

**Manchester City Council
Report for Information**

Report to: Executive – 13 September 2017

Subject: Grenfell Towers – Update on the Implications for Manchester

Report of: Strategic Director (Development)

Summary

Executive received a report in June following the tragic fire at Grenfell Tower. This report provides an update on the actions that have been undertaken since June.

It also details some of the issues that Executive will need to consider in the coming months in collaboration with Greater Manchester Fire and Rescue Service (GMFRS) and the GM Mayor's office.

Recommendations

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

Wards Affected

Ardwick, Baguley, Charlestown, 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 still being managed within existing revenue budgets but there may be future costs connected with implementing any additional monitoring arrangements. Any implications will need to be addressed as part of the budget process. 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 inquiry into the fire and its causes. This may require some reprioritisation of existing resources within the programme. Any future capital costs will be reported to Executive for approval as and when they are known.

Contact Officers:

Name: Paul Beardmore
Position: Director of Housing & Residential Growth
Telephone: 0161 234 4811
E-mail: p.beardmore@manchester.gov.uk

Name: Julie Roscoe
Position: Head of Planning, Building Control & Licensing
Telephone: 0161 234 4552
E-mail: j.roscoe@manchester.gov.uk

Background documents (available for public inspection)

The following documents disclose important facts on which the report is based and have been relied upon in preparing the report. Copies of the background documents are available up to 4 years after the date of the meeting. If you would like a copy please contact one of the contact officers above.

Report to Executive 28 June 2017

1.0 Introduction

- 1.1 Immediately following the tragic fire at Grenfell Tower in London the Council undertook a number of actions as reported to Executive in June. These included the Chief Executive hosting a meeting with social housing providers to ensure a measured and proportionate response. Officers from the Council and social landlords have also joined the Greater Manchester Mayor's Task Force which is being chaired by the Chief Fire Officer. The Council also began a series of targeted and general communications with residents, to reassure them about fire safety in their blocks.
- 1.2 As reported in June, each social landlord has reviewed the insulation and rain screen cladding (if any) on its tower blocks, revisited the latest Fire Risk Assessments and reconsidered its policy in the event of a fire in one of its flats.
- 1.3 The Council has contacted all social housing providers to establish the total number of properties over 6-storeys high. The Council owns 36 tower blocks (as detailed on Appendix 1), One Manchester owns 17, Wythenshawe Community Housing Group owns 10 and a range of other social landlords own a further 17 blocks making a total of 80.
- 1.4 From information provided by the Fire and Rescue Service it is calculated that the number of privately owned High Rise residential tower blocks in the city is 212.
- 1.5 An internal Council officer group has been convened to consider wider implications of Grenfell on all Council owned buildings and where the Council has an interest.
- 1.6 The aim is to both ensure that residents of all our tower blocks are safe in their homes but as importantly for them to feel safe in their homes. Furthermore, transparency and accountability for Council processes are essential - that residents know what the Council is doing to ensure their safety and that they have the means and opportunity to ask more questions or obtain further detail.

2.0 Government response

- 2.1 The Government has established a judge-led Public Inquiry and it hopes to hold the first public hearings into the cause of the disaster in September 2017. The Terms of Reference are; the cause and spread of the fire; the design, construction and refurbishment of Grenfell Tower; the scope and adequacy of the relevant regulations, legislation and guidance; the actions of the local authority and other bodies before the tragedy; the response of the London Fire Brigade to the fire and the response of central and local government in the aftermath. However, the inquiry might be delayed if the Crown Prosecution Service decide to press ahead with corporate manslaughter charges against Kensington and Chelsea Council and/or the Tenant Management Organisation which managed Grenfell Tower.

- 2.2 Testing has been carried out on cladding panels during the past 6 weeks but following criticism of the testing procedure the Building Research Establishment (BRE) has revised its approach and has carried out large scale tests on both the cladding and insulation together; in a more realistic environment. It is clear that from the tests undertaken to date that the combination of Aluminium Composite Material cladding, with an unmodified polyethylene filler, in conjunction with either a foam or mineral fibre insulation presents a significant fire hazard on buildings over 18m. To date across the country, 70 ACM rainscreen and insulation systems have failed the new whole system test.
- 2.3 Whilst early indications were that the Government would fund any essential works which local authorities and housing associations might have to undertake, it has now become clear following a letter (Appendix 2) from Sajid Javid (Secretary of State for Communities and Local Government) that this will only be the case if landlords cannot afford to do so. Should the Council be required to fund the works, it does mean choices will have to be made between building new homes, maintaining decent homes and other capital investment all of which will impact negatively on residents and their homes.

3.0 Manchester response – social housing

One Manchester

- 3.1 The BRE conducted a second, full system, test on the materials used on the 16 tower blocks owned by One Manchester which are fitted with Aluminium Composite Material (ACM) panels (in Hulme, Longsight, Rusholme and Gorton) during the last weekend of July. This test involved category 3 Aluminium Composite Material (ACM) panels with unmodified polyethylene filler and stonewool insulation affecting 13 blocks. This second test has failed which means it did not adequately resist the spread of fire over the wall to the standard required by current Building Regulations. However a fourth test was subsequently conducted on category 2 Aluminium Composite Material (ACM) panels with modified (fire rated) polyethylene filler and stone wool insulation which passed the BRE tests. This affects 3 tower blocks owned by One Manchester.
- 3.2 One Manchester continue to employ a “waking watch” site presence in each block, 24 hours per day, and will continue to do so until they have installed a new fire detection and alarm system in each apartment and in the communal areas of each tower block, which should be completed by December. They are considering the installation of sprinklers in conjunction with the GM Task Force. In the meantime, they are putting temporary protection over the exposed insulation which was left once the panels to be tested were removed.

Wythenshawe Community Housing

- 3.3 The new extra care complex, Village 135, contained a small area of ACM panelling around the feature window which was removed by the Housing

Association immediately following the Grenfell fire once it was known to be a potential risk.

- 3.4 The removed panels have been subjected to the second test and have failed. Wythenshawe Housing have received advice and proposed an appropriate replacement panel including new insulation, pending formal approval. A 24 hour waking watch system has been put in place until the fire-stopping work is completed. Village 135 also benefits from a full modern alarm system

Brunswick PFI

- 3.5 In Brunswick a more detailed inspection, by the Council's Building Control service, of an empty flat which had been damaged by a previous fire, identified a potential breach of the compartmentation in 3 of the 4 tower blocks. Building Control informed the PFI contractor and Greater Manchester Fire and Rescue Service (GMFRS) and it was agreed that fire marshals (waking watch) should be deployed in each of the 4 tower blocks 24 hours per day and, for the 3 tower blocks affected, the Stay Put policy should be amended to an Evacuate policy, until further notice.
- 3.6 Public meetings have been held for the residents from the tower blocks in Brunswick and officers and local councillors have attended, along with the contractor and GMFRS, to explain what has happened and to reassure residents. Whilst the turnout has been low, those residents who did attend have been able to ask questions and receive reassuring responses. The contractor has also written to all residents to inform them of the issue and the change in policy.
- 3.7 The Council has agreed a fire-stopping solution with the contractor which they have installed as a test sample in the void flat. The Council's Building Control team has inspected the test installation and are satisfied with both the materials and method. Similar works, in all of the remaining flats affected, are now being planned. The works can be carried out with the tenants in situ and with minimum disturbance to residents.

Miles Platting PFI

- 3.8 There are 7 tower blocks in Miles Platting which have had external wall insulation applied between 2008 and 2011. The Council's Building Control section assessed the plans and specification for Building Regulations and are satisfied that it is not the same type as that used on Grenfell Tower and that the system that was specified meets the current Building Regulations with regard to fire safety.

Northwards Housing

- 3.9 None of the tower blocks managed by Northwards Housing (the Council's Arms Length Management Organisation) have been insulated and clad using the same materials (ACM) as those used on Grenfell Tower.

- 3.10 4 tower blocks in Collyhurst have all been insulated with a mineral wool on 2 elevations with Rockwool mineral rain screen with fire checking. The individual components have appropriate fire rating, however, the manufacturer has commissioned a full system test by BRE. This system complies with the current Building Regulations - the details of which have been assessed by Manchester City Council's Building Control team. There is an extra care tower (Whitebeck Court) in Charlestown which was also specified as using a non-combustible mineral fibre insulated and rendered system. This is not the same as the system used at Grenfell. The building also benefits from a sprinkler system throughout.
- 3.11 Northwards Housing had recently completed consultation with residents in 5 tower blocks in Charlestown with the aim of installing insulation and rainscreen cladding to improve the thermal performance and aesthetics of the blocks. In the light of the London fire, and following further consultation with residents, Northwards have withdrawn the Planning Application and will review the options available during the coming months in consultation with Strategic Housing.

General

- 3.12 Prior to the Grenfell Tower disaster the majority of social landlords only carried out a visual inspection of their properties to identify any potential risks (commonly known as a Type 1 Fire Risk Assessment). Since Grenfell the contractors managing Council-owned tower blocks have begun to carry out a more intrusive inspection to determine whether the compartmentation of individual flats has been breached when work has been undertaken (Type 4 Fire Risk Assessment). As well as ensuring the highest level of fire safety, the aim of these more in depth inspections is to provide further reassurance to those who live in the blocks. To increase transparency and accountability the results will also be published on line.
- 3.13 The GMFRS Task force, through its Communications workstream, is attempting to coordinate and manage the public message around tower block safety. The Head of Strategic Communications is the Manchester lead, supported by the Head of Housing and the Council's Building Control manager. A communications strategy has been developed to communicate key messages city-wide.
- 3.14 In the week following the fire the Council received 10 requests for information under the Freedom of Information Act. The requests asked for a range of similar, if slightly different, information including:
- Number of tower blocks
 - Height of blocks
 - Number of flats
 - Date of last Fire Risk Assessment
 - Cladding and insulation type
- 3.15 All Fol requests have been responded to, in light of the need to be transparent and do so quickly. It is now our intention following Executive, to publish on the

Council's web site as much information as possible including making available copies of the Fire Risk Assessments to all residents in the high rise properties it manages.

- 3.16 The Council has also asked loss adjusters to review the insurance cover on the 24 blocks it owns and which are managed by Northwards Housing to ensure that it is relevant and sufficient to cover any potential losses in the event of a Grenfell-type fire. Under the PFI contract, the PFI contractor has to take out appropriate levels of insurance for the blocks that they manage on behalf of the Council.
- 3.17 It was reported that The London Borough of Southwark had taken action over four of its high rise blocks because of potential design and construction weaknesses which presented an unacceptable risk in the event of fire. The City Council has checked construction details of all its high rise towers and DCLG have also confirmed that there are no high rise towers in Manchester constructed with large panels in the same way as the Southwark towers.

4.0 Private sector high rise buildings

- 4.1 In the previous report to Executive the Council had identified an unoccupied partly-completed building where the insulation and cladding was unlikely to meet Building Regulations. The Fire Officer considered issuing a Prohibition Notice but the owner has responded positively and engaged the services of a specialist fire engineering consultant to review the whole external wall build-up and to advise on suitability. We await the outcome of the engineer's report.
- 4.2 The Council and GMFRS have attempted to contact the owners and managing agents of all private residential tower blocks and asked them to review the external cladding arrangements and other fire safety procedures. The Department of Communities and Local Government has also written to owners and managers recommending a review.
- 4.3 Since the last report, the Building Control Service has identified a further three tower blocks where there are concerns about the fire safety quality of insulation and cladding (although it is not the same as that used on Grenfell Tower) Building Control officers have written to the developer, and the management company it employs. The owners and managing agents have employed a specialist fire engineering consultant and a series of proposals have been discussed with both Building Control and GMFRS. To inform their next steps it is intended that some sample fire testing should be carried out on their cladding system.
- 4.4 On 11 August the Secretary of State for Communities and Local Government wrote again to local authority chief executives (Appendix 3). In his letter he expressed an expectation that local authorities "take active steps to ensure that building owners of residential tower blocks are taking measures to ensure that their residents feel safe and are safe, particularly where buildings have been found to have cladding systems which have failed the combustibility test".

- 4.5 The Secretary of State does acknowledge that there are likely to be extra costs for each local authority and has stated that his department will work closely with the Local Government Association to identify good practice and to understand the cost implications, in line with the Government's New Burdens Doctrine. This suggests that Government might provide funding to cover the cost of this new work, however, the definition of a new burden in the doctrine only applies to new or additional work and his letter separately suggests that local authorities already have a duty to ensure privately-owned buildings are safe - "... it is also the statutory duty of local housing authorities to keep local housing conditions under review, with a view to identifying if action needs to be taken, in relation to housing health and safety"
- 4.6 This is an extremely onerous task and one which could involve significant resources, in particular, Building Control, Neighbourhood Services and Legal along with capital resources if the Council has to "Step In" to undertake works. Further detail regarding this is currently being sought from the Department of Communities and Local Government so that we can fully understand what the likely implications will be.

5.0 Council owned buildings – non residential

Operational Estate

- 5.1 In December 2016 a full review of the Fire Risk Assessments (FRAs) for the Corporate Landlord property portfolio area of responsibility (the operational estate) commenced. The operational estate comprises of public buildings, office accommodation, museums, libraries, depots, various miscellaneous buildings and structures and a number of residential properties including hotels, children's homes and network support houses.
- 5.2 The purpose of the review was to ensure that all FRAs were current, and to understand if there were any works required to ensure properties were safe and compliant. Also to make an assessment of what other activities might be undertaken to ensure that building users were afforded the best possible levels of safety/protection when using/visiting/living in operational estates assets. Assessments were carried out on the basis of prioritising the high risk properties, and work continues on the lower risks properties.
- 5.3 The operational estate has one 12 storey tower block, which is not clad. All assessments of the operational property assets, where people live and sleep have been undertaken as high priority. In respect of the tower block, it will be subject to the same works and safety measures as is deemed appropriate for the other residential tower blocks that are part of the Social Landlord stock.

Education Estate

- 5.4 In response to the Grenfell incident, the Council and its partner organisations are carrying out a comprehensive desktop review of materials used in council commissioned school construction to satisfy stakeholders that the overall

welfare and wellbeing of all pupils, staff and visitors at Manchester Schools is assured.

- 5.5 The design philosophy for high rise buildings and schools is very different and direct comparisons of the risk can be misleading. A key element, for example, is that in all school buildings the principal safety driver is to ensure in the event of an emergency all users can be evacuated quickly and safely and the design response selected has been chosen to achieve this. The level of risk users are exposed to is significantly lower than a residential block as educational buildings have a different design philosophy and are not occupied overnight or to the same intensity as a residential tower block.
- 5.6 All Manchester schools have been provided with detailed information regarding the approach to fire safety in education buildings. Assurance has been received from individual schools that fire safety procedures are up to date including Fire Risk Assessments, regular fire alarm testing and fire evacuation drills.

6.0 Next steps

- 6.1 The 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 Council's ongoing priority has been to ensure that all our residents are safe in their homes, that they *feel* safe in their homes and that they have access to all the information that they require. As we review the outcomes of the system testing and advice following the ongoing investigations into Grenfell Tower, the Council and its partners will put into place the resources to carry out all necessary works to help make our residents feel safe in their homes.
- 6.2 The GM Taskforce and its respective workstreams will complete a range of recommended actions and solutions which we widely expect to be adopted across GM. Manchester will continue to play an active role in the Task Force and will take early direction on likely recommendations such as implementing Type 4 Fire Risk Assessments.
- 6.3 Whilst we await the outcome of the on-going system testing and full results of the Public Inquiry the Council is beginning to consider some of the recommendations which could follow. In particular:
- Sprinkler systems - the Fire Service in Greater Manchester recommends the retrofitting of sprinklers in existing residential towers. Manchester City Council is actively considering this recommendation, though it is worth pointing out that it would be intrusive and difficult to manage, requiring access on at least one occasion to every flat in every block. Early feasibility work carried out by Northwards Housing suggests it will be feasible to fit sprinklers at an estimated overall cost of around £10.5 million to all Council owned blocks. This cost could vary significantly as demand for sprinklers outstrips the supply. The task force is working on a means of securing a GM supply route.

- Stay or go - Stay Put policies versus evacuation must also be reviewed although, to date, Stay Put has worked extremely well in over 300 incidents across Greater Manchester in the last 3 years.
- Building management – intrusive type 4 FRAs will, almost inevitably, identify some breaches of compartmentation which will need remedying. It is impossible at this stage to say how much work will be required as type 4 assessments only began in July this year. Once completed we will need to understand how we can ensure that future installations such as satellite TV, electrical appliances etc. are carried out in a controlled manner (in a similar way to how we identify potential asbestos containing materials and warn building contractors and residents to avoid disturbing it). Further work will be required with agencies such as BT, Electricity North West, National Grid and Sky.
- Leaseholder compliance – many of Council-owned blocks contain residents who have purchased their flat. Since the beginning of the Right to Buy in 1980 there have been a range of leases used which reflect changes in legislation during this period. We will need to do a more detailed scrutiny of the terms of each lease to understand what we can require or request a leaseholder to do and whether we can require them to contribute towards the cost. Leaseholder issues are being considered by the legal workstream of GM Taskforce.
- Inspection – we will also need to consider the powers we have to inspect properties to make sure that tenants and/or leaseholders have not done anything to breach the fire safety measures that we have put in place. This needs to be considered in conjunction with GMFRS' powers of inspection.
- Data - sharing data with GMFRS on those tenants who might find it difficult to evacuate a tower block, if that became necessary, also needs to be considered. Ensuring that residents are willing to share the data, and that it is kept safe and secure is paramount and must comply with new General Data Protection Regulations.

6.4 One of the key decisions to be addressed will be whether or not on completion of all type 4 FRA works, the Council then commits to installing sprinklers. Fundamentally, type 4 FRAs will offer a high level of assurance that the compartmentalisation of the flats is secure and that in the event of a fire, it will be contained as designed, allowing the Fire Service to deal with the fire within the flat. Installation of sprinklers will be intrusive and disruptive and not all residents will want the work doing. It is therefore proposed that once we have reached a clear well informed position on the outcome of the type 4 FRA inspections; conclusion of cladding system testing; the outcome of work of the GM Taskforce, together with any early indications from the Grenfell inquiry; the Council will involve all tenants and residents of its high rise towers in a meaningful debate and consultation on what the best answer is. The message

is that the Council is listening - the views of residents is paramount to what happens next.

6.5 A communications strategy has been developed which sets out a number of key themes. Firstly, that the Council is committed to tenant safety and will not just do what's required, but will actively do more than what's necessary in order to ensure that tenants feel safe. Secondly, that the Council is transparent and accountable - that information can be easily obtained and that council officers and members are listening to residents' concerns. Thirdly, the Council will keep residents updated on improvements and policy changes - including to Stay Put - and will ask for their views, feeding them into policy development. The communications activity will be across a range of channels, including digital and print, using audience insight to understand how tenants would like to receive the information.

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

7.0 Contributing to the Manchester Strategy

(a) A thriving and sustainable city

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

(b) A highly skilled city

7.2 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

7.3 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

7.4 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

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

8.0 Key Policies and Considerations

(a) Equal Opportunities

- 8.1 The Council will consider how it can identify residents in tower blocks who may find it difficult to evacuate the block in the event of a major fire. This is likely to include a number of residents with a disability along with others with mobility issues.

(b) Risk Management

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

(c) Legal Considerations

- 8.3 As this work develops it is likely that we will need to work with legal colleagues to ensure we have the relevant powers to undertake any necessary works and inspections should they be required.

Appendix 1

Blocks	Managed By	Contact Details	Stories	Number of Flats	Type of Insulation	Detail	Aluminium Composite Material / Aluminium Composite Panels	Reynobond Polyethylene-filled panels	Cladding installer	General Contractor
Bradford Court	Northwards	Phone 03000 123 123 Northwards Housing Hexagon Tower Crumpsall Vale M9 8GQ Website: www.northwardshousing.co.uk/about-us/contact-us/	12	56	External Wall Insulation	Stonewool material approx 50mm thick. Investigation ongoing to establish detail.	No	No	Unknow (installed c.1999)	Unknown
Cartmel Court	Northwards	Phone 03000 123 123 Northwards Housing Hexagon Tower Crumpsall Vale M9 8GQ Website: www.northwardshousing.co.uk/about-us/contact-us/	15	94	Not fitted		No	No		
Clifford Lamb	Northwards	Phone 03000 123 123 Northwards Housing Hexagon Tower Crumpsall Vale M9 8GQ Website: www.northwardshousing.co.uk/about-us/contact-us/	15	94	External Wall Insulation	Alumasc white EPS with mineral wool fire breaks. BBA certificate 00/3766 (2015) for Swisstherm insulation system.	No	No	Skyline - finished by Quality fast facades after Skyline went into Administration	Manchester Working LTD
Deepdale Court	Northwards	Phone 03000 123 123 Northwards Housing Hexagon Tower Crumpsall Vale M9 8GQ Website: www.northwardshousing.co.uk/about-us/contact-us/	15	94	Not fitted		No	No		

Blocks	Managed By	Contact Details	Stories	Number of Flats	Type of Insulation	Detail	Aluminium Composite Material / Aluminium Composite Panels	Reynobond Polyethylene-filled panels	Cladding installer	General Contractor
Hayden Court	Northwards	Phone 03000 123 123 Northwards Housing Hexagon Tower Crumpsall Vale M9 8GQ Website: www.northwardshousing.co.uk/about-us/contact-us/	12	62	Not fitted		No	No		
Humphries Court	Northwards	Phone 03000 123 123 Northwards Housing Hexagon Tower Crumpsall Vale M9 8GQ Website: www.northwardshousing.co.uk/about-us/contact-us/	12	62	Render and Curtain Wall	Rockwool duo slab insulation with Rockclad rain-screen. Insulation is non-combustible and Rockclad meets B-s3,d2 fire test OK >18m	No	No	Astley Facades	Manchester Working LTD
Kentmere Court	Northwards	Phone 03000 123 123 Northwards Housing Hexagon Tower Crumpsall Vale M9 8GQ Website: www.northwardshousing.co.uk/about-us/contact-us/	15	94	Not fitted		No	No		
Kingsbridge Court	Northwards	Phone 03000 123 123 Northwards Housing Hexagon Tower Crumpsall Vale M9 8GQ Website: www.northwardshousing.co.uk/about-us/contact-us/	12	62	External Wall Insulation	Mineral wool 100mm thick. BR135 Report for Wetherby insulated phenolic insulation system	No	No	Skyline	Manchester Working LTD

Blocks	Managed By	Contact Details	Stories	Number of Flats	Type of Insulation	Detail	Aluminium Composite Material / Aluminium Composite Panels	Reynobond Polyethylene-filled panels	Cladding installer	General Contractor
Liverton Court	Northwards	Phone 03000 123 123 Northwards Housing Hexagon Tower Crumpsall Vale M9 8GQ Website: www.northwardshousing.co.uk/about-us/contact-us/	8	71	External Wall Insulation	Rockwool external wall dual density board 100mm thick. BR135 Report for Wetherby insulated phenolic insulation system	No	No	Skyline	Jackson and Jackson
Mossbrook Court	Northwards	Phone 03000 123 123 Northwards Housing Hexagon Tower Crumpsall Vale M9 8GQ Website: www.northwardshousing.co.uk/about-us/contact-us/	12	62	Render and curtain wall	Rockwool duo slab insulation with Rockclad rain-screen. Insulation is non-combustible and Rockclad meets B-s3,d2 fire test OK >18m	No	No	Astley Facades	Manchester Working LTD
Pevensey Court	Northwards	Phone 03000 123 123 Northwards Housing Hexagon Tower Crumpsall Vale M9 8GQ Website: www.northwardshousing.co.uk/about-us/contact-us/	8	71	External Wall Insulation	Phenolic insulation boards 60mm thick. BR135 Report for Wetherby insulated phenolic insulation system	No	No	Skyline	Manchester Working LTD

Blocks	Managed By	Contact Details	Stories	Number of Flats	Type of Insulation	Detail	Aluminium Composite Material / Aluminium Composite Panels	Reynobond Polyethylene-filled panels	Cladding installer	General Contractor
Roach Court	Northwards	Phone 03000 123 123 Northwards Housing Hexagon Tower Crumpsall Vale M9 8GQ Website: www.northwardshousing.co.uk/about-us/contact-us/	12	62	Render and curtain wall	Rockwool duo slab insulation with Rockclad rain-screen. Insulation is non-combustible and Rockclad meets B-s3,d2 fire test OK >18m	No	No	Astley Facades	Manchester Working LTD
Rushcroft Court	Northwards	Phone 03000 123 123 Northwards Housing Hexagon Tower Crumpsall Vale M9 8GQ Website: www.northwardshousing.co.uk/about-us/contact-us/	8	71	External Wall Insulation	Phenolic insulation boards 60mm thick. BR135 Report for Wetherby insulated phenolic insulation system	No	No	Skyline	Manchester Working LTD
Rusland Court	Northwards	Phone 03000 123 123 Northwards Housing Hexagon Tower Crumpsall Vale M9 8GQ Website: www.northwardshousing.co.uk/about-us/contact-us/	15	94	Not fitted		No	No		

Blocks	Managed By	Contact Details	Stories	Number of Flats	Type of Insulation	Detail	Aluminium Composite Material / Aluminium Composite Panels	Reynobond Polyethylene-filled panels	Cladding installer	General Contractor
Sanderson Court	Northwards	Phone 03000 123 123 Northwards Housing Hexagon Tower Crumpsall Vale M9 8GQ Website: www.northwardshousing.co.uk/about-us/contact-us/	12	62	Not fitted		No	No		
Sandyhill Court	Northwards	Phone 03000 123 123 Northwards Housing Hexagon Tower Crumpsall Vale M9 8GQ Website: www.northwardshousing.co.uk/about-us/contact-us/	11	58	External Wall Insulation	Partial system to east and west elevations adjacent to balconies, using PermaRock external wall insulation system - 75mm mineral fibre, cement based render and 1.5mm silicone render finish.	No	No	Seddon	
Sheridan Court	Northwards	Phone 03000 123 123 Northwards Housing Hexagon Tower Crumpsall Vale M9 8GQ Website: www.northwardshousing.co.uk/about-us/contact-us/	12	62	None Fitted		No	No		

Blocks	Managed By	Contact Details	Stories	Number of Flats	Type of Insulation	Detail	Aluminium Composite Material / Aluminium Composite Panels	Reynobond Polyethylene-filled panels	Cladding installer	General Contractor
Somerton Court	Northwards	Phone 03000 123 123 Northwards Housing Hexagon Tower Crumpsall Vale M9 8GQ Website: www.northwardshousing.co.uk/about-us/contact-us/	15	94	Not fitted		No	No		
Vauxhall Court	Northwards	Phone 03000 123 123 Northwards Housing Hexagon Tower Crumpsall Vale M9 8GQ Website: www.northwardshousing.co.uk/about-us/contact-us/	12	62	Render and curtain wall	Rockwool duo slab insulation with Rockclad rain-screen. Insulation is non-combustible and Rockclad meets B-s3,d2 fire test OK >18m	No	No	Astley Facades	Manchester Working LTD
Whitebeck Court	Northwards	Phone 03000 123 123 Northwards Housing Hexagon Tower Crumpsall Vale M9 8GQ Website: www.northwardshousing.co.uk/about-us/contact-us/	15	94	Render and curtain wall	Kingspan Kooltherm K15	No	No	Astley Facades	Wates
Dobson Court	Northwards/Avro Hollows	Phone 03000 123 123 Northwards Housing Hexagon Tower Crumpsall Vale M9 8GQ Website: www.northwardshousing.co.uk/about-us/contact-us/	14	72	External Wall Insulation	Kingspan Phenolic K5. BR135 Report for Wetherby insulated phenolic insulation system	No	No	Skyline	Manchester Working LTD

Blocks	Managed By	Contact Details	Stories	Number of Flats	Type of Insulation	Detail	Aluminium Composite Material / Aluminium Composite Panels	Reynobond Polyethylene-filled panels	Cladding installer	General Contractor
Lancaster Court	Northwards/Avro Hollows	Phone 03000 123 123 Northwards Housing Hexagon Tower Crumpsall Vale M9 8GQ Website: www.northwardshousing.co.uk/about-us/contact-us/	14	72	External Wall Insulation	Kingspan Phenolic K5. BR135 Report for Wetherby insulated phenolic insulation system	No	No	Skyline	Manchester Working LTD
Lincoln Court	Northwards/Avro Hollows	Phone 03000 123 123 Northwards Housing Hexagon Tower Crumpsall Vale M9 8GQ Website: www.northwardshousing.co.uk/about-us/contact-us/	14	72	External Wall Insulation	Kingspan Phenolic K5. BR135 Report for Wetherby insulated phenolic insulation system	No	No	Skyline	Manchester Working LTD
Shackleton Court	Northwards/Avro Hollows	Phone 03000 123 123 Northwards Housing Hexagon Tower Crumpsall Vale M9 8GQ Website: www.northwardshousing.co.uk/about-us/contact-us/	14	72	External Wall Insulation	Kingspan Phenolic K5. BR135 Report for Wetherby insulated phenolic insulation system	No	No	Skyline	Manchester Working LTD
Alburn Court	Renaissance Consortium	Phone 0300 111 1133 Baker House, 542 Oldham Road, Miles Platting, Manchester M40 8BS Email: info@adactushousing.co.uk	13	62	External Wall Insulation	Approved by manufacturer and installing contractor 20.07.10	No	No	Slimline Building Services LTS	Lovell
Butler Court	Renaissance Consortium	Phone 0300 111 1133 Baker House, 542 Oldham Road, Miles Platting, Manchester M40 8BS Email: info@adactushousing.co.uk	13	73	External Wall Insulation	Approved by manufacturer and installing contractor 14.12.09	No	No	Slimline Building Services LTS	Lovell

Blocks	Managed By	Contact Details	Stories	Number of Flats	Type of Insulation	Detail	Aluminium Composite Material / Aluminium Composite Panels	Reynobond Polyethylene-filled panels	Cladding installer	General Contractor
Gunson Court	Renaissance Consortium	Phone 0300 111 1133 Baker House, 542 Oldham Road, Miles Platting, Manchester M40 8BS Email: info@adactushousing.co.uk	13	50	External Wall Insulation	Approved by manufacturer and installing contractor 13.05.10	No	No	Slimline Building Services LTS	Lovell
Landos Court	Renaissance Consortium	Phone 0300 111 1133 Baker House, 542 Oldham Road, Miles Platting, Manchester M40 8BS Email: info@adactushousing.co.uk	13	50	External Wall Insulation	Approved by manufacturer and installing contractor 13.05.10	No	No	Slimline Building Services LTS	Lovell
Naylor Court	Renaissance Consortium	Phone 0300 111 1133 Baker House, 542 Oldham Road, Miles Platting, Manchester M40 8BS Email: info@adactushousing.co.uk	13	50	External Wall Insulation	Approved by manufacturer and installing contractor 23.02.11	No	No	Slimline Building Services LTS	Lovell
Nelson Court	Renaissance Consortium	Phone 0300 111 1133 Baker House, 542 Oldham Road, Miles Platting, Manchester M40 8BS Email: info@adactushousing.co.uk	13	62	External Wall Insulation	Approved by manufacturer and installing contractor 21.12.09	No	No	Slimline Building Services LTS	Lovell
Queensbury	Renaissance Consortium	Phone 0300 111 1133 Baker House, 542 Oldham Road, Miles Platting, Manchester M40 8BS Email: info@adactushousing.co.uk	13	49	External Wall Insulation	Approved by manufacturer and installing contractor 14.03.11	No	No	Slimline Building Services LTS	Lovell

Blocks	Managed By	Contact Details	Stories	Number of Flats	Type of Insulation	Detail	Aluminium Composite Material / Aluminium Composite Panels	Reynobond Polyethylene-filled panels	Cladding installer	General Contractor
Artillery Court	S4B Consortium	Phone 0300 555 0128 S4B Housing Office, Bramwell Drive, Manchester M13 9SU Email: info@S4Bmanchester.co.uk	12	62	Not Cladding Aluminium curtain walling system with aluminium composite panels	Kingfisher Limited– senior aluminium systems SMR900/SF52 We understand the insulation to have a combination of polyfoam (Ravatherm) laminating board insulation and / or Quinn Therm PIR insulation filling (depending on location of the panel). Alsecco Ecomin 300 insulation system. BBA Certificate. Classed as A2-s1,d0 – Ltd Combustibility	No	No		Mears

Blocks	Managed By	Contact Details	Stories	Number of Flats	Type of Insulation	Detail	Aluminium Composite Material / Aluminium Composite Panels	Reynobond Polyethylene-filled panels	Cladding installer	General Contractor
Lamport Court	S4B Consortium	Phone 0300 555 0128 S4B Housing Office, Bramwell Drive, Manchester M13 9SU Email: info@S4Bmanchester.co.uk	8	65	Not Cladding Aluminium curtain walling system with aluminium composite panels	Kingfisher Limited– senior aluminium systems SMR900/SF52 We understand the insulation to have a combination of polyfoam (Ravatherm) laminating board insulation and / or Quinn Therm PIR insulation filling (depending on location of the panel). Alsecco Ecomin 300 insulation system. BBA Certificate. Classed as A2-s1,d0 – Ltd Combustibility	No	No		Mears

Blocks	Managed By	Contact Details	Stories	Number of Flats	Type of Insulation	Detail	Aluminium Composite Material / Aluminium Composite Panels	Reynobond Polyethylene-filled panels	Cladding installer	General Contractor
Lockton Court	S4B Consortium	Phone 0300 555 0128 S4B Housing Office, Bramwell Drive, Manchester M13 9SU Email: info@S4Bmanchester.co.uk	8	65	Not Cladding Aluminium curtain walling system with aluminium composite panels	Kingfisher Limited– senior aluminium systems SMR900/SF52 We understand the insulation to have a combination of polyfoam (Ravatherm) laminating board insulation and / or Quinn Therm PIR insulation filling (depending on location of the panel). Alsecco Ecomin 300 insulation system. BBA Certificate. Classed as A2-s1,d0 – Ltd Combustibility	No	No		Mears

Blocks	Managed By	Contact Details	Stories	Number of Flats	Type of Insulation	Detail	Aluminium Composite Material / Aluminium Composite Panels	Reynobond Polyethylene-filled panels	Cladding installer	General Contractor
Silkin Court	S4B Consortium	Phone 0300 555 0128 S4B Housing Office, Bramwell Drive, Manchester M13 9SU Email: info@S4Bmanchester.co.uk	8	65	Not Cladding Aluminium curtain walling system with aluminium composite panels	Kingfisher Limited– senior aluminium systems SMR900/SF52 We understand the insulation to have a combination of polyfoam (Ravatherm) laminating board insulation and / or Quinn Therm PIR insulation filling (depending on location of the panel). Alsecco Ecomin 300 insulation system. BBA Certificate. Classed as A2-s1,d0 – Ltd Combustibility	No	No		Mears
Woodward Court	Manchester City Council - Homelessness		12	60	None fitted		No	No		

Appendix 2

The Rt Hon Sajid Javid MP
Secretary of State for Communities and Local Government
Department for Communities and Local Government
4th Floor, Fry Building
2 Marsham Street
London SW1P 4DF
Tel: 0303 444 3450
Fax: 0303 444 3289
E-Mail: sajid.javid@communities.gsi.gov.uk
www.gov.uk/dclg

Local Authority and Housing Association Chief Executives

26 July 2017

Funding arrangements following Grenfell Tower fire

Following the Grenfell Tower fire, I know that many of you will be considering what works are required to ensure your residential buildings are fire safe. My Department is currently working with the Building Research Establishment to carry out further tests to help provide you all with further information to inform these decisions. I will be making details of those tests available as soon as possible.

In the meantime, I thought it would help to outline the position on the funding arrangements for work that might be necessary following confirmation of the latest test results.

I am, of course, aware that there is concern about the financial implications for Local Authorities and Housing Associations.

Our expectation is that, as a building owner responsible for your tenants, you will fund measures designed to make a building fire safe, and will draw on your existing resources to do so.

Local fire services should provide advice on the essential safety measures necessary to make residential buildings safe, and alongside this landlords should take professional advice (e.g. from a qualified engineer with relevant experience in fire safety) on any essential work they may need to take on their cladding system to make it safe. Essential work would be any measures required to meet the requirements of current Building Regulations guidance.

Where a local authority has concerns about funding essential fire safety measures, they should approach us as soon as possible to discuss their position. Where works

are necessary to ensure the fire safety of a building, we will ensure that lack of financial resources will not prevent them going ahead. It would not include general improvements or enhancements to buildings which go beyond this.

If local authorities have any questions or would like to discuss the issues raised here in more detail, please contact

localauthorityhousing@communities.gsi.gov.uk

The Social Housing Regulator is also planning to write on this to give further clarity to Housing Associations. Housing Associations should contact the Regulator if they have concerns about their ability to meet the cost of essential works.

We will of course keep these arrangements under review.

THE RT HON SAJID JAVID MP

Appendix 3



The Rt Hon Sajid Javid MP
Secretary of State for Communities and Local Government

Department for Communities and Local Government

4th Floor, Fry Building
2 Marsham Street
London SW1P 4DF

Tel: 0303 444 3450
Fax: 0303 444 3289
E-Mail: sajid.javid@communities.gsi.gov.uk

www.gov.uk/dclg

11 August 2017

To: Local Authority Chief Executives,

Identifying all residential tower blocks with Aluminium Composite Material (ACM) cladding

The devastating events at Grenfell Tower on 14 June have deeply shocked and saddened us all. We are all clear that this should never have happened and must not happen again. That is why the government has developed a building safety programme to ensure fire safety in high-rise residential blocks.

I would like to thank you for all the hard work you have done so far in this area. I know that you share the same ambition that I do – to put your residents first and my Department and I look forward to continuing working with you to this end.

As you will be aware, following the initial screening tests, I commissioned a series of large-scale tests of cladding systems. These test different combinations of Aluminium Composite Material (ACM) cladding and insulation. Following each test, my Department publish advice to building owners and landlords. All these documents can be found on gov.uk.

<https://www.gov.uk/guidance/building-safety-programme#latest-advice-for-landlords-and-building-owners>

As part of the initial testing programme, I asked Local Authorities and Housing Associations to identify all residential tower blocks with ACM and submit samples for testing. As you know, these tests are available to the private sector too and a number have submitted samples for testing.

As I have said before, we must all act together to inform, protect and reassure our residents. I know that many of you are already reviewing privately owned buildings in your area. While it is a building owner's responsibility to ensure their buildings are safe, you will know that it is also the statutory duty of local housing authorities to keep local housing conditions under review, with a view to identifying if action needs to be taken, in relation to housing health and safety. I am sure you therefore agree it is of the utmost importance you take active steps to ensure that building owners of residential tower blocks are taking measures to ensure that their residents are safe and feel safe, particularly where buildings have been found to have cladding systems which have failed the combustibility tests.

My Department will be following up with you on the extent to which you have been able to identify buildings with ACM cladding. My Department will also ask for updates on the progress of any necessary remedial actions taken by building owners, where such cladding is not compliant with current Building Regulations guidance.

This might include:

- identifying all high-rise residential buildings with ACM cladding;
- ensuring the owners of such buildings identify the exact wall system (ACM cladding type and insulation material); and
- based on this, advising building owners to follow the steps set out in DCLG's advice to landlords following the large-scale system tests.

If private sector building owners do not comply with your requests, I will look at what further action can be taken to support you in carrying out your responsibilities. It is of course important to highlight that local housing authorities do have enforcement powers, under the Housing Act, to direct landlords to take action, and can ultimately step in to undertake remedial work where necessary, then reclaim the cost from the owner.

For example, where you identify fire hazards – determined in accordance with the Housing Health and Safety Rating System Regulations 2005 – local housing authorities can take appropriate action. This might include issuing improvement notices, prohibition orders, emergency prohibition orders or taking emergency remedial action, depending on the particular circumstances. Landlords can face a £30,000 penalty or an unlimited fine for failure to comply with an Improvement Notice. In addition, they can be required to repay tenants up to 12 months rent.

My Department will be working closely with the Local Government Association and wider sector partners to identify good practice and provide further clarification. This will also help us all understand the cost implications to you of implementing these duties, in line with the Government's New Burdens Doctrine.

For consistency, we will also be in touch in the coming days to share information we hold on private residential buildings in your area, and provide guidance on how this information should be collected to provide continuity across all authorities.

On a separate matter, as you may have seen today, there has been significant interest in the safety of four tower blocks in the London Borough of Southwark. As a part of their building safety checks, their work identified a historic issue about the piped gas supply in the blocks, which may be relevant to other large panel system blocks across the country. Today, my Department is also writing to the few councils we believe could have had similar systems at one point to advise further.

I thank you in advance of your cooperation in these matters.

A handwritten signature in black ink, appearing to read 'S. Javid', with a mouse cursor arrow pointing to the start of the signature.

THE RT HON SAJID JAVID MP