



Housing & Growth Committee

5 September 2022

Title	Fire Safety Update
Report of	Chair of Housing & Growth Committee
Wards	All
Status	Public
Urgent	No
Key	No
Enclosures	Appendix A - Fire safety and the council's response to the Grenfell Tower tragedy Appendix B - Barnet Council Fire Safety Action Plan
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Summary

This report provides an update on the progress of fire safety works within the borough since the last update to Members of Housing & Growth Committee in June 2022.

Officers Recommendations

That the Committee note the fire safety update.

1. Summary

- 1.1 This report provides an update on the progress of fire safety works within the borough since the last update to Members of Housing & Growth Committee in June 2022.

2. National updates

- 2.1 The Building Safety Bill, which takes forward the government's commitment to reform the building safety system set out in Building a Safer Future, received Royal Assent on 28 April 2022 to become an Act of Parliament. A project manager has been appointed to oversee the council's implementation of the Act, in accordance with the government's 18 months' transition plan.
- 2.2 A new Building Safety Regulator will lead the implementation of the new regulatory framework for high-rise buildings from October 2023. As the Health and Safety Executive gets ready to carry out the duties of the Building Safety Regulator they will be asking for industry and local authority views on some of the new building safety laws and regulations.
- 2.3 The Department for Levelling Up, Housing and Communities (DLUHC) has also launched a series of consultations on regulations which provide technical proposals to support the law set out in the Building Safety Act 2022.
- 2.4 In July 2022, DLUHC published a series of guidance and a digital tool for leaseholders to explain how they are protected by new laws in the Building Safety Act. This can be found at <https://www.gov.uk/guidance/building-safety-leaseholder-protections-guidance-for-leaseholders>

3. Key local updates

Council Housing

- 3.1 The programme of remedial works planned by the council have been completed for the Category 1 High Priority Works and Category 2 and 3a Additional Fire Safety Works at Longford Court, Norfolk Close and Prospect Ring. Additional ventilation works is being undertaken now.
- 3.2 The installation of sprinklers at Granville Road are complete other than a single non-access property for which Barnet Homes are escalating means of access. The works at Upper Fosters towers are complete. The installation of sprinklers to sheltered housing blocks have been completed other than the Potteries and Hanshawe Drive schemes, which are now at tender interview stage. Works at the hostels will be fully completed by end of summer 2022 due to some delays in planning and relocating residents.
- 3.3 Fire safety works at St John's Close sheltered housing block are progressing and will be completed in 2022 following significant delays due to access issues. These are now being incorporated into other programmed works that include a new heating system and electrical upgrades.
- 3.4 Tetra and WSP are working well on the fire risk assessment survey programme for low and medium rise blocks, with over 900 reports now received. Tetra is progressing the last few blocks and the works will be complete in early September 2022, with just some in-flat

surveys remaining. An assessment of future investment need has been developed and budget provision of £29.5m for a 5-year investment programme has been approved.

- 3.5 The programme of fire door replacements has continued with c.3600 door installations now completed, and c.200 doors still needing replacement. The projected contract completion is late 2022. Another 1400 doors are being replaced through separate arrangements, most of which form part of existing fire safety works in programme.
- 3.6 The High-Pressure Laminate (HPL) cladding systems fitted to the three blocks (Clare, Norden and Whychcote Point) on the Whitefields Estate has been removed and the original stay-put fire strategy for the block reinstated.
- 3.7 Risk mitigation measures are progressing well at Stanhope and Holmsdale Large Panel System (LPS) blocks, with the second phase of works now underway. Fire safety surveys at the blocks have highlighted the need to install additional measures in the top floor flats and tenants and leaseholders are being re-located to ensure risk mitigation measures can be safely implemented, where appropriate.

Registered Providers

- 3.8 Currently four Registered Providers (RPs) have confirmed ACM or non-ACM (but combustible) cladding on their blocks¹.
- 3.9 One RP has completed all works to the block affected.
- 3.10 A second RP has completed the cladding replacement works with no recharges to leaseholders. Fire stopping behind the cladding has been upgraded to fully comply with current standards. The RP is finalising their claim with the GLA for the cladding replacement. Jointly with the contractor, they plan to instruct a PAS99880 inspection, which will determine if any further remedial work is required.
- 3.11 A third RP, with a block held through a lease, has an up-to-date FRA and the freeholder is responsible for replacing the cladding. They have been awarded funding from the GLA. The freeholder has appointed a contractor and works have commenced but are experiencing delays due to financing of the recladding work. This has arisen following a delay in receipt of service charge payments. The works are due to restart in October 2022.
- 3.12 A fourth RP has several blocks located in three different estates in Barnet that require fire safety work. Works on Estate 1 are complete and EWS1 certificates have been issued or are being sought. Applications for BSF funding have been made for blocks on Estate 2; however, one application has been rejected. Works to remediate cavity barriers have been completed on Estate 3 and works on further blocks are progressing or due to commence in the autumn.

Private Sector Buildings

- 3.13 Currently, there are 57 live cases prioritised (considering height, ACM cladding and issues raised by tenants and/or councillors) and 76 cases pending more detailed review.

¹ This can change over time with updated government guidelines and monitoring arrangements.

- 3.14 Full inspections have been completed on four ACM clad buildings over 18 metres (727 units) due to the high-risk of the structures. Improvement notices have been served in relation to three of these blocks and consultation is due to start in relation to the fourth. Awaiting consultation from the Fire Authority to commence this.
- 3.15 Appeals to tribunal have been received in relation to one block to date and is set for November 2022. Works are progressing at all three blocks where notices have been served. One block is now free from Category 1 hazards as defined by the Housing Act 2004.
- 3.16 **Full details of the local context are set out in Appendix A, with progress against the defined action plan set out in Appendix B.**

4. Reasons for recommendations

- 4.1 The council needs to ensure the safety of residents living in Barnet by delivering either directly or indirectly the fire safety works programme.

5. Alternative options considered and not recommended

None.

6. Post decision implementation

- 6.1 The council will continue to co-ordinate delivery of the agreed action plan in Appendix B.
- 6.2 Barnet Homes will continue to progress the council's programme of works to improve fire safety within its own stock as set out in Appendix A.
- 6.3 The council will continue to proceed to arrange enforcement action to ensure compliance and remediation where required.

7. Implications of decision

7.1 Corporate Priorities and Performance

- 7.1.1 The Barnet Homes Annual Delivery Plan 2022/23 sets out the framework for the delivery of Housing Management, Homelessness and Development services to be provided by Barnet Homes. It relates to the seventh year of the ten-year Management Agreement with Barnet Homes and commenced on the 1 April 2022. It includes an action to provide additional investment in fire safety measures for council housing.

7.2 Resources (Finance & Value for Money, Procurement, Staffing, IT, Property, Sustainability)

- 7.2.1 £51.9m was allocated for the original 'Phase 1' of fire safety works, which is now 95% expended. £29.5m was approved for 'Phase 2' of the fire safety programme to cover the next 5 years and works have commenced.

7.3 Legal and Constitutional References

7.3.1 The council's Constitution, Article 7.5 Committees, Forums, Working Groups and Partnerships, sets out the functions of the Housing & Growth Committee:

(1) Responsibility for:

- Housing (including housing strategy; homelessness; social housing and housing grants; private sector housing and leasing; housing licensing and enforcement; HRA Revenue Account and Capital Programme);
- Regeneration Strategy and Overseeing Major Regeneration Schemes
- Asset Management
- Development of Council Land
- Fire Safety
- Economic Development including Employment Strategy; Business Support and Engagement; and Town Centres

(2) To submit to the Policy and Resources Committee proposals relating to the Committee's budget (including fees and charges) for the following year in accordance with the budget timetable.

(3) To make recommendations to Policy and Resources Committee on issues relating to the budget for the Committee, including virements or underspends and overspends on the budget. No decisions which result in amendments to the agreed budget may be made by the Committee unless and until the amendment has been agreed by Policy and Resources Committee.

(4) To receive reports on relevant revenue and capital expenditure, contracts, performance information and risk on the services under the remit of the Committee.

7.3.2 The Housing Act 2004 (sections 3 and 4) require local authorities to keep the housing conditions in their area under review and to inspect the same if it considers a Category 1 or 2 hazard (as defined by the Act) exists and gives powers to intervene where they consider housing conditions to be in breach of the same.

8. Insight

8.1 There is no insight relevant to this report.

9. Social Value

9.1 There are no social value considerations as part of this report.

10. Risk Management

10.1 The council has an established approach to risk management, which is set out in the Risk Management Framework. There is a risk that limited engagement with the housing sector could lead to their lack of compliance with government legislation/regulations resulting in potentially unsafe housing and harm to residents. There are controls/mitigations in place to manage the risk.

11. Equalities and Diversity

11.1 The Equality Act, 2010 outlines the provisions of the Public Sector Equalities Duty which requires Public Bodies to have due regard to the need to:

- Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Equality Act 2010.
- Advance equality of opportunity between people of different groups.
- Foster good relations between people from different groups.

11.2 Relevant protected characteristics are: age, disability, gender reassignment, pregnancy and maternity, race, religion or belief, sex, sexual orientation.

11.3 There are no implications for Equalities and Diversity in relation to this report.

12. Corporate Parenting

12.1 In line with Children and Social Work Act 2017, the council has a duty to consider Corporate Parenting Principles in decision-making across the council. There are no implications for Corporate Parenting in relation to this report.

13. Consultation and Engagement

13.1 There is ongoing engagement with the housing sector to monitor the progress of fire safety works.

14. Environmental Impact

14.1 There are no direct environmental implications in relation to this report.

15. Background papers

15.1 None.

APPENDIX A: Fire safety and the council's response to the Grenfell Tower tragedy (September 2022)

1. Introduction

- 1.1 This report provides a progress update on fire safety issues in Barnet, including progress on the agreed package of fire safety improvement works for council properties managed by Barnet Homes, as well as activity in relation to relevant Registered Providers (RPs) and Private Sector housing stock.

2. Building a Safer Future

- 2.1 Building a Safer Future (BSF) is a government-led initiative in response to the Grenfell Tower tragedy. It is a framework within which the shortcomings identified in the post-Grenfell review of Building Regulation and Fire Safety can be addressed. These shortcomings include the way high-rise residential buildings are built and managed. BSF is also intended to deal with situations where residents may raise concerns about the safety of their buildings, which they may feel are not taken seriously by their landlord. Two key pieces of legislation support this initiative: the Fire Safety Act 2021 and Building Safety Act 2022.
- 2.2 The **Fire Safety Bill** received Royal Assent on 29 April 2021 and is now an Act of Parliament. The Act amends the Regulatory Reform (Fire Safety) Order 2005 to require all Responsible Persons (e.g. the relevant duty holder) to assess, manage and reduce the fire risks posed by the structure and external walls of the buildings for which they are responsible (including cladding, balconies and windows) and individual doors opening onto common parts of the building. It applies to all multi-occupied residential buildings and is not dependent on the height of the building. The intention of the Act is to more readily allow the Fire and Rescue Service to enforce against non-compliance with a Fire Safety Order.
- 2.3 The **Building Safety Bill** received Royal Assent on 28 April 2022 and is now an Act of Parliament. Implementation of the measures will likely take between a year and 18 months, as the Act requires secondary legislation for many of the measures.
- 2.4 The Act applies to all those who commission building work and who participate in the design and construction process, including clients, designers, consultants and contractors. It covers all buildings and includes measures that focus on higher-risk buildings, which are defined as buildings that are at least 18 metres in height or have at least seven stories and have at least two residential units.
- 2.5 A new Building Safety Regulator will be responsible for overseeing safety and standards and performance of all buildings; helping and encouraging the built environment industry and building control professionals to improve their competence; and leading the implementation of new regulatory framework for high-rise buildings.
- 2.6 Under the Act, housebuilders will be liable for paying for cladding-related remediation works – and the largest housebuilders are invited to sign up to the Building Safety Pledge, which commits them to rectify any life-critical fire safety defects on buildings over 11 metres constructed by them in the last 30 years. The Act also has in place a waterfall process for fixing non-cladding defects where developers will be required to pay for remediation first,

followed by the freeholder. If neither can pay, the leaseholder will be charged with contributions capped at £15,000 for residents in London.

3. Update on the Building Safety Act

Transition plan

3.1 A project manager has been appointed to oversee the council's implementation of the Building Safety Act, in accordance with the government's 18 months' transition plan. The expectations for Phase 2 of the transition plan are for the following provisions to be in place within 12 months of Royal Assent (by April 2023):

- Resident Panel formally established
- Changes made to Regulatory Reform (Fire Safety) Order 2005
- Powers strengthened for Architect's Registration Board
- Democratic filter removed on Social Housing
- Additional powers for the regulation of construction products.

Building Safety Regulator (BSR)

3.2 The Health and Safety Executive (HSE) will work closely with local authority building control and fire and rescue services to deliver the reforms to building safety. When the BSR becomes the Building Control Authority for higher risk buildings in October 2023, the council will be required to provide project resource from their building control teams.

Secondary legislation consultations

3.3 As the HSE gets ready to carry out the duties of the Building Safety Regulator (BSR) they will be asking for industry and local authority views on some of the new building safety laws and regulations. The responses to these consultations will be used to help develop the content of regulations before they are laid in Parliament.

3.4 The Department for Levelling Up, Housing and Communities (DLUHC) has also launched a series of consultations on regulations which provide technical proposals to support the law set out in the Building Safety Act 2022. The proposals provide further detail on how the law will operate and be enforced. The responses to these consultations will be used to help develop the content of regulations before they are laid in Parliament.

Guidance for leaseholders

3.5 In July 2022, DLUHC published a series of guidance and a digital tool for leaseholders to explain how they are protected by new laws in the Building Safety Act. This can be found at <https://www.gov.uk/guidance/building-safety-leaseholder-protections-guidance-for-leaseholders>

3.6 UK Finance, the Building Societies Association and the Royal Institution of Chartered Surveyors have issued a statement to support the leaseholder protections within the Building Safety Act coming into force. This statement is specific to properties in England or otherwise covered by the regime in the Building Safety Act 2022.

4. Council Housing

4.1 The fire safety delivery programme for council housing stock continues to progress well:

Item	Cost	Status
Granville Road cladding removal, recladding and associated costs	£5,922,900	Completed
Category 1 High Priority works	£9,220,433	Completed
Additional fire safety works to high rise buildings (Category 2 and 3a works)	£12,656,667	99% complete
Installation of sprinklers to High Rise blocks with 2 stairwells	£3,220,000	Completed
Installation of sprinklers to sheltered housing blocks	£2,330,000	98% complete
Installation of sprinklers to hostels	£150,000	95% complete
Works to low and medium rise blocks (Inc. undertaking of type 3 FRA's and any urgent arising works)	£7,900,000	80% complete
Replacement of composite fire doors	£10,500,000	92% complete
Total	£51,900,000	

4.2 **Granville Road Recladding** - Completed.

4.3 **Category 1 High Priority Works** – Completed.

4.4 **Additional fire safety works (Category 2 and 3a)** - The scheduled works at Longford Court, Norfolk Close and Prospect Ring are complete. Additional ventilation works is being undertaken now.

4.5 **Installation of sprinklers to blocks of flats with 10 or more floors and 2 or more stairwells** – Granville Road fire safety works are complete other than a single non-access property for which Barnet Homes are escalating means of access. The works at Upper Fosters towers are complete.

4.6 **Installation of sprinklers to sheltered housing blocks and hostels** - All works at sheltered blocks are complete other than the Potteries and Hanshawe Drive schemes, which are now at tender interview stage. Works at the hostels will be fully completed by end of summer 2022 due to some delays in planning and relocating residents.

4.7 Fire safety works at St John's Close sheltered housing block are progressing and will be completed in 2022 following significant delays due to access issues. These are now being incorporated into other programmed works that include a new heating system and electrical upgrades.

4.8 **Works to low and medium rise blocks (incl. Type 3 Fire Risk Assessments (FRAs) and any urgent arising works)** - Both Tetra and WSP are working well on the FRA 4 survey programme with over 900 reports now received. The works vary from block to block but typical works include compartmentation; fire doors (flats); fire doors (communal and riser); fire signage; emergency lighting; and flat fire detection. Tetra is progressing the last few blocks and the works will be complete in early September 2022 with just some in-flat surveys remaining. An assessment of future investment need has been developed and budget provision of £29.5m for a 5-year investment programme has been approved.

4.9 **Replacement of composite fire doors** – The programme of fire door replacements has continued with c.3600 door installations now completed, with c.200 doors still needing replacement with a projected contract completion late 2022. An agreement has been

reached with the contractor for faulty doors to be replaced at the contractor's expense and liability resolved through independent adjudication when the work is finished. Another 1400 doors are being replaced through separate arrangements, most of which form part of existing fire safety works in programme.

- 4.10 **Whitefields Estate - tower block cladding system** – The High-Pressure Laminate (HPL) cladding systems fitted to the three blocks (Clare, Norden and Whychcote Point) on the estate has been removed and the original stay-put fire strategy for the block reinstated.
- 4.11 **Large Panel System (LPS) buildings** - Risk mitigation measures are progressing well at Stanhope and Holmsdale, with the second phase of works now underway. Fire safety surveys at the blocks have highlighted the need to install additional measures in the top floor flats and tenants and leaseholders are being re-located to ensure risk mitigation measures can be safely implemented, where appropriate.
- 4.12 **Responding to changing legislation** - Barnet Homes has confirmed that 16 buildings will be considered 'in-scope' of the Building Safety Act within the council stock. Associated resources have been identified and a provision made within the current version of the Housing Revenue Account Business Plan. Further clarity regarding how the duties of the Accountable Person and Responsible Person roles outlined in the Act will be forthcoming now it has received Royal Assent with legal advice on this aspect now received and being evaluated.

5. Registered Providers (RPs)

- 5.1 Currently four RPs have confirmed ACM or non-ACM (but combustible) cladding on their blocks².
- 5.2 One RP has completed all works to the one block affected. All the properties were rented, and costs were not rechargeable.
- 5.3 A second RP has completed the cladding replacement works with no recharges to leaseholders. Fire stopping behind the cladding has been upgraded to fully comply with current standards. The RP is finalising their claim with the GLA for the cladding replacement. They plan to instruct a PAS99880 inspection, jointly with the contractor. The result of this inspection will determine if any further remedial work is required. The building remains safe as the cladding has been replaced, and appropriate measures (including alarms) are in place to ensure residents safety.
- 5.4 A third RP, with a block held through a lease, has an up-to-date FRA and the freeholder is responsible for replacing the cladding. The freehold was sold in September 2020 and received initial funding approval in October 2020. They have been awarded funding from the GLA. The freeholder has appointed a contractor and works have commenced but are experiencing delays due to financing of the recladding work. This has arisen following a delay in receipt of service charge payments. The works are due to restart in October 2022. The block is being monitored by Building Control and Environmental Health.
- 5.5 A fourth RP has several blocks located in three different estates in Barnet that require fire safety work:

² This can change over time with updated government guidelines and monitoring arrangements.

- Estate 1 – Works are now complete and the EWS1 certificate has been issued for one of the properties and a further two EWS1 certificates are being progressed.
- Estate 2 – The last contract amendments with the developer are being finalised to remediate all the blocks. An application has been made for BSF funding for two of the blocks in this estate. The developer has agreed to complete the latent defects work on some blocks. A further block has a private owner and this RP is working with them on remediation for this block. A BSF application has been rejected for a further block. A residents meeting is held on a monthly basis with no adverse feedback.
- Estate 3 - Works on two blocks to remediate the cavity barriers are complete. Further works are to be completed on the internal compartmentalisation to the communal areas. Once these are complete the EWS1 certificate can be issued. The scope of works for a further two blocks has been agreed with works due to mobilise shortly. The RP will enter into a JCT minor works contract for a further block with a view to commence works in the autumn. The RP is negotiating the scope of works on another block and hope to commence works in the autumn. The residents are generally pleased with negotiations with the developer but residents in one block are keen to see negotiations conclude and works start for their block.

5.6 All large RPs in the borough remain in regular communication over the fire safety of their affordable housing.

6. Private Sector buildings (residential)

6.1 Contact has been made with the owners/agents of 59 higher risk ACM clad blocks.

6.2 Inspections have been completed on four ACM clad buildings over 18 metres (727 units) due to the high-risk of the structures. Improvement notices have been served in relation to three of these blocks and consultation is due to start in relation to the fourth. Awaiting consultation from the Fire Authority to commence this.

6.3 There are now 1.5 FTE Enforcement Officers working on the project. A lot of work has been undertaken reviewing cases on the database, obtaining and assessing any linked Fire Risk Assessments, EWS1 and other fire safety documentation, and trying to obtain alignment between the DLUHC data management system and the council's data management systems. The work is ongoing. A Technical Support Officer has been recruited to assist with administering the hundreds of documents involved in enforcement activities in relation to these significantly sized blocks. Their start date has yet to be confirmed.

6.4 The team continues to work with the Fire Authority in relation to this area to try and ensure a uniform approach to enforcement. A monthly meeting is now undertaken with Fire Authority colleagues. There are also regular meetings to report progress to the Department for Levelling Up, Housing and Communities.

7. Communications with the housing sector and residents on fire safety (private sector and Registered Providers)

7.1 At the last Housing & Growth Committee in June 2022, Members asked for information to be included in the next update on our communications with the housing sector and

residents on fire safety. This section sets out examples of the types of communications the council has in place.

Communications with Private Sector

- 7.2 Whenever a full block inspection is made under the Housing Act 2004 all occupiers are advised in writing before the inspection. If a notice/order is then found to be necessary a formal consultation of all relevant parties including occupiers is completed, and they would get a copy of the final notice/order.
- 7.3 When joint action is taken with the fire authority, for example where a waking watch is missing, reactive conversations would be had with all relevant parties to try and resolve the situation. The Private Sector Housing (PSH) team would attend a residents/relevant parties meeting and give general advice on behalf of the council (although the enforcement powers would lie with the Fire Authority).
- 7.4 If a block is having particular issues with their freeholder in relation to fire safety matters, the PSH team has historically been involved in residents' meetings giving general advice on what the council can and can't assist with and where else to go for help.
- 7.5 Members are advised in relation to specific blocks when particular issues are raised by them. The Private Sector Housing team has attended residents' meetings at the Members' request to give general advice.
- 7.6 It is important to note that capacity of the Private Sector Housing team is limited, and there are challenges in recruiting qualified staff to this area.
- 7.7 As this is a quite a new area of work new situations do keep occurring and the communication provided to residents will evolve accordingly. The challenge lies in keeping the areas that the council can assist with and the areas that the [Leasehold Advisory Service](#) assist with clearly defined.

Communications with Registered Providers (RPs)

- 7.8 Direct engagement with residents of RP blocks follows the same processes as for private blocks set out above.
- 7.9 Since Grenfell Re has contacted all RPs asking them to identify high rise blocks and whether they are clad. Contact has been maintained with RPs who confirmed they have blocks with cladding to monitor progress.
- 7.10 In June 2020, RPs were provided with information on preventing fire-related deaths, this included a 7-step briefing and a questionnaire asking for information on how RPs identify vulnerable residents, what processes were in place to ensure appropriate fire safety measures for such residents, whether relevant staff had attended London Fire Brigade (LFB) training, and for details of their fire safety officer. The contact details for the borough commander at LFB were provided to follow-up on the training offer.

- 7.11 In March 2021, RPs were sent details on how to apply for the Waking Watch Fund and were advised that the council had signed up to Inside Housing's '10 steps to end our cladding scandal'.
- 7.12 In July 2022, RPs were sent information about the Building Safety Act and were asked questions about how they were complying with this.
- 7.13 An Annual Performance Review of the major RPs in the borough is undertaken to obtain a view on how they are performing and how they are adapting to changing regulations and requirements regarding fire safety and sustainability. The latest annual review was reported to Housing & Growth Committee in November 2021 and provided assurance that their fire safety teams were forthcoming in providing data to the council. Fire Risk Assessments (FRA) were up-to-date and work programmes were in place to complete required FRA works.

Appendix B: Barnet Council Fire Safety Action Plan (September 2022)

1.1 The table below captures only actions that remain ongoing at the time fire safety was last reported to the Housing & Growth Committee, together with any new actions that have arisen.

Action	Status	Notes
Undertake high priority works identified in surveys	Completed	High priority works have been completed.
Work with government and RPs to ensure actions to address any fire safety concerns are addressed	Ongoing	<p>One RP has completed all works to the one block affected.</p> <p>A second RP has completed the cladding replacement works. Fire stopping behind the cladding has been upgraded to fully comply with current standards. The RP is finalising their claim with the GLA for the cladding replacement. They plan to instruct a PAS99880 inspection, which will determine if any further remedial work is required.</p> <p>A third RP, with a block held through a lease, has an up-to-date FRA and the freeholder is responsible for replacing the cladding. They have been awarded funding from the GLA. The freeholder has appointed a contractor and works have commenced but are experiencing delays due to financing of the recladding work. This has arisen following a delay in receipt of service charge payments. The works are due to restart in October 2022.</p> <p>A fourth RP has several blocks in three different estates that require fire safety work. Works on Estate 1 are complete and EWS1 certificates have been issued or are being sought. Applications for BSF funding have been made for blocks on Estate 2; however, one application has been rejected. Works to remediate cavity barriers have been completed on Estate 3 and works on further blocks are progressing or due to commence in the autumn.</p>
Liaison with owners of blocks with failed ACM cladding	Ongoing	<p>There are 57 live cases prioritised (considering height, ACM cladding and issues raised by tenants and/or councillors) and 76 cases pending more detailed review.</p> <p>Full inspections have been completed on four ACM clad buildings over 18 metres (727 units) due to the high-risk of the structures. Improvement notices have been served in relation to three of these blocks and consultation is due to start in relation to the fourth. This has been delayed awaiting consultation feedback from the Fire Authority.</p> <p>Appeals to tribunal have been received in relation to one block to date and is set for November 2022. Works are progressing at all three blocks where notices have been served. One block is now free from Category 1 hazards as defined by the Housing Act 2004.</p>

Action	Status	Notes
<p>Actions from Fire Risk Assessments for commercial units beneath residential</p>	<p>Ongoing</p>	<p>The request for FRA data from the commercially let estate has been completed. Of the high-risk properties identified during the original exercise in 2020, two have failed to submit the required update.</p> <p>These properties have been subject to enforcement action and visits from the Fire Brigade previously to ensure compliant. A subsequent visit by council officers to inspect will take place before the end of August 2022 and will determine if additional enforcement or recommendation to serve notice on the tenant is required.</p>
<p>Implement the requirements of the Fire Safety and Building Safety Acts</p>	<p>Ongoing</p>	<p>Barnet Homes has confirmed that 16 buildings will be considered 'in-scope' of the Building Safety Act within the council stock. Associated resources have been identified and a provision made within the current version of the Housing Revenue Account Business Plan. Further clarity regarding how the duties of the Accountable Person and Responsible Person roles outlined in the Act will be forthcoming now it has received Royal Assent with legal advice on this aspect now received and being evaluated.</p>

