



Meeting	Performance and Resources Board	Agenda Item No.	8
Meeting Date	30th November 2021		
Report Authors:	WM Jon Webster		
Presented By	ACFO Moira Bruin, Director of Operations		
Subject	Monthly Update - Protection Improvement Plan Peer Review		
Type of Report:	Information		
Action Point No.	N/A	For Publication	Yes

RECOMMENDATIONS

None. This is an update report and should be treated as containing potentially sensitive information.

EXECUTIVE SUMMARY

This report provides an update on progress against the National Fire Chiefs Council (NFCC) Building Risk Review: August 2020 to December 2021.

BACKGROUND

Following the outcomes of the Grenfell Tower Inquiry, the NFCC instigated a Building Risk Review. The NFCC identified and communicated to Essex 182 buildings which need to be visited and assessed. Essex was asked to report back on a confirmed inspection regime for the identified buildings from August 2020 until December 2021 (attached).

The SLT report due on Wednesday 10th November was submitted on Friday 12th November 2021 and reports on the 19 building inspections carried out from 01st October to 31st October 2021. Returns were submitted to the NFCC by 10th November 2021. This month's report includes returns from the additional Inspecting Officers within the County, assigned BRR audits for October and November 2021.

This Building Risk Review regime is being managed by the Head of Protection and the Area Manager Protection and Prevention. The Head of Protection prepares a monthly return which is to be submitted on the 10th of each month to report on progress.

From the initial inspections conducted, on most we have been unable to ascertain the exact construction of the external wall system as the Responsible Person was unaware at the time of the visit. The NFCC reporting spreadsheet allow a response of *YES/NO/DON'T KNOW* in response to the question "*Can the make up of the External Wall System (EWS) be identified?*".

In order to gather accurate data, we have produced a letter which is being sent out when organising the inspection to advise those responsible of what questions we will be asking. If the information is not available at the time of the inspection, further letters are being sent

requesting that information be provided. All data retrieved is held on a master spreadsheet which is also shared with the Operations Department.

Premises where we cannot identify the material, but it is clearly not Aluminium Composite Material (ACM) or High Pressure Laminate (HPL) have been marked as an amber risk on the table. If ACM or HPL is present and there is no mitigation in place, it will be marked as red in the RAG column.

In the table below, the “External Wall System/Audit Details” bullet point answers relate to the following questions:

- From information available at the time, can the make-up of the External Wall System (EWS) be identified?
- If so, what is the type of cladding?
- If so, what is the type of insulation?
- How was the type of cladding system confirmed by the Responsible Person (RP)?
- What letter was issued – FSO 02 or FSO 03?

Premises name and identifying number	Location /address	External Wall System/Audit Details	Issues/Further Action	RAG	Building Type
St. James Place 10095445606 Job: 74174	75-95 St. James Place Colchester Essex CO4 5TZ	<ul style="list-style-type: none"> • Yes • High Pressure Laminate • Celotex, foil-faced rigid Foam PIR Insulation • Specialist Report • FSO 03 	Initial “Enforcement Expectation” as “Enforcement”. After using “Enforcement Management Model” came out as “Fire Safety Matters Revisit”. Due to the cladding, follow up visit to be carried out in March to check on progress by RP.	R	Residential 04 Storey
Dunn Side 10091491313 Job: 69310	Block 02-20 Dunn Side Chelmsford Essex CM1 1BY	<ul style="list-style-type: none"> • Yes • Partial Aluminium Composite Material (ACM) and High Pressure Laminate (HPL) • None • EWS Engineer Report • FSO 03 	Remediation is planned and has begun. Service working closely with Responsible Person to rectify issues. Enforcement not undertaken at this time.	R	Residential 03 Storey
Dunn Side 10091491315 Job: 75612	Block 03-19 Dunn Side Chelmsford Essex CM1 1BY	<ul style="list-style-type: none"> • Yes • Partial Aluminium Composite Material (ACM) and High Pressure Laminate (HPL) • None • EWS Engineer Report • FSO 03 	Remediation is planned and has begun. Service working closely with Responsible Person to rectify issues. Enforcement not undertaken at this time.	R	Residential 03 Storey
Occasion House 20000257991 Job: Not Applicable	Playhouse Square Harlow Essex CM20 1AP	<ul style="list-style-type: none"> • Yes • Aluminium Composite Material (ACM) 	Age of building – 15 years. Currently empty – empty for 4 years. Cladding tested by BRE and confirmed as Category 3 ACM Cladding (June 2017) FSO-3 sent 26 th July 2017 to East Thames, the Owners at that time. This Authority asked for the F.R.A. to be reviewed due to the	R	

		<ul style="list-style-type: none"> • Not Known • Specialist Report – Cladding Test by BRE. • NOT PHYSICALLY AUDITED* 	<p>cladding i.e., remove/reduce risks. No action taken with cladding. September 2017 L & Q Housing take over premises. Harlow Council showed an interest in purchasing the property in 2020. It appears that negotiations have not progressed any further. Pigeon infestation and structural concerns meant that building could not be physically audited.</p>		Residential 06 Storey
Deck Place 10024405968 Job: 77909	1-30 Deck Place Hawkins Road Colchester Essex CO2 8YQ	<ul style="list-style-type: none"> • Yes • Timber cladding, render, brick, unknown cladding • Unknown • Fire Risk Assessment • FSO 03 	<p>Ascertain type of cladding and insulation</p> <p>(EWS Letter to be sent)</p>	A	Residential 06 Storey
Deck Place Temporary File No: NG000656 Job: 81876	31-49 Deck Place Hawkins Road Colchester Essex CO2 8YQ	<ul style="list-style-type: none"> • Yes • Timber cladding, render, brick, unknown cladding • Unknown • Fire Risk Assessment • FSO 03 	<p>Ascertain type of cladding and insulation</p> <p>(EWS Letter to be sent)</p>	A	Residential 06 Storey
Eden Point 10024164565 Job: 70837	87 Rectory Grove Leigh-On-Sea Essex SS9 2BF	<ul style="list-style-type: none"> • No • Not Known • Not Known • Not Applicable • FSO 03 	<p>Ascertain type of cladding and insulation</p> <p>(EWS Letter to be sent)</p>	A	Residential 08 Storey
Westgate House 100091648392 Job: 77974	1 Westgate Harlow Essex CM20 1YS	<ul style="list-style-type: none"> • No • Not Known • Not Known • Not Applicable • FSO 02 	<p>Ascertain type of cladding and insulation</p> <p>(EWS Letter to be sent)</p>	A	Residential 09 Storey
Admirals Place 100091656818 Job: 77957	24-27 The Leas Leigh-On-Sea Essex SS0 7BF	<ul style="list-style-type: none"> • Yes • Fire Resistant (60 min) glass-fibre board • Ballymore Fire Retardant material • Fire Risk Assessment • FSO 03 	<p>No Further Action concerning EWS/Cladding/Insulation</p>	A	Residential 06 Storey
King George Close 10010561998 Job: 73432	1-17 King George Close Rayleigh Essex SS6 8JL	<ul style="list-style-type: none"> • Yes • None • None • Visual Inspection/RP • FSO 03 	<p>No Further Action concerning EWS/Cladding/Insulation</p>	G	Residential 06 Storey

Kelting House 100091588333 Job: 72116	Southernhay Basildon Essex SS14 1FU	<ul style="list-style-type: none"> • Yes • Ceramic Tile • None • Specialist Report - Photographic evidence of wall construction • FSO 03 	No Further Action concerning EWS/Cladding/Insulation	G	Residential 08 Storey
Edinburgh House 10033889368 Job: 70891	Edinburgh Way Harlow Essex CM20 2JE	<ul style="list-style-type: none"> • Yes • Stone Panels • Polyurethane Rigid Foam • Specialist Report – EWS1 (RICS) • FSO 02 	No Further Action	G	Residential 06 Storey
Northgate House 10090453753 Job: 72121	High Pavement Basildon Essex SS14 1FY	<ul style="list-style-type: none"> • Yes • Etalbond (A2) and Siniat Weather Board (A1) • Earthwool and Rockwool • Installation Report • FSO 02 	No Further Action	G	Residential 07 Storey
Barringtons 100091656765 Job: 73430	Sutton Road Southend-On-Sea Essex SS2 5BS	<ul style="list-style-type: none"> • Yes • None • None • Visual Inspection/RP • FSO 02 	No Further Action	G	Residential 08 Storey
Cole House 10024407143 Job: 74141	Annan Road Colchester Essex CO4 3ZE	<ul style="list-style-type: none"> • Yes • Render Wall System • Phenolic Foam • RP – Technical Specification on file from construction • FSO 02 	No Further Action	G	Residential 07 Storey
Arber House 10024407142 Job: 74140	Annan Road Colchester Essex CO4 3ZE	<ul style="list-style-type: none"> • Yes • Render Wall System • Phenolic Foam • RP – Technical Specification on file from construction • FSO 02 	No Further Action	G	Residential 05 Storey
Conway House 10024407144 Job: 70724	Annan Road Colchester Essex CO4 3ZE	<ul style="list-style-type: none"> • Yes • Render Wall System • Phenolic Foam • RP – Technical Specification on file from construction • FSO 02 	No Further Action	G	Residential 05 Storey
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Eddington Tower 10070231995 Job: 77911	Boundary Road Colchester Essex CO4 3SQ	<ul style="list-style-type: none"> • Yes • None • None • Fire Risk Assessment • FSO 02 	No Further Action		Residential 15 Storey
Priors Court 10013932142 Job: 77998	Sheering Lower Road Harlow Essex CM21 9RB	<ul style="list-style-type: none"> • Yes • Brick • None • Fire Risk Assessment • FSO 02 	No Further Action	G	Residential 07 Storey

REMEDIATION UPDATE

Sycamore Field – Harlow

Remediation of EWS and internal compartmentation to be completed. AFD installed to mitigate until works completed. No information regarding completion date.

November 2021 – Mitigation AFD installed and works to be completed - emailed for new update. waiting on new information

De Grey Road – 82-96 - Colchester

All cladding replacement completed. **No further action**

De Grey Road – 55-81 - Colchester

Email confirmation from Flagship Group on 07/09/2021 that all remediation is now complete. **No further action**

Joyner's Field - Harlow

Remediation recommended within specialist report - Emailed for update 7/9/2021

November 2021 – emailed for new update last request not responded to. waiting on new information

Sail House – Colchester

Awaiting further updates from the RP following recommendations given within the specialist report. RP emailed 7/9/21

November 2021 – emailed for new update last request not responded to. Phased works proposed to remediate the balconies and shiplap cladding connecting the balconies. Specialist risk assessor has advised RP the cladding on the upper floor does not need to be replaced. waiting on new information

Colne View - Ballantyne Drive - Colchester

Still under investigation. RP to commission a review of the EWS system as information sent through does not satisfy our enquiries. Now awaiting further updates. RP has stated this will be within the next 8 weeks. 7/9/21

November 2021 – emailed for new update EWS1 due to be completed and currently in progress. waiting on new information on the outcome of the EWS1

Dimensions 64-214 Lynmouth Avenue Chelmsford

Remediation recommended within specialist report - Emailed for update on recent actions. 7/9/21

November 2021 – emailed for new update last request not responded to. waiting on new information

Joseph Rank House – Harlow

After an initial meeting with the Consultants, RP needs to undertake further discussions with Primary Authority TWFRS and the fire engineers Hydrock. Consultation in progress. No decision yet reached regarding remediation.
November 2021 – emailed for new update. waiting on new information

Century House – Chelmsford

Currently in the process of remediation. Mitigation AFD in place. Completion date unknown

Building Regulation consultation now received for remediation of the EWS – works to be commenced imminently.

ENFORCEMENT UPDATE:

Morello Quarter – Basildon

EN000128 – waking watch – **Expired: 31st May 2021** – now in Court process (PACE letter sent)

Virtual meeting Held with RP on Friday 20th August to discuss the lack of waking watch & to get an update on the progress being made to install the AFD. Little progress made.

EN134 – AFD installation – Expires: 17-12-2021

EN000105 – Remediation – Expires: September 2022

November 2021 – awaiting judgment decision for EN000128 waking watch requirement.

Works for installation of AFD mitigation pending. Expected extension application to EN134

Thorndon Court – Brentwood

EN000109 – waking watch, AFD & internal compartmentation – **Expired: May 18 2021. PACE** letter sent 17-06-21 – response received 30-06-21.

RP is in the 2nd stage of informing leaseholders of the works which are to be carried out and progressing through the legal stages before works commence.

Waking watch is in place

EN000110 – Remediation – Expires: 30-09-2022

November 2021 – EN109 – waking watch currently in place pending completion of AFD installation (imminent). Awaiting information on survey to ascertain the status of the compartmentation within the building under EN109.

EN110 – to be re-served

Skyline Plaza – Southend

EN000107 - waking watch, AFD & internal compartmentation – **Expired: 17th May 2021** – Article 27 letter sent to verify correct RP 2nd June 2021. Reply received 4th August. **No PACE sent**

EN000108 – Remediation – Expires: September 2022

Last site visit made 26-05-21 to verify progress. The AFD upgrade installation was well under way.

18-08-21 - Drive-by completed by Inspecting Officer - observed scaffold up at part of the building. Email sent for update.

November 2021 – EN107 – AFD installation completed and working (mitigation in place)

EN108 – to be re-served once the new RP identified. Previous RP gone into liquidation. Last contacted 22-10-2021.

Parkway House – Chelmsford

Now waiting on response to FSO27 to verify the correct RP to serve EN.

Sent 13/08/21 – response was received but further confirmation required so email sent 13/08/21

Once confirmed EN to be served upon John Lloyds instruction.

November 2021 – EN135 currently in place – extension request accepted – new expiry date for installation of AFD interim measure – 1st February 2022

Second EN136 in place for the remediation of the EWS cladding to be completed July 2022

Riverside Heights - Tilbury

EN000106 – **Expired 15th May 2021**

Re-audited 1st June 2021

PACE letter sent 17th June 2021

Installation of AFD commenced 28th June 2021

Awaiting confirmation of date for re-visit to check progress 23rd August 2021

Re audited 4.10.21 (3rd time) – AFD now installed. Following consultation with SM Lloyd, enforcement EN000106 for interim measures has now been removed.

Cladding removal enforcement still in place.

OPTIONS AND ANALYSIS

The current projection for completion of the BRR remains on target. No additional resources are required based on current predictions.

RISKS AND MITIGATIONS

Essex County Fire and Rescue Service are not on track with the trajectory agreed with the NFCC. Submissions will continue to be made to the NFCC on the 10th of each month until December 2021 and update reports will continue to be submitted to SLT and P&R board for monitoring and awareness.

The NFCC originally identified 182 premises for ECFRS to investigate. ECFRS records initially identified 15 premises in addition to the 182 that should be examined, bringing the initial total to 197 premises. **Of the original 197 premises, as of 12th November 2021 only 15 remain to be audited.**

As the Building Risk Review is being undertaken, additional buildings are being identified that will require auditing. As of August 2021, there was a total of an additional 113 premises identified of which 50 have now been audited.

Following confirmation from the NFCC, there is a requirement to also audit any “in scope” premises i.e., 18 metres or over in height, from this additional list of premises by December 2021. 12 of the remaining 63 remaining premises on this additional list fell into this category **and as of 12th November 2021 only 06 remain to be audited**

****Therefore, as of 12th November 2021, to complete the Building Risk Review, a total of 21 audits remain to be completed by December 2021 ** This is 15 from the original NFCC list and 06 “in scope” premises from our additional list.** Over 220 audits have been completed to date.**

To achieve all audits by the end of December 2021, additional help is being provided by other Diploma Level 4 qualified Inspecting Officers within the County, who are completing audits in October and November 2021. To ensure continuity is achieved, a training morning was provided on 15th September 2021 at Kelvedon Park for the Inspecting Officers to receive specific input relating to the Building Risk Review, prior to them being assigned and undertaking audits. Jon Webster has met with all remaining Officers who were unable to attend

the meeting on 15th September 2021. Therefore, all Inspecting Officers undertaking BRR audits in October and November have now had the necessary input.

LINKS TO FIRE AND RESCUE PLAN

Prevention, Protection Response.

- Work more closely with developers, building control professionals, building owners, businesses and planning teams to identify and reduce risk
- Ensure we have a systematic, transparent, well targeted and effective fire safety inspection regime

FINANCIAL IMPLICATIONS

‘Surge funding’ has been received by ECFRS to enable additional targeted assessment to be carried out. This is covered in a separate paper.

LEGAL IMPLICATIONS

The Fire and Rescue National Framework for England lays down a priority for fire and rescue authorities to make appropriate provision for fire protection and prevention activities.

STAFFING IMPLICATIONS

Workforce and Representative Bodies have been engaged.

EQUALITY AND DIVERSITY IMPLICATIONS

We have considered whether individuals with protected characteristics will be disadvantaged as a consequence of the actions being taken. Due regard has also been given to whether there is impact on each of the following protected groups as defined within the Equality Act 2010:

Race	x	Religion or belief	x
Sex	x	Gender reassignment	x
Age	x	Pregnancy & maternity	x
Disability	x	Marriage and Civil Partnership	x
Sexual orientation	x		

HEALTH AND SAFETY IMPLICATIONS

Individual assessments of each of the 182 buildings identified by the NFCC will enable any issues to be identified and addressed which will improve any potential risks to the Health and Safety of occupants and crews responding to incidents.

CONSULTATION AND ENGAGEMENT

Workforce and Representative Bodies have been engaged.

FUTURE PLANS

On completion of the BRR, this work will form part of an ongoing inspection programme.

LIST OF BACKGROUND PAPERS AND APPENDICES

N/A.