific concerns on aluminium cladding systems in LCC projects have been identified.
- The responses and information will continue to be reviewed as the scope of the Department of Communities & Local Government testing programme widens to different types of cladding systems.
- Queries continue to come into Regulatory Compliance about cladding on buildings e.g. ESPO building at Grove Park, Hind Leys.

County Council Owned Buildings Including Maintained Schools



Higher risk residential sites

- An external consultant has now completed combined Type 1 and Type 2 fire risk assessments at 11 LCC managed sites that have an overnight accommodation facility (Broombriggs farm also now being assessed).
- Those received to date have identified issues to be addressed in the short/medium term although generally risks are considered to be manageable. Regulatory Compliance team to focus available resources on coordination of works with local site management.
- Costs for remedial works are currently being collated although many issues relate to local site management procedures. Property to seek involvement of Central H&S to work with local site “*responsible persons*” on such issues.
- Following inspections at Maplewell Hall, we are discussing future plans taking in to account a proposed closure of the residential unit by July 2018

County Council Owned Buildings Including Maintained Schools



Other Issues

- A report is in draft form outlining our approach to sprinklers in schools. Further work is required clarifying responsibilities of academies.
- Addition as an emerging risk on the corporate risk register
- Process of ensuring all new builds have effective fire safety measures has been reviewed and a revised process is being developed. The will also cover schools built that will become academies.
- The Council retains direct responsibility for the premises occupied by 97 schools. Type 1 risk assessments are the governing body responsibility. Type 2 assessments rest with the Council as owner/landlord. Shortly after the Grenfell fire, the DfE wrote to all local authorities requesting the completion of a fire safety survey for those schools where they retain direct responsibility. Officers contacted all 97 schools to validate their compliance with type 1 risk assessment obligations. Some local management issues identified will need to be strengthened.

Academies

- Academies lease schools (125 year lease) from the local authority. The Council has written to all academies on two occasions to remind schools of their responsibility to seek permission for any adaptations so the LA can keep records up to date and issue a licence for work to be carried out. All academies will be reminded of the process again shortly.
- The Council does not keep a record of Type 1 or Type 2 risk assessments undertaken by academies. The DfE have contacted academies and the Diocese directly about their completion of the fire safety survey which would indicate where the DfE view responsibility for their completion.
- Legal advice is being sought to confirm responsibility for both ensuring fire risk assessment are undertaken and appropriate remedial work is completed (and funded).

Health and Safety

- LCC operational policy and guidance document on Fire Safety updated following consultation with our insurers
- All Type 1 Fire Risk Assessments have been completed for all common space areas within County Hall
- A document has been developed to highlight the roles and responsibilities managers have for health and safety. The plan is to circulate to all managers following CMT approval.

Properties from 3rd party providers

- A phase 1 'stocktake' of properties that are being used for the provision of services by 3rd party providers has been completed which looks at those buildings that are not owned or held by the Council as part of any lease but are being used as a result of a service being provided through licences/nominations/placements.
- This has identified that over 960 properties across 11 broad categories within C&FS and A&C are being used. Initial results indicate that checks are in place but approaches and recording vary.
- A second phase of this work now needs to take place to ensure that:-
 - There is unequivocal clarity in the documentation as to the responsibility for fire safety and management
 - The inspection, checking and recording regime is appropriate
 - Staff have appropriate skills to fulfil their roles

Recommendations

- CMT to support the work being undertaken and in particular;
 - The circulation of the health and safety note to all managers
 - The further work on third party providers.

- Support the establishment of a corporate group to oversee building risk management. A draft terms of reference and membership will be circulated for comment.

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