

**Manchester City Council
Report for Information**

Report to: Executive – 28 June 2017
Subject: Grenfell Towers – The Implications for Manchester
Report of: Strategic Director (Development)

Summary

Following the tragic fire at Grenfell Towers, this report details the review and actions that have been undertaken at the time of writing of High Rise Residential buildings within Manchester. In particular it highlights the latest position and the communication that has taken place with residents and the maintenance and management regimes that are in place.

It also details the actions that will be taken in the coming months in collaboration with Greater Manchester Fire and Rescue Service (GMFRS) and the GM Mayors office.

Recommendations

The Executive is asked to endorse the actions that are being taken relating to fire safety in High Rise Residential buildings

Wards Affected

Ardwick, Baguley, Charlestown, Cheadle Hulme North, Cheetham, Crumpsall, Gorton North and South, Harpurhey, Higher Blackley, Hulme, Miles Platting & Newton Heath, Northenden, Rusholme, Sharston and Woodhouse Park.

Manchester Strategy outcomes	Summary of the contribution to the strategy
A thriving and sustainable city: supporting a diverse and distinctive economy that creates jobs and opportunities	The Council has continued to work with partners to drive forward major development schemes that provide safe accommodation, stimulate economic growth and job creation
A highly skilled city: world class and home grown talent sustaining the city's economic success	The City aims to provide safe accommodation which encourages people worldwide to visit, keeping those with the skills the City needs, keeping our home grown professionals
A progressive and equitable city: making a positive contribution by unlocking the potential of our communities	Everyone will have the same opportunities and life chances no matter where they're born or live in safe accommodation. Voluntary and community groups will find new ways to reach those as yet untouched by Manchester's success to create resilient and vibrant communities

A liveable and low carbon city: a destination of choice to live, visit, work	The right mix of quality safe accommodation is needed to support growth and ensure that our growing population can live and work in the city and enjoy a good quality of life.
A connected city: world class infrastructure and connectivity to drive growth	The City's transport system has an enormous influence on the lives and prospects of Manchester's residents. To enable people to access jobs we are creating efficient transport systems that link residential communities to employment centres.

Full details are in the body of the report, along with any implications for

- Equal Opportunities Policy
- Risk Management
- Legal Considerations

Financial Consequences – Revenue

All current actions are being managed within existing revenue budgets but there may be future costs connected with implementing any additional monitoring arrangements. These will be reported in further updates to Executive as and when they are known

Financial Consequences – Capital

There are no additional capital costs known at the time of writing but there will almost certainly be costs for future remedial works which are required to the High Rise Residential buildings as a result of the surveys and public enquiry into the fire and its causes. Any future capital costs will be reported to Executive for approval as and when they are known.

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Background documents (available for public inspection)

None specifically referred to in this report

1.0 Introduction

- 1.1 Following the tragic fire and loss of life at Grenfell Tower in London, Manchester and its Registered Housing Provider Partners have been undertaking extensive survey and review measures in order to offer all of their resident's assurance on the fire safety of their blocks. It is important to note that until the results of the investigation into the fire have been published with the precise causes and reasons for the rapid spread of the fire, we are following the advice issued by Government and the GM Fire Service.
- 1.2 The priority is focussed on high rise residential blocks which are defined as those over 6 stories high. The City Council is the landlord for thirty-five High Rise Residential buildings across the City, for which different management arrangements are in place. Registered Housing Providers own twenty-six High Rise Residential buildings. In addition the City Council own and manages Woodward Court temporary homelessness accommodation which also comes under the definition of High Rise. This makes a total number of 62 social High Rise Blocks.
- 1.3 Although there is no official report on the causes and contributions to the effect of the tragic Grenfell Tower Fire, we are acting on all advice received from Government and the fire service and are keeping our residents as fully informed as possible. To date there are no socially owned blocks where the fire advice has been to evacuate the buildings.
- 1.4 Much attention has been given to Building Regulations and the role of Local Authority Building Control Officers. Since many of the high rise buildings were built as early as the 1960's different regulations and inspection regimes were in force. Over the years regulations have changed, and inspection regimes have shifted the emphasis onto the developers/designers and manufacturers of products to provide assurance on compliance with fire safety. Checks are underway will all historic planning and building control submissions involving socially owned towers to ensure that certification was submitted and signed off. Early indications are that this is the case.
- 1.5 It is not possible to be as specific about the number of privately owned High Rise residential tower blocks in the City but it is estimated that the number is at least 150.

2.0 Immediate actions taken – socially owned blocks

- 2.1 Following the fire in the early hours of Thursday 15th June, the City Council has been working closely with all the relevant Housing Provider Partners and our own housing management agents to ensure that they are providing as much assurance as possible to residents. This includes making information available and contacts for residents who are rightly concerned. Northwards housing issued letters to all residents of high rise buildings on Wednesday 21st June 2015 and our PFI contractors issued similar communications on or around the same date.

- 2.2 On the 18th June, DCLG issued advice to all local authorities and housing providers to submit samples of cladding containing ACM (Aluminium Composite Material) to the Building Research Establishment for urgent checking (appendix 2). They also issued an information request to all social landlords which involved extensive checks on all social High Rise buildings to determine what improvements have been carried out, the fire prevention maintenance regimes that are in place and the communications around fire safety which have been shared with residents and local stakeholders. Officers in Strategic Housing have collected and co-ordinated the data from all our agents and social housing providers.
- 2.3 Following this work, the Chief Executive called a meeting of all affected social landlords in Manchester on Tuesday together with the Fire and Rescue Service to discuss the way forward, in particular any revised advice that we should be giving our residents following our surveys. This meeting was followed immediately with a meeting at the GM Mayors office where the Chief Fire Officer was able to give very clear direction to the landlords in attendance. He was clear that landlords should revisit their fire risk assessments in light of the known information and review their fire safety advice to residents. He offered support from the fire service where landlords or residents needed assistance.
- 2.4 The Mayor was able to issue a statement which highlighted the work to be done immediately; followed by the establishment of a task force to ensure that every tower block in Greater Manchester would be checked by the fire service; and to develop clear representations to Government on matters that we think should be implemented, including a review of fire safety standards in buildings together with the inspection regimes to support that.
- 2.5 In line with the Mayors direction, all our social landlords have now reviewed their Fire Risk Assessments, involved the fire service where there was doubt, and have re-affirmed the appropriate fire safety advice to their residents. In most cases this has not changed the existing advice but there are a limited number of blocks where, due to the suspect nature of the external cladding, additional precautions have been implemented and revised advice given to residents.
- 2.5 Where external cladding has been used, panels have been sampled and sent for testing at the Government appointed Building Research Establishment. The first result was received for Village 135 on Wednesday night. The building is a recently completed development owned by Wythenshawe Community Housing Group (WCHG) who took immediate action together with the fire service to assure residents of their safety and immediately instigated removal of the panels. There was extensive press coverage of the block and the panels being removed and throughout WCHG acted in an exemplary manner to keep their residents, and ward members informed of what was happening. All suspect panels have now been removed together with some insulation at the higher level.

- 2.6 On Saturday evening 24th June, One.Manchester were notified of 5 more samples failing on their high rise blocks. One.Manchester had already taken precautionary measures, agreed with the Fire Officer to have 24 hour, on site wardens in each of their 16 tower blocks that had suspect cladding and have informed all their residents of the revised procedure in the unlikely event of a fire in any of the blocks. On Sunday 25th June, Government requested that the Fire Officer, together with the Council, check one other specific block owned by One.Manchester. These checks were completed late Sunday afternoon and confirmed that the measures instigated by One.Manchester were sufficient to ensure the safety of residents living in the block.
- 2.7 On 26th June, One.Manchester were informed that the panels on the remaining blocks had all failed, making a total of 16 blocks altogether. Additional joint inspections started with the fire office on the morning of the 27th June and are expected to be complete by the 28th. There is a mix of full and partial cladding on One.Manchesters tower blocks and One.Manchester has committed to removing all the cladding to its affected towers and is currently working with a contractor to start works as soon as possible. Residents of the blocks are being kept informed of the situation.
- 2.8 None of the 35 Council owned high rise residential buildings have any of the materials used on the Grenfell Tower. As the Government are prioritising samples from buildings where the same or similar materials have been used, our managing companies are arranging for samples to be taken merely as a precaution and to provide absolute reassurance to our residents. All our managing companies have re-assessed fire risk in each of the Council owned blocks, with fire officer advice. Any immediate issues arising from those assessments have been implemented straight away and plans will be developed where a longer term solution is recommended. Appendix 1 shows a detailed list of each socially owned high rise block together with its current status.
- 2.9 A number of resident information meetings have been arranged w/c 26th June by different landlords. The Council will be represented where the meetings involve MCC owned towers or where requested by social landlords.

3.0 Immediate actions taken – private sector High Rise buildings

- 3.1 Many of our residents living in the City will be living in privately owned High Rise Residential buildings. The City Council wants to ensure that private landlords and their agents afford the same duty of care to the residents of their high rise buildings. The Chief Fire Officer ultimately has the responsibility of enforcing fire safety standards but initially it is the responsibility of the landlord to complete a Fire Risk Assessment. We have urged all landlords to confirm with their tenants that such an assessment is in place and where there are any doubts, they should contact the Fire Officer to seek advice.
- 3.2 Our building control service has also been involved in checking buildings and last week, together with the fire officer issued a prohibition notice on a building under construction which had suspect screening fitted. Fortunately the

building was unoccupied at the time. The building was being converted from office to residential under 'permitted development' rights. This measure was introduced by Government in 2015 to allow developers to fast track changes in buildings without the normal regulatory controls provided through the planning system.

- 3.3 DCLG have offered the same sampling regime for private owners but unlike social landlords, they have not issued a direction to sample suspect panels. Whilst this is clearly a matter for private owners and their managing agents to instigate the Council has issued advice to all high rise private sector residents and building owners to contact either the Council's building control service or the fire officer direct if they have concerns about fire safety in their buildings.
- 3.4 DCLG have also issued guidance on Friday 23rd June to private sector building owners and have circulated this through local authority enforcement teams, managing agents and landlord associations.

4 Next Steps

- 4.1 The City Council is as appalled as anyone at the events as they unfolded in North London and is committed to doing everything necessary to prevent any such incident happening in Manchester. The safety of residents living in their own homes is fundamental. Not only must residents be safe but they must also feel safe and be confident in the fact that their landlord takes their fire safety seriously.
- 4.2 The City Council will continue to monitor the situation, especially as and when test results are returned and will support all partners in making the right judgements. The City Councils immediate priority has been to ensure that all our residents are safe in their own homes. As we review the outcomes of the sampling and advice following the on going investigations into Grenfell Tower, the City Council and its partners will put into place all the necessary resources and carry out all necessary works to help make our residents living in socially owned buildings feel safe in their homes.
- 4.3 The Chief Executive and Deputy Leader hosted a further joint meeting with the Chief Fire Officer and housing provider Chief Executives on 26th June in order to ensure everyone was working together and properly informed. It was agreed that the Chief Executive and the Chief Fire Officer would hold a database of all shared information so that updates and actions can be quickly assessed at a single point. The Chief Fire Officer was able to confirm that they would support councils and landlords in checking buildings to ensure fire safety.
- 4.4 The Deputy Leader will join the Mayors task group which is expected to meet this week. Any recommendations coming out of that group that we should implement in the City we will do. We will also support the Mayor in developing a Manchester response to the Governments enquiry into the tragic event at Grenfell Tower. In particular we will support the Chief Fire Officer who is proposing to establish a Fire Risk Assessment agency which all the housing

providers in the room agreed they would use in preference to private organisations as is the current practice.

4.5 We will be pressing Government to commit to funding all necessary works to our social homes but this will not stop us finding the resources in the short term in order to do the work. Our partners have also committed to this approach.

4.6 In light of the lessons already emerging the City Council will review its approach to all new building applications and in particular will seek to use the proposed new Greater Manchester Fire Risk Assessment Agency to check all plans and certification.

4.6 A further report will be brought to Executive in due course. Members will continue to be regularly updated in the interim.

5.0 Contributing to the Manchester Strategy

(a) A thriving and sustainable city

5.1 The delivery of providing safe accommodation could provide the opportunity for an increase in employment across the various schemes.

(b) A highly skilled city

5.2 The provision of safe accommodation will encourage young people and graduates, to be attracted to apprenticeships and work placements

(c) A progressive and equitable city

5.3 The planning process of the schemes will encourage residents to get involved and influence decision making for providing safe accommodation.

(d) A liveable and low carbon city

5.4 The right mix of quality safe accommodation is needed to support growth and ensure that our growing population can live and work in the city and enjoy a good quality of life.

(e) A connected city

5.5 Implementation of safe accommodation across the City. The work will reinforce the City's role as the centre of providing safe accommodation.

6.0 Key Policies and Considerations

(a) Equal Opportunities

6.1 There are no specific equal opportunities implications contained in this report.

(b) Risk Management

- 6.2 The City Council's Short Term Financial Strategy includes an assessment of budget risk for implementing fire safety measures.

(c) Legal Considerations

- 6.3 There are no specific legal implications contained in this report.

Appendix 1

Management Company

Blocks	Stories	Number of Flats	Type of Insulation	Was Certification Provided by Installers	Building Control Approval	Insulation Sampled	Result from Sample	Action to be undertaken	Agreed fire safety procedure in place
Northwards									
Braford Court	12	56	External Wall Insulation	No record	No record	No - awaiting advice from BRE			
Cartmel Court	15	94	Not fitted	No record	No record	No - awaiting advice from BRE			
Clifford Lamb	15	94	External Wall Insulation	Yes. BBA certificate 00/3766 (2015) for Swisstherm insulation system. Includes required fire breaks	Yes	No - awaiting advice from BRE			
Deepdale Court	15	94	Not fitted	No record	No record	No - awaiting advice from BRE			
Hayden Court	12	62	Not fitted	No record	No record	No - awaiting advice from BRE			
Humphries Court	12	62	Not fitted	Rockwool insulation system. Non-combustible	Yes	No - awaiting advice from			

						BRE			
Kentmere Court	15	94	Not fitted	No record	No record	No - awaiting advice from BRE			
Kingsbridge Court	12	62	External Wall Insulation	Yes. BR135 Report for Wetherby insulated phenolic insulation system	Yes	No - awaiting advice from BRE			
Liverton Court	8	71	External Wall Insulation	Yes. BR135 Report for Wetherby insulated phenolic insulation system	Yes	No - awaiting advice from BRE			
Mossbrook Court	12	62	Render and curtain wall	Rockwool insulation with Rockclad rain-screen. Insulation is non-combustible and Rockclad meets B-s3,d2 fire test OK >18m	Yes	No - awaiting advice from BRE			
Pevensey Court	8	71	External Wall Insulation	Yes. BR135 Report for Wetherby insulated phenolic insulation system	Yes	No - awaiting advice from BRE			
Roach Court	12	62	Render and curtain wall	Rockwool insulation with Rockclad rain-screen. Insulation is non-combustible and Rockclad meets B-s3,d2 fire test OK >18m	Yes	No - awaiting advice from BRE			
Rushcroft Court	8	71	External Wall Insulation	Yes. BR135 Report for Wetherby insulated	Yes	No - awaiting			

				phenolic insulation system		advice from BRE			
Rusland Court	15	94	Not fitted	No Records	No Records	No - awaiting advice from BRE			
Sanderson Court	12	62	Not fitted	No Records	No Records	No - awaiting advice from BRE			
Sandyhill Court	11	58	External Wall Insulation	No Records	No Records	No - awaiting advice from BRE			
Somerton Court	15	94	Not fitted	No Records	No Records	No - awaiting advice from BRE			
Vauxhall Court	12	62	Render and curtain wall	Rockwool insulation with Rockclad rain-screen. Insulation is non-combustible and Rockclad meets B-s3,d2 fire test OK >18m	Yes	No - awaiting advice from BRE			
Whitebeck Court	15	94	Render and curtain wall	Records unavailable. Being retrieved	Yes	No - awaiting advice from BRE			
Avro Hollows									
Dobson Court	14	72	External Wall Insulation	Yes. BR135 Report for Wetherby insulated phenolic insulation	Yes	No - awaiting advice from			

				system		BRE			
Lancaster Court	14	72	External Wall Insulation	Yes. BR135 Report for Wetherby insulated phenolic insulation system	Yes	No - awaiting advice from BRE			
Lincoln Court	14	72	External Wall Insulation	Yes. BR135 Report for Wetherby insulated phenolic insulation system	Yes	No - awaiting advice from BRE			
Shackleton Court	14	72	External Wall Insulation	Yes. BR135 Report for Wetherby insulated phenolic insulation system	Yes	No - awaiting advice from BRE			
Miles Platting PFI - Adactus									
Alburn Court	13	62	External Wall Insulation	Yes approved by manufacture and installing contractor 20.07.10	Yes	No			
Butler Court	13	73	External Wall Insulation	Yes approved by manufacture and installing contractor 14.12.09	Yes	No			
Gunson Court	13	50	External Wall Insulation	Yes approved by manufacture and installing contractor 13.05.10	Yes	No			
Landos Court	13	50	External Wall Insulation	Yes approved by manufacture and installing contractor 13.05.10	Yes	No			
Naylor Court	13	50	External Wall	Yes approved by	Yes	No			

			Insulation	manufacture and installing contractor 23.02.11					
Nelson Court	13	62	External Wall Insulation	Yes approved by manufacture and installing contractor 21.12.09	Yes	No			
Queensbury	13	49	External Wall Insulation	Yes approved by manufacture and installing contractor 14.03.11	Yes	No			
Brunswick PFI - S4B									
Artillery Court	12	62	External Wall Insulation	Records unavailable. Being retrieved	No	No			
Lamport Court	8	65	External Wall Insulation	Alsecco Ecomin 300 insulation system. BBA Certificate. Classed as A2-s1,d0 – Ltd Combustibility	No	No			
Lockton Court	8	65	External Wall Insulation	Alsecco Ecomin 300 insulation system. BBA Certificate. Classed as A2-s1,d0 – Ltd Combustibility	No	No			
Silkin Court	8	65	External Wall Insulation	Alsecco Ecomin 300 insulation system. BBA Certificate. Classed as A2-s1,d0 – Ltd Combustibility	No	No			

Stock Transfers

Blocks	Stories	Number of Flats	Type of Insulation	Was certification by installers	Building Control Approval	Insulation Sampled	Result from Sample	Action to be undertaken	Agreed fire safety procedure in place
One Manchester									
Abbey Court	14	72	Overclad	No Records Private BC Body	No Records Private BC Body				
Bickerdike Court	16	94	Overclad	No Records Private BC Body	No Records Private BC Body				
Cornwall Court	14	72	Overclad	No Records Private BC Body	No Records Private BC Body				
Cundiff Court	12	58	Overclad	No Records Private BC Body	No Records Private BC Body				
Duffield Court	13	94	Overclad	Non-combustible insulation – Rockwool Duo slab. Alucobond ‘Face Fix’ ACM – Specification caveat to meet all BRegs/Brit Stnds	No	Yes	Failed Test	Contractor appointed to remove cladding	. 24 hour security on the site to raise alarm and evacuate the block
Fulton Court	9	70	Overclad	Non-combustible insulation – Rockwool Duo	No	Yes	Failed Test	Contractor appointed to remove cladding.	24 hour security on the site to raise alarm

				slab. Alucobond 'Face Fix' ACM – Specification caveat to meet all BRegs/Brit Stnds					and evacuate the block
Hopton Court	9	70	Overclad	Non- combustible insulation – Rockwool Duo slab. Alucobond 'Face Fix' ACM – Specification caveat to meet all BRegs/Brit Stnds	Conditional approval				
Hornchurch Court	13	63	Overclad	Non- combustible insulation – Rockwool Duo slab. Alucobond 'Face Fix' ACM – Specification caveat to meet all BRegs/Brit Stnds	No				
Hulme Court	13	50	Overclad	Non- combustible insulation – Rockwool Duo	Conditional approval				

				slab. Alucobond 'Face Fix' ACM – Specification caveat to meet all BRegs/Brit Stnds					
Ledburn Court	13	50	Overclad	Records unavailable. Being retrieved	Yes				
Meredith Court	9	70	Overclad	Non- combustible insulations – Rockwool Duo slab. Alucobond 'Face Fix' ACM – Specification caveat to meet all BRegs/Brit Stnds	Conditional Approval				
Platt Court	13	62	Overclad	No Records Private BC Body	No Records Private BC Body	Yes	Failed Test	Contractor appointed to remove cladding	. 24 hour security on the site to raise alarm and evacuate the block
Royce Court	13	63	Overclad	Non- combustible insulations – Rockwool Duo slab.	No				

				Alucobond 'Face Fix' ACM – Specification caveat to meet all BRegs/Brit Stnds					
St George's Court	16	75	Overclad	Records unavailable. Being retrieved	Yes				
Thomas Court	13	50	Overclad	Records unavailable. Being retrieved	Yes				
Westcott Court	16	50	Overclad	Records unavailable. Being retrieved	Yes	Yes	Failed Test	Contractor appointed to remove cladding.	24 hour security on the site to raise alarm and evacuate the block
Worsley Court	9	70	Overclad	No Records Private BC Body	No Records Private BC Body	Yes	Failed Test	Contractor appointed to remove cladding.	24 hour security on the site to raise alarm and evacuate the block
Wythenshawe Community Housing Group									
Bagnail Court	13	62	Not fitted	No records	No records				
Benchill Court	12	47	External Wall Insulation	Rockwool RedArt Insulation is non- combustible	Yes				

				and system meets A2-s1, d0 classification OK >18m hig					
Birch Tree Court	8	85	Not fitted	No records	No Records				
Brookway Court	17	94	Not fitted	No records	No records				
Brownley Court	12	46	External Wall Insulation	Rockwool RedArt Insulation is non-combustible and system meets A2-s1, d0 classification OK >18m high	Yes				
Edwards Court	8	87	Not fitted	No records	No records				
Hollyhedge Court	12	47	External Wall Insulation	Rockwool RedArt Insulation is non-combustible and system meets A2-s1, d0 classification OK >18m high	Yes				
Moorcot Court	9	70	Not fitted	No records	No records				
West View Court	9	72	Not fitted	No records	No records				

Appendix 2 - DCLG Letter



Department for
Communities and
Local Government

Melanie Dawes CB
Permanent Secretary

Department for Communities and Local
Government
2 Marsham Street
London SW1P 4DF

To: Local Authority Chief Executives &
Housing Association Chief Executives
Via email

Date: 18 June 2017

Safety checks following Grenfell Tower

Thank you for all the work you have done with the department since the horrific fire at Grenfell Tower. I know that you are urgently carrying out fire safety checks on your tower blocks and ensuring the appropriate safety and response measures are in place. The Grenfell Tower police-led investigation is underway, but it will be some time before we fully understand how the fire started or why it took hold in the way it did. We know that in the meantime there is significant anxiety amongst residents about whether their own blocks are safe.

There has been much public concern and comment about potential flaws in the cladding that was on Grenfell Tower. While the exact reasons for the speed of the spread of fire have yet to be determined, we have concluded that there are additional tests that can be undertaken with regard to the cladding. We are therefore asking local authorities and other registered providers of social housing to identify whether any panels used in new build or refurbishment are a particular type of cladding made of Aluminium Composite Material (ACM). More details on how to identify this cladding are in the attached technical note and the Homes and Communities Agency can offer expert support in surveying your properties if necessary. It is important to stress that ACM cladding is not of itself dangerous, but it is important that the right type is used.

If you identify that cladding on any of your buildings is made of ACM, then a sample will need to be tested. We have put in place a testing process for any samples, which will be at no cost to local authorities and housing associations. Please contact the department at housingchecks@communities.gsi.gov.uk if you have any queries. In addition, we will follow up with you individually on the morning of Monday 19 June to establish if you require any further assistance. We have been working closely with the Local Government Association, the National

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Housing Federation and the Homes and Communities Agency who can also offer you support. We will provide further information on Monday.

We are making this testing facility available to any other residential landlords and you should ensure that they are aware of this offer.

As well as this work I would remind local authorities that they should be well advanced in checking they have robust fire assessments for their stock. I should point out that assessments carried out to comply with the Fire Safety Order are unlikely to have considered the building's cladding. The Local Government Association's *Fire safety in purpose-built blocks of flats* remains the most comprehensive guidance on ensuring fire safety in these types of buildings¹.

Once inspections are completed and necessary work identified, DCLG will work with housing associations and local authorities to identify the most appropriate options for supporting funding

Thank you for all you have done so far.

Yours sincerely



MELANIE DAWES