



21 July 2017

INFORMATION REQUEST REFERENCE 17-039

Dear 

Thank you for your information request, received on 26 June 2017. You asked the London Legacy Development Corporation (Legacy Corporation) to provide the following information under the Environmental Information Regulations 2004 (EIR):

“I would like to make the following freedom of information request:

1. Please provide information regarding the fire safety precautions in East Village housing and in Chobham Manor. Are all the blocks of flats, 'affordable' (all categories) and non-affordable, fitted with sprinklers or are some units not fitted with sprinklers? Please specify which units are not fitted if this is the case.
2. If the blocks are fitted with sprinklers are they fitted in the flats or in corridors, staircases and communal areas, or both?
3. Please provide information regarding tests which have been carried out since the recent catastrophe at Grenfell Tower to establish that materials used in block construction, in particular any cladding used, are safe.
4. What plans has the LLDC made to rectify any inadequacies in fire safety, if that is necessary?
5. Have recent events led to any concerns about fire safety in any other structures in or around the Olympic Park? Has the LLDC conducted any fire safety inspections on other non-housing sites?
6. Will the LLDC be reviewing designs or materials for future construction projects?”

I can confirm that the Legacy Corporation holds information relevant to your request.

Since the Grenfell Tower fire we have undertaken a range of assessments including:

- Review of DCLG guidance;
- Review of planning permissions given by LLDC;
- Audit of as built materials;
- Site specific visits to assess risks by independent advisor;
- Collation of fire risk assessments;
- Agreement with insurers on the risk associated with each property.

No inadequacies have been identified.

We will continue to ensure that our properties meet Building and Fire Safety Regulations.

Please note that the Legacy Corporation do not own or operate East Village housing. Get Living London manages 51% of the properties (private rental) while Triathlon Homes manages the 49% of affordable housing properties.

With regard to Chobham Manor, all of the blocks comply fully with fire and building regulations; please see the attached Cladding Screen Test result in **Annex A**. None of the blocks has a sprinkler system fitted regardless of tenure. There are plans to install sprinkler systems in a small number of 4-storey private townhouses in order to comply with building and fire regulations (where a sprinkler system or external fire escape is required) as highlighted in the plan attached in **Annex B**.

Please note in **Annex A** the tester details have been redacted as it is the standard practice of the Legacy Corporation to redact personal information unless consent to release the information has been received.

Section 40(2) – personal information

*(2) Any information to which a request for information relates is also exempt information if—
(a) it constitutes personal data which do not fall within subsection (1), and
(b) either the first or the second condition below is satisfied.*

The section 40 exemption is absolute and is not subject to the public interest test. In this instance, the relevant condition that applies is section 40(2) whereby the information is defined as personal data within Section 1(1)(a) of the Data Protection Act 1998. As we have not received consent of the data subject, release of the requested information at this time would contravene the first data principle under Schedule 2(1) of the Data Protection Act 1998.

If you are unhappy with our response to your request and wish to make a complaint or request a review of our decision, you should write to:

Deputy Chief Executive
London Legacy Development Corporation
Level 10

1 Stratford Place
Montfichet Road
London
E20 1EJ

Email: FOI@londonlegacy.co.uk

Please note: complaints and requests for internal review received more than two months after the initial response will not be handled.

If you are not content with the outcome of the internal review, you may appeal directly to the Information Commissioner at the address given below. You should do this within two months of our final decision. There is no charge for making an appeal.

Further information on the Freedom of Information Act 2000 is available from the Information Commissioner's Office:

Wycliffe House
Water Lane
Wilmslow
SK9 5AF

Telephone 08456 30 60 60 or 01625 54 57 45

Website www.ico.gov.uk

Yours sincerely

FOI / EIR Co-ordinator
London Legacy Development Corporation

Cladding Screening Test Result

Submitting body	L&Q, One Kings Hall Mews, SE13 5JQ						
Building address	Flats 1-18, Burnell House, E20 1GY						
Organisation type:							
Contact details for test result	[REDACTED]@lqgroup.org.uk						
Location of where test undertaken	BRE and Exova Warringtonfire						
Sample number (our reference)	D0142 -01						
Sample number (your reference, where given)	11170 9NB						
Test result (MJ/kg)	3.17						
Category	CAT 1						

Report

BRE and Exova Warringtonfire have undertaken the following on behalf of DCLG.

This report sets out the result of screening which indicates whether the core of the sample provided has properties which indicate flame retardant properties based on testing in BS EN ISO 1716:2010. As the purpose of this testing was to quickly and reliably screen the core material, the full procedures set out in the BS EN ISO 1716:2010 test standard have not been followed as they are unnecessary to determine which type of panel you submitted for testing. These results should therefore be considered to provide a high degree of certainty as to the type of panel screened.

You should check carefully the location of the sample on the building using your reference details or other records. You should read the following guidance in full before making any decisions based on the results of screening.

The result indicates the performance achieved for the core in terms of a category¹

- **Category 1** means that the result is in line with the requirements for a material of limited combustibility
- **Category 2** means that the result does not achieve the requirements of category 1 but that it does have some limited flame retardant properties.

¹ Refer Annex B for calorific values of each category.

- **Category 3** means that the result does not achieve the requirements of category 1 or 2 and that it has no flame retardant properties.

This information is provided to assist in terms of any risk assessment and mitigation strategy. The categories are defined in the annex in relation to the measurement achieved in BS EN ISO 1716; 2010.

The results of this screening will be notified to the Department of Communities and Local Government at the same time as they have been released to you.

What do these results mean?

Aluminium Composite Material cladding panels are not in themselves dangerous. But it is important that the right type is used in the right place.

If the sample was obtained from a location above 18m and has tested as Category 2 or Category 3, DCLG has requested us to send the attached advice note at **Annex A**.

DCLG Advice

The Department's view is that cladding material found to be in either Category 2 or Category 3 in the BRE screening test would not meet the requirements for limited combustibility set out in Approved Document B guidance.²

Local Fire and Rescue Service

When DCLG receive this report, if testing indicates Category 2 or 3, they will inform the National Fire Chiefs Council who will immediately contact the relevant fire and rescue service with details of the building to enable them to provide support and advice.

You should still also seek to contact the fire authority as per guidance in **Annex A**.

ANNEX A

Please see attached Annex A - Letter to LAs and HAs

ANNEX B – Definition of categories

Category 1: Calorific potential ≤ 3 MJ/kg

Category 2: Calorific potential > 3 MJ/kg and ≤ 35 MJ/kg

Category 3: Calorific potential > 35 MJ/kg

Please note that these are material test results obtained from burning in a pure oxygen atmosphere and should only be used within this context.

² Approved Document B (ADB) sets out a number of methods for testing the performance of materials in fires. The BRE screening test has been designed to provide a reliable proxy for determining ACM fire performance against the requirements of wider ADB guidance.



Department for
Communities and
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To Local Authority Chief Executives and
Housing Association Chief Executives
By Email

22 June 2017

Safety checks following Grenfell Tower fire

Thank you all for your continued work following the appalling tragedy in North Kensington. Our priority must continue to be checking on the safety of buildings and listening to and being open with residents, and reassuring them as much as possible.

My letter of 18 June asked that local authorities and other registered providers of social housing identify whether any panels used in new build or refurbishment are of a particular type of cladding made of Aluminium Composite Material (ACM).

The testing process for samples of cladding is underway and the attached note sets out the action that an independent panel of experts advise must immediately be taken if it is determined that the insulation within Aluminium Composite Material (ACM) is unlikely to be compliant with the requirements of the current Building Regulations. This advice has been endorsed by the National Fire Chiefs Council who will be circulating it separately to their members.

These interim mitigating measures must immediately be implemented to ensure the safety of residents, pending replacement of the cladding.

If you have any questions about the testing process for the cladding please email housingchecks@communities.gsi.gov.uk

If you have questions about the advice on action which needs to be taken please contact safetychecks@communities.gsi.gov.uk.

Yours sincerely

MELANIE DAWES

Annex A: EMERGENCY FIRE SAFETY REVIEW

If it is determined that the insulation within Aluminium Composite Material (ACM)¹ is unlikely to be compliant with the requirements of the current Building Regulations guidance, it is essential that you **immediately** implement the following interim mitigating measures to ensure the safety of residents, pending replacement of the cladding.

Interim measures recommended by independent panel of experts

Notify Fire and Rescue Service.

Inform your local fire and rescue service fire safety/protection department. Failure to do so may put fire-fighters as well as residents at risk. The fire and rescue service will carry out an urgent inspection with the 'responsible person' to ensure that they are identifying and introducing appropriate interim measures, as set out below. The fire service will carry out a further inspection once the interim measures have been completed:

- Check that the fire risk assessment has been carried out within the previous 12 months and that the recommendations within the action plan of the assessment have been completed; also, confirm that there have been no material changes (to the building, the fire safety measures or the occupancy) that could, potentially, undermine the validity of the fire risk assessment. If no fire risk assessment has been carried out, you must **immediately** arrange for a fire risk assessment to be carried out by a competent person (eg by a person who is listed on a register of fire risk assessors operated by a professional body or certification body, or, preferably, by a company that is certificated by a third party certification body, that is, itself, accredited by the United Kingdom Accreditation Service to operate the certification scheme). Guidance on choosing a competent assessor is here <http://www.cfoa.org.uk/19532>
- Engage with residents to ensure they fully understand the emergency fire procedures in the building, particularly the meaning of "stay put". Ensure that fire procedure notices are accurate.
- Check that, at ground level, or on any balconies, there are no combustible materials (eg storage of refuse) in the vicinity of the cladding. Ensure that there are measures to prevent combustible materials in such locations (eg by temporary barriers or instructions to residents). Instruct residents that they must not have any barbeques on any balcony.
- Check that all flat entrance doors, and doors that open onto escape corridors and stairways, are fire-resisting and effectively self-closing against any resistance of a latch (or, for example, in the case of plant rooms or cupboards, are kept locked shut.) For guidance on these doors, consult the Local Government Association guidance on fire

¹ For the avoidance of doubt; the core (filler) within an Aluminium Composite Material (ACM) is an "insulation material/product", "insulation product", and/or "filler material" as referred to in Paragraph 12.7 ("Insulation Materials/Products") in Section 12 "Construction of external walls" of Approved Document B (Fire safety) Volume 2 Buildings other than dwelling houses. (The important point to note is that Paragraph 12.7 does not just apply to thermal insulation within the wall construction, but applies to any element of the cladding system, including, therefore, the core of the ACM).

safety in purpose-built blocks of flats - <https://www.local.gov.uk/fire-safety-purpose-built-flats> - but, in general, doors that were deemed to be fire-resisting at the time of construction of the block will be satisfactory. Replace any non-fire-resisting doors (such as non-fire-resisting upvc doors) immediately with doorsets (i.e. doors and frames) that are third party certificated as providing at least 30 minutes fire resistance.

- Check all walls that separate flats, plant and store rooms, etc from escape routes to ensure there are no obvious routes for fire or smoke spread (eg, holes where services, such as pipes and cables, pass through walls).
- Check that any smoke control systems, including associated fire detection systems, are operating correctly.
- Check all facilities provided for fire-fighters, including fire-fighting lifts and dry or wet rising mains. If you have **ANY** concerns you should contact your local fire and rescue service, who will, if they have not already done so, carry out an inspection to ensure functionality.
- Ensure that there is sufficient roadway access and hardstanding for firefighting vehicles attending incidents and to be set up to fight any fire externally.
- Check that insulation or other materials that form the façade meet all relevant standards.

If the building is protected by an automatic sprinkler system (or equivalent fire suppression system) you might not need to take any further interim measures before replacement of the cladding.

If the building is not protected by a suitable suppression system you must consider the need for interim measures. The measures adopted need to be based on an assessment of the risk by a competent person, but the following must, at least, be considered:

- Residents to be advised to ensure all smoke alarms are present and working in their flat; to report concerns about fire safety measures in the building (eg presence of combustible materials in escape routes) to their landlord and, understand the purpose of any interim measures begin taken.
- Closure of car parks in which a vehicle fire could impinge on cladding.
- Provision of a temporary communal fire alarm system, comprising smoke detectors in circulation areas and plant rooms, and fire detectors (possibly heat detectors, rather than smoke detectors) in conjunction with fire alarm sounders in each flat. This will enable the entire block to be evacuated simultaneously in the event of fire. This option is unlikely to be suitable for tall blocks, in which a large number of people would need to use escape routes at the same time. The system may comprise a wireless system, using radio to link devices.
- Provision of a fire watch by appropriately trained patrolling security officers/wardens.

- In the case of the most serious risk, consideration must be given to moving all residents out of the block until satisfactory remedial work has been done.

Construction Typology

- TRADITIONAL (Brick/Block)
- RC Frame

