



Stafford House – fire safety update

24 November 2020

Agenda



- Welcome & Introductions
- Background
- Action to date
- Planning application proposals
- Next Steps and future communications
- Homeowner only queries

Welcome



- Rob Mills, Director of Customer Experience (South)
- Holly Sheppard, Contract Manager
- Jason Paine, Podium Surveying

Housekeeping

- Please put yourself on mute
- Ask questions through the chat
- Opportunity for questions at the end
- General overview for all residents, then homeowner specific questions at the end

**Meeting will be recorded for residents unable to attend*

Background 1



- Customer health and safety is our number 1 priority
- Grenfell Tower tragedy – 14 June 2017
- Annual Fire Risk Assessments (FRA) carried out, last one Jan 2020. All the actions identified from the FRA action plan completed
- Commissioned a specialist company to survey both buildings, including the external wall coverings, and to advise on the fire integrity, structure and construction of the buildings.

Background 2 – Official Guidance



- Government guidance changed since Grenfell
- Dec 2018, Advice Note 14 – Guidance for building owners with non-Aluminium Composite Materials (ACM) in external wall systems, including cladding and insulation. ‘Decision tree’ relating to the suitability of external wall materials of residential buildings over 18 metres (6 storeys) high.
- External Wall System (EWS1) assessment. Building owners required to appoint a competent fire safety professional to carry out a review and give the building an EWS certificate. If the building is found to have no combustible materials, this will then be reflected in the certificate, and lenders and valuers will be able to give the homes within the block a valuation. The new certificates will be accepted across the housing sector. Certificate lasts for 5 years

Identified issues



■ Rainscreen cladding system to the gable end

- Installed in 2011 to protect masonry from rain penetration and dampness
- 40mm thick steel sheet composite panels with PIR (polyisocyanurate) insulation cores.
- Not ACM (aluminium composite material)
- Met Building Regulations at the time of construction, B rating (Combustible materials: Very limited contribution to fire)
- Would not meet current standards, as need a minimum of A2 rating (non-combustible material)
- Mineral wool cavity barriers installed at each floor. Unfortunately, installed wrong way round, should have been installed with the silver face in the horizontal



Identified issues



■ Top floor

- 7th floor added in 2004, following office conversion
- Timber construction (rest of the building is concrete frame from ground to 6th floor)
- Combustible material (Sarnafil single ply membrane) used in wall and roof construction. Compliant for roof construction, not for external walls

(View of top floor from Alexander House)



Action to date 1



- FRA remedial actions previously completed
 - Reducing excessive gaps around communal doors
 - Improved fire stopping in communal electrical service cupboards
 - Updating and replacing missing fire safety signs
 - Removing waste and personal items stored in the common areas
- Fire alarm tested every week
- Emergency lighting tested monthly and serviced annually
- Weekly walk around building by Accent's Fire & Safety Assessor
- Joint inspections with Accent, Hampshire Fire & Rescue Service (FRS) and Rushmoor BC
- Hampshire FRS annual inspection of the building
- Offered free testing of portable appliances in resident's flats

Action to date 2



- Dedicated Accent Project Team inc Podium Surveying, Rushmoor BC (Building Control and Planning)
- Building Safety Manager appointed (ahead of legislation), to inform Project Team
- Dedicated e-mail address – aldershotfiresafety@accentgroup.org
- Dedicated web page – <https://www.accentgroup.org/alexander-house/>

Planning proposals



■ Rainscreen cladding

- Removal of existing cladding, including firebreaks and supporting metal rail system
- New metal faced panels installed, directly through brick leaf to concrete structure behind

■ Top Floor

- Dismantle existing timber framed construction on 7th floor, make good
- Installation of new insulation layer and membrane roof covering

- External decorations to previously painted surfaces, and minor cyclical repairs to windows and doors

Accent Housing will be meeting the cost of the fire remedial work

Timescales



- Planning application submitted – 12 Nov 2020
- Application to be validated/accepted by Rushmoor Borough Council.
- Expecting a decision within 8 weeks of confirmed date.

- Works to be tendered – aiming for Dec 2020, but may be Jan 2021
 - If Dec 2020, contractor appointed end of March 2021
 - If Jan 2021, contractor appointed late April 2021

- Start on site – Spring 2021

- Works completed – Late Spring/early Summer 2022

**These are anticipated timescales, may be subject to change*

Next Steps



- Once planning approved and contractor appointed, will confirm start on site and timeframes
- Site office in Stafford House car park
- Contractor Resident Liaison Officer to be appointed, with on site presence
- Regular updates via email and on website. Next update likely to be in new year. Further meetings to be arranged



Any Questions?

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