

Property & occupants risk management post the Grenfell Tower fire tragedy

Likely costs of the aftermath?

Public Finance 24 August 2017...Human & reputational aside...

- Central Government (CG) emergency fund - £5m (£5.5k p/house)
- London Fire Brigade (LFB) request to invest - £12m
- LFB expected legal/inquiry costs - £1m sought as contribution
- Previous CG costs: Leveson £5m; Iraq £13m; Bloody Sunday £192m
- RBKC facing unlimited fines – manslaughter
 - Legal fees £150 per hour
 - Temp. accommodation in hotels £200 per day. So far £7m
 - Waived Council Tax until end of January £200k
 - Clean up £150k
 - financial support for victims; counselling; NNDR relief for nearby businesses
 - cost of extensive fire safety tests; change to insurance position; Chief Executive severance?; Use reserves (£274m) to meet costs - bankruptcy?

New Civil Engineer Magazine Aug 17



- ...tragedy...more like a systemic, industry fail...
- ...complacency & poor judgement...“value engineering” has been pushed down the road of cost-cutting at the expense of the ultimate industry goal: safety
- mass dereliction of duty by the entire system:-
 - engineering profession too complacent;
 - finance people push for ever greater savings;
 - politicians for creating the environment;
 - watchdogs for going too soft allowing previous, serious, warnings to go unheeded
- chilling parallels with Hatfield rail disaster...engineers knew that maintenance was overdue.....but they didn't act...squashed by the system...didn't feel able to insist that the work be done;

- ...one part of the Grenfell picture is clear it is that roles and responsibilities for crucial safety issues are unclear: -
 - Who signed off on the refurbishment?
 - Who was responsible for annual safety checks?
 - What qualifications did they have?
 - What level of assessment was completed and where can that assessment be found?
- Relevant questions for LCC

LCC responses

- ‘Corporate’ task group(s)
- Originally chaired by Director of Finance – two immediate tasks
 - Give assurances to Members and other key stakeholders
 - Plan ahead for likely Government scrutiny, inspection & regulation
- Representatives
 - Strategic & operational property
 - Risk management, Insurance, Health Safety & Wellbeing. Procurement
 - C&FS and legal
 - External guidance – insurers, risk assessors, Fire Service
- Formalised Property & Occupants Risk Management Group – NJ

Property & occupants risk group

- Terms of reference widened to include terrorism threat level & implications for building & people security.
- Formal reporting - DoCR; CMT and CGC (annually)
- Budget for fire and safety improvements
- Sub-group - Fire Risk at Buildings Procured from 3rd Party
- Representatives added – A&C, communications + liaison with the local Resilience Planning Group.
- Publication ‘Leics Risk’ - raise risk awareness amongst those with responsibility for control of LCC buildings and sharing good practice
- Share minutes with LFRS...and Police?

County Council Owned Buildings Including Maintained Schools



Recent builds/refurbishments - contractor responses

- 15 major construction & roofing contractors contacted. Reviewed construction materials & installation methods in LCC managed buildings.
- No specific concerns on aluminium cladding systems in LCC projects.
- Keep under review as DCLG testing programme widens
- DCLG provides fortnightly bulletins/updates – reviewed by compliance but weighted towards high rise and social housing

County Council Owned Buildings Including Maintained Schools



Higher risk residential sites

- Significant progress made on fire risk assessment works at the higher risk sites that have an accommodation function
- Completed combined fire risk assessments at 11 x LCC managed sites with an overnight accommodation facility ∞
- Some issues to be addressed in the short/medium term. Risks are considered to be manageable.
- Costs for remedial works are being collated.

County Council Owned Buildings Including Maintained Schools



Other Issues

- DfE wrote to all LAs - requested completion of fire safety survey in schools where LA retains direct responsibility. For the Council this is 97 schools.
- Contacted all 97 schools to validate compliance with Type 1 FRA obligations. Some local management issues identified & to be strengthened.
- FRA responsibilities - Type 1 = governing body. Type 2 = Council (owner/landlord)
- Cabinet reports – officers recommend sprinklers in new schools. Calculating any retrospective fitting
- Revised process for ensuring all new builds have effective fire safety measures.

Fire Risk at Buildings Procured from 3rd Party



- Buildings not owned or held by the Council as a lease but used as a result of a service being provided through licences/nominations/placements.
- Identified 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.
- Letters to providers due – checklists prepared
- Clarity in documents over where responsibility for fire safety sits
- What checklists exist
- What training provided
- Build specific responsibilities into revised contracts

Academies

- Academies lease schools (125 year lease) from the local authority.
- Written to all academies to share their individual responses to DfE about their fire risk position and whether any adaptations.
- Only a handful have not yet supplied information
- Information will be reviewed to confirm pupil safety (a LCC retained responsibility)
- Teleconference with DfE – nothing of concern...but was that concentrating on high rise and claddings?

LFRS & Leicester City Council



- Compliance Officer - joint seminar on 5th October.
- Outputs explaining Government responses to fire risk and LFRS priorities shared with group
- Follow up seminar due soon.
- LFRS conducted a full fire risk assessment at County Hall on 30th October. All 'ok' and classed as low risk category.
- Impressed with new fire alarm system
- Regular contact for P&ORMG

Health & Safety and Insurance

- LCC Fire Safety policy and guidance updated following consultation with insurers
- All Type 1 FRA's completed for all common space areas within County Hall
- Document developed to highlight managers roles and responsibilities for H&S
- Insurers informed at early stage of projects to confirm their requirements
- 'Guardians' at 3 x vacant properties. Less costly than 'boarding up' which attracts vandalism = property and health & safety risks.
- Drafted information & guidance on Bomb Threat, Suspicious Packages, Firearm Threat and Lockdown

Information & Guidance

- Bomb and Suspect Package Threat
- Evacuation
- Places of Safety
- Suspicious Packages
- Firearms and Weapons Attack
- Lockdown – including risk assessment
- Stay Safe Principles

Questions?

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