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|------------------|--|-----------------|-----|
| Meeting          | Performance and Resources Board        | Agenda Item No. | 7   |
| Meeting Date     | 27 January 2022                        |                 |     |
| Report Authors:  | WM Jon Webster                         |                 |     |
| Presented By     | DCFO Moira Bruin                       |                 |     |
| Subject          | Fire Protection - Building Risk 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. This is the final BRR report. Going forward the information contained in this report will form part of the quarterly update on Enforcement and Remediation on Clad Buildings. The next update is due to the April P&R Board.

## 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 182 buildings in Essex, requiring visits and assessments. Essex was asked to report back on a confirmed inspection regime for the identified buildings from August 2020 until December 2021.

This report covers the 09 building inspections carried out from 01 December to 31 December 2021. Final returns were submitted to the NFCC by 10 December 2021. This month's report also includes returns from the additional Inspecting Officers within the County, originally assigned BRR audits for October and November 2021.

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, a pre inspection visit letter setting out the type of questions the Service will be seeking answers to was sent to those responsible for the buildings. If the information is not available at the time of the inspection, further letters were 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  |
|---|---|---|--|-----|--|
| Crowstone Court<br>10091579764<br>Job: 70788    | 50 Holland Road<br>Westcliff-On-Sea<br>Essex<br>SS0 7SQ                 | <ul style="list-style-type: none"> <li>• No</li> <li>• Unknown</li> <li>• Unknown</li> <li>• Visual Inspection</li> <li>• FSO 03</li> </ul>   | Ascertain type of cladding and insulation<br><br><span style="background-color: #90EE90;">[EWS Letter to be sent]</span> | A   | Residential<br>07 Storey   |
| Sunningdale Court<br>100091655953<br>Job: 77980 | Sunningdale Court<br>Gordon Place<br>Essex<br>SS1 1NP                   | <ul style="list-style-type: none"> <li>• Yes</li> <li>• Brick construction with concrete render inserts</li> <li>• Not Known</li> <li>• Other - Fire Risk Assessment</li> <li>• FSO 03</li> </ul>             | Ascertain type of insulation<br><br><span style="background-color: #90EE90;">[EWS Letter to be sent]</span>              | A   | Residential<br>05 Storey   |
| Jackson House<br>10024057818<br>Job: 77912      | 45 Jackson House<br>Jackson Road<br>Clacton-On-Sea<br>Essex<br>CO15 1JA | <ul style="list-style-type: none"> <li>• No</li> <li>• Render, Glass Panels on Balconies Only, Hardwood Timber Cladding (5<sup>th</sup> Floor Only)</li> <li>• Visual Inspection</li> <li>• FSO 03</li> </ul> | Ascertain type of insulation<br><br><span style="background-color: #90EE90;">[EWS Letter to be sent]</span>              | A   | Residential<br>06 Storey<br>(Residential is 4 <sup>th</sup> and 5 <sup>th</sup> floors only) |
| Trafford House<br>100091590499<br>Job: 72145    | Trafford House<br>Cherrydown East<br>Basildon<br>SS16 5HG               | <ul style="list-style-type: none"> <li>• No</li> <li>• Concrete render with small vertical panelling.</li> <li>• Not Known</li> <li>• Visual Inspection</li> <li>• FSO 03</li> </ul>                          | Ascertain type of cladding and insulation<br><br><span style="background-color: #90EE90;">[EWS Letter to be sent]</span> | A   | Residential<br>08 Storey   |

|  |  |   |  |   |                          |
|--|--|---|--|---|--------------------------|
| Regent House<br>100091433834<br>Job: 77970     | Regent House<br>Hubert Road<br>Brentwood<br>CM14 4WL         | <ul style="list-style-type: none"> <li>No</li> <li>Concrete render with small areas of tiling.</li> <li>Not Known</li> <li>Visual Inspection</li> <li>FSO 03</li> </ul> | Ascertain type of cladding and insulation<br><br>[EWS Letter to be sent] | A | Residential<br>09 Storey |
| Friars House<br>100091440342<br>Job: 70837     | Friars House<br>Parkway<br>Chelmsford<br>Essex<br>CM2<br>ONF | <ul style="list-style-type: none"> <li>Yes</li> <li>Zinc</li> <li>Polyisocyanurate Insulation</li> <li>External Wall System Report</li> <li>FSO 03</li> </ul>           | No Further Action concerning EWS/Cladding/Insulation                     | G | Residential<br>06 Storey |
| Argyll House<br>100091656059<br>Job: 77956     | 2 Seaforth Road<br>Westcliff-On-Sea<br>Essex<br>SS0 7SH      | <ul style="list-style-type: none"> <li>Yes</li> <li>None</li> <li>None</li> <li>Other – Visual Inspection</li> <li>FSO 03</li> </ul>                                    | No Further Action concerning EWS/Cladding/Insulation                     | G | Residential<br>06 Storey |
| King George Close<br>10010562957<br>Job: 79294 | 18-29 King<br>George Close<br>Rayleigh<br>Essex<br>SS6 8JL   | <ul style="list-style-type: none"> <li>Yes</li> <li>None</li> <li>None</li> <li>Other – Visual Inspection</li> <li>FSO 03</li> </ul>                                    | No Further Action concerning EWS/Cladding/Insulation                     | G | Residential<br>04 Storey |
| King George Close<br>10010562958<br>Job: 79295 | 30-40 King<br>George Close<br>Rayleigh<br>Essex<br>SS6 8JL   | <ul style="list-style-type: none"> <li>Yes</li> <li>None</li> <li>None</li> <li>Other – Visual Inspection</li> <li>FSO 03</li> </ul>                                    | No Further Action concerning EWS/Cladding/Insulation                     | G | Residential<br>04 Storey |

### **FOLLOW-UP UPDATE**

**In addition to the premises previously identified in the Remediation and Enforcement sections below, the following premises will require follow-up audits to be undertaken in 2022 and 2023.**

## **NORTH-WEST - HARLOW**

Joseph Rank House

## **NORTH-WEST - BRAINTREE**

Riverside Place, St Johns Avenue Braintree CM7 1FQ

## **NORTH-EAST**

St James Place, De Gray Road, Colchester  
Quayside Drive, Colchester Essex CO2 8GT  
Oaks, Capon Road Colchester CO4 3ZT  
Poplars, Capon Road Colchester CO4 3ZT

## **SOUTH-WEST**

Cherrydown, Basildon, Essex, SS16 5HG  
Regent House, Hubert Road, Brentwood, Essex, CM14 4JE  
Pullman Court Flats, Pullman Court, Grays.

## **SOUTH-EAST**

Rochford Lofts, Dalys Road, Essex SS4 1RA  
Carnegie Court, Burgess Springs, Chelmsford, CM1 1DG  
Watson Heights/Dunn Side  
Cunard Square  
Dunn Side  
Riverside Heights  
Parr Court

## **REMEDIATION UPDATE – 10<sup>th</sup> December 2021**

### **Century House – Chelmsford (Visited: November 2020) (29003)**

Currently in the process of remediation. Mitigation AFD in place. Completion date unknown  
Building Regulation consultation now received for remediation of the EWS –

**Works have commenced (July). Updated 7-12-21. Planned completion March 2022.**

**NEXT FOLLOW-UP – January 2022**

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### **Sycamore Field – Harlow (Visited: December 2020) (63211 & 63212)**

Remediation of EWS and internal compartmentation.  
November 2021 – Mitigation AFD now installed and waking watch removed  
Remediation works to be completed

Planning for works currently taking place till March 2022. No proposed start date yet.

**NEXT FOLLOW-UP – January 2022**

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### **Joseph Rank House – Harlow (Visited: September 2020) (26646)**

Compartmentation and EWS issues – work completed on internal compartmentation still  
waiting on remediation of EWS

**Mitigation in place - AFD & staff on site**

No proposed start date for remediation of the EWS.

**Update December 10<sup>th</sup>** – the RP has now had quotes to remediate the EWS and other issues requiring works and is considering the options.

**NEXT FOLLOW-UP – January 2022**

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**Joyner's Field - Harlow (Visited: October 2020) (27556-7)**

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

**Issues with rainscreen cavity walls. No external cladding.**

**No interim measures recommended – concrete block**

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

25-11-2021 – Update by Ray Chapman Housing Officer – works are still to commence NO proposed start date.

**December update** - surveys and works specification have been completed still no proposed start date for remediation to take place

**10<sup>th</sup> December - Further request for information on proposed start date sent to Ray Chapman**

**Sail, Keel & Heia Wharf buildings – Colchester (Visited: February 2021) (66292,3,4)**

Awaiting further updates from the RP following recommendations given within the specialist report. RP emailed 7/9/21. **Cladding on top floor & timber decked balconies**

**No mitigation recommended**

November 2021 – Phased works proposed to remediate the balconies and shiplap cladding connecting the balconies.

- November – RP advised that works on balconies will commence early 2022.
- The RP now to commission a further assessment of the EWS top floors to determine if the cladding is to be removed and to check cavities.

**NEXT FOLLOW-UP – January 2022**

**Colne View - Ballantyne Drive - Colchester (Visited: February 2021) (66314)**

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.

Shiplap type cladding to external facia.

**No mitigation recommended**

7<sup>th</sup> December - Waiting on new information on the outcome of the EWS1 – Emailed & called for info

**NEXT FOLLOW-UP – January 2022**

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**Dimensions 64-214 Lynmouth Avenue Chelmsford (Visited: November 2020) (62531)**

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

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

Update December 2021 – works to remediate EWS still not commenced. RP states that there are differences in opinion over the works required. This will need to be resolved.

The RP has commissioned a holistic review which will inform the decision on what level of works are necessary. **REPORT IS EXPECTED BEFORE CHRISTMAS.**

**The PM has been contacted 10<sup>th</sup> December for an update on the expected report**

## **NEXT FOLLOW-UP – January 2022**

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### **1-54 De Grey Road, Colchester CO4 5YE – visited 1<sup>st</sup> November 2021 (77989)**

Cladding located on the premises. EWS1 completed but no action taken. (77989)

Follow-up on action to be taken by RP - FSO3 sent 1<sup>st</sup> November

**Emailed for further information - 3<sup>rd</sup> December – PM replied now obtaining quotes for EWS remedial works – interim measures not recommended – discuss further action needed.**

## **NEXT FOLLOW UP – January 22**

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### **Thompson Court, Broomfield Road Chelmsford CM1 1SY (**

Visited 27<sup>th</sup> October – FSO3 sent 9<sup>th</sup> November No FRA

Emailed for FRA & Cladding report - 3<sup>rd</sup> December – still awaiting reply – discuss further action  
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**Unable to reach PM – new email sent to FirstPort requesting information 10<sup>th</sup> December – awaiting reply**

## **NEXT FOLLOW UP January 22**

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## **ENFORCEMENT UPDATE – 10<sup>th</sup> December 2021**

### **Morello Quarter – Basildon (Update required December 10<sup>th</sup>)**

**EN000128** – waking watch – **Expired: 31<sup>st</sup> May 2021** – now in Court process. (Awaiting judgement December 2021).

### **Possible re-serving of Notice for waking watch**

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

Update required 10<sup>th</sup> December 2021

### **Extension request received – review after Monday 13<sup>th</sup> December**

**EN000105** – Remediation – Expires: 30<sup>th</sup> September 2022 – may require re-serve on incorrect signature

**Update required after court determination at which new milestone's will be agreed.**

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### **Thorndon Court – Brentwood**

**EN000109** – waking watch, AFD & internal compartmentation – **Expired: May 18 2021.**

- Waking watch is currently in place (December 2021)
- Fire alarm installation almost complete (Nov 30<sup>th</sup>) (One flat remaining)
- Residents have been informed of the evacuation procedures for when the waking watch is removed
- RP advised on the removal of the waking watch
- FRA to be reviewed to include an assessment of the compartmentation
- FRA to inform RP of the removal of the waking watch

**EN110 – Remediation – Expires: 30<sup>th</sup> September 2022**

**EN110 – to be re-served on the correct RP (Not HML) - FSO4 & FSO8 completed (6-12-21) Awaiting feedback from SM Paul Nash**

**Chase RP on completion of AFD and compartmentation survey 10<sup>th</sup> December**

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**Skyline Plaza – Southend**

**EN000107** - waking watch, AFD & internal compartmentation – **Expired: 17<sup>th</sup> May 2021** – Article 27 letter sent to verify correct RP 2<sup>nd</sup> June 2021. Reply received 4<sup>th</sup> August. November 2021 – EN107 – AFD installation completed and working (mitigation in place)

**EN for compartmentation will need to be re-served \*\*\*\*\***

**EN000108 – Remediation – Expires: September 2022 (18 months)**

Served 22<sup>nd</sup> march.

Update: 20<sup>th</sup> December 2021.

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

**Emailed for updates 10<sup>th</sup> December – awaiting reply**

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**Parkway House – Chelmsford**

**E135 - Mitigation fire alarm – Expires 1<sup>st</sup> February 2022**

Served 27<sup>th</sup> August 2021

Update: w/c 4<sup>th</sup> October

Update: w/c 25<sup>th</sup> October

Update Friday 29<sup>th</sup> October

**Email for Update December 15<sup>th</sup>**

**E136 – Remediation – expires July 2022**

Served 27<sup>th</sup> August 2021

**Update: February 2022**

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**Riverside Heights – Tilbury (67439)**

**EN000106 – Expired 15<sup>th</sup> May 2021**

Re-audited 1<sup>st</sup> June 2021

PACE letter sent 17<sup>th</sup> June 2021

Installation of AFD commenced 28<sup>th</sup> June 2021

**Awaiting confirmation of date for re-visit to check progress 23<sup>rd</sup> August 2021**

**Re audited 4.10.21 (3<sup>rd</sup> 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 10<sup>th</sup> 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 31<sup>st</sup> December 2021 all premises have been visited and audited.**

As the Building Risk Review is being undertaken, additional buildings are being identified that will require auditing. **As of December 2021, there was a total of an additional 121 premises identified of which 73 (including all NFCC “In Scope” premises) have now been audited.**

**\*\*Therefore, as of 31<sup>st</sup> December 2021, 270 premises have been audited and the BRR has been completed. The outstanding 48 “Out of Scope” premises identified to audit will be allocated to the Protection Offices for completion in 2022.\*\***

## 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.