

Final Report

Working Group 1 – Engineers

WG1: Report on visit to the Ledbury Estate, Peckham, Southwark November 30th 2018.



The Ledbury Estate is in Peckham and includes four 14-storey Large Panel System (LPS) tower blocks. The estate belongs to Southwark Council. The buildings were built for the GLC between 1968 and 1970. The dates of construction as listed as Bromyard (1968), Sarnsfield (1969), Skenfrith (1969) and Peterchurch House (1970).

The WG1 group visited Peterchurch House on November 30th 2018.

The WG1 group was met by Tony Hunter, Head of Engineering, and, Stuart Davis, Director of Asset Management and Mike Tyrrell, Director of the Ledbury Estate.

The Ledbury website <https://www.southwark.gov.uk/housing/safety-in-the-home/fire-safety-on-the-ledbury-estate?chapter=2> includes the latest Fire Risk Assessments, the Arup Structural Reports and various Residents Voice documents. This allowed us a good understanding of the site situation before the visit. In addition, Tony Hunter sent us copies of various standard regulatory reports.

Southwark use Rowanwood Apex Asset Management System to manage their regulatory and ppm work.

Following the Structural Surveys carried out by Arup in November 2017 which advised that the tower construction was not adequate to withstand a gas explosion, all piped gas was removed from the Ledbury Estate and a distributed heat system installed with Heat Interface Units (HIU) in each flat. Currently fed by an external boiler system.

A tour of Peterchurch House was made including a visit to an empty flat where the Arup investigation points could be seen. There are currently fire wardens in each block.

Subsequently to the visit a second meeting was held with the Southwark staff at their Tooley Street offices to review WG1's thinking on the use of the Bowtie hazard analysis method and the likely form of a HRRB Safety Case.

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WG1: Report on visit to Chalcots Estate, Adelaide Road, Swiss Cottage February 15th 2019



The Chalcots Estate is on Adelaide Road nr Swiss Cottage.

The Estate comprises five high-rise tower blocks. Four identical 23-storey towers (Taplow, Burnham, Bray, and Dorney), and one smaller 19-storey block (Blashford). The blocks were built in two stages, with approvals being given in 1965 and 1966, and construction in 1967 and 1968. The estate belongs to Camden Council. The blocks are of rigid concrete construction.

The estate was significantly refurbished between 2006 and 2009. The refurbishment included the roofs, installation of external thermal rain screen cladding and new windows.

The WG1 team visited Bray House on the 15th February 2019. They were met by Dominic Johnson Head of Safer Homes, Camden Council, and Pat O'Neill, Head of Service delivery. A vacant flat was visited and a visit to the roof showed the passive smoke vent. There are currently fire wardens in each block.

Following the Grenfell fire, Camden Council identified the cladding as similar to that used at Grenfell. Samples were tested and found to be unsatisfactory. A decision was made to remove the cladding. Subsequently an LFB inspection showed that other remedial work was also necessary.



Chalcots tower with cladding removed showing the original concrete panel finish

A Fire Risk Assessment was carried out on August 3rd 2017. The overall risk classification of the building is **normal**. All FRAs are now publicly available.

<https://opendata.camden.gov.uk/Housing/Camden-Fire-Risk-Assessments/g7pt-6m5rAugust>

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After a difficult period, the situation in the Chalcots towers has settled down. There are currently fire wardens in each block.

WG1: Visit to Broadwater Farm, Tottenham March 15th 2019



Broadwater Farm was completed in the early 1970s and built using the Large Panel System. It belongs to Haringey Council and is managed by Homes for Haringey which is a wholly owned subsidiary of Haringey Council.

Broadwater is an integrated mix of high rise (two 18 story tower blocks Northolt and Kenley), and ten medium high rise including the central so called Ziggurat block called Tangmere. Originally the blocks were connected by walkways but these were removed in the 1990s. All the accommodation starts on the first floor. This was designed to avoid any flooding problems from the River Moselle which runs under the estate. (Although there is no record of any flooding)

The WG1 team visited Northolt tower block.

We were met by Marek Sicak of Homes for Haringey, who arranged the visit, and David Sherrington, Director of Broadwater Farm Estate. Four MHCLG staff and a staff member from Haringey Council also attended the visit together with Dominic Johnson of Camden Council.

Homes for Haringey (HfH) manage the Broadwater site. They are an Arm's Length Management Organisation (ALMO), which was set up in April 2006 to manage London Borough of Haringey's (LBH) council housing provision. HfH currently manage around 16,000 tenanted and 4,500 leasehold properties. HfH was created as a limited liability company, whose sole shareholder is Haringey Council

Following the structural investigations at the Ledbury Estate in Southwark, all owners of high rise LPS buildings were advised by MHCLG to have their buildings examined. Haringey arranged structural surveys with Ridge & Ptnrs. Following this it was eventually decided to demolish the Northolt tower block and the Tangmere ziggurat building due to the excessive estimated cost of repair. Remedial work will be done to the other buildings. Sometimes difficult and ongoing negotiations with leaseholders have had to be managed in order to achieve vacant blocks.

As with many other older buildings, only limited original drawings are available.

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The tower blocks are heated from a district heating system supplied from an energy centre near the Northolt tower, so there is no piped gas supply. However, Northolt also failed the lower pressure assessment and would need strengthening work. The other tower, Henley passed the lower pressure standard. The rest of the estate is now being connected to the district heating system (as it was originally) following the removal of piped gas.

Haringey Council have some 50 High Rise Tower Blocks (over 6 stories).

As noted in the Haringey Scrutiny Committee report July 2018 various follow up work in accordance with Government advice is also in progress:

A full survey is underway of all properties with full height window panels to establish the construction of the window infill panels.

HfH are currently reviewing all composite fire door installations to ensure manufacturers fire door certification is consistent with the doors installed. There are 7000 composite front entrance doors from a range of manufacturers.

Historically landlords have only completed type 1-2 risk assessments which are non-intrusive communal area surveys. HfH is about to start type 3-4 fire risk assessments which includes intrusive surveys in communal areas and within properties. These risk assessments will help to identify breaches in compartmentation on vertical risers.

Housing Associations in Haringey have also had to remove cladding found to fail fire tests on some buildings.

The proposed Safety Case Format was discussed. Some changes in operation and organization might be needed to meet the requirements as written. A further discussion would be useful.

Haringey carry out many Risk Assessments but in the conventional RAG format so Bowtie would be a new exercise. Fire Safety is managed by a Chartered Building Engineer. It would be useful to have a discussion with the Fire Safety Manager at a future meeting.