

<b>LONDON BOROUGH OF CAMDEN</b>	<b>WARDS: ALL</b>
<b>REPORT TITLE:</b> Building Safety Case Update report	
<b>REPORT OF:</b> Director of Property Management	
<b>FOR SUBMISSION TO:</b> Fire Safety & Compliance Advisory Panel	<b>DATE:</b> 12 <sup>th</sup> October 2022
<p><b>SUMMARY OF REPORT</b></p> <p>This report sets out the Building Safety Act requirement for the Council to register higher-risk residential buildings with the Building Safety Regulator and to submit Building Safety Case reports for the Regulator's approval.</p> <p><b>Local Government Act 1972 – Access to Information</b></p> <p>No documents were used in the preparation of this report which required to be listed</p> <p><b>Contact Officer:</b> Melissa Dillon, Resident &amp; Safety Engagement &amp; Governance Lead</p> <p>Tel: 0207 974 3100</p> <p>Email: <a href="mailto:melissa.dillon@camden.gov.uk">melissa.dillon@camden.gov.uk</a></p>	
<p><b>WHAT DECISIONS ARE BEING ASKED FOR?</b></p> <p>The Panel is asked to note the report and provide views and comments on resident engagement strategies and the publication and format of building safety information.</p>	

Signed:



Director Property Management  
Date: 26<sup>th</sup> September 2022

## **1. What Is This Report About?**

- 1.1 This report provides an update for the Panel on the development of the new building safety regime introduced by the Building Safety Act 2022. The report sets out the requirements for building owners to register higher-risk buildings with the Building Safety Regulator during 2023 and to produce Building Safety Case reports and submit them for approval to the Regulator.

## **2.0 What is a Higher-Risk Building?**

- 2.1 As set out in a report elsewhere on the agenda the Building Safety Act 2022 defines higher-risk residential buildings as those that are at least 7 floors or 18m in height. The government is due to publish regulations for the overall definition of buildings included and excluded in the design and construction part of the Building Safety Act and to confirm the method for the measuring height and number of storeys of buildings covered by the Act.
- 2.2 Between April and October 2023 building owners will have to register higher-risk buildings with the Building Safety Regulator who is based in the Health & Safety Executive. From April 2024 owners must submit Building Safety Case reports to the Regulator explaining how these buildings are maintained safely and how residents are involved and informed about the safety of their building.
- 2.3 The Regulator will issue a programme setting out the order in which it requires the Council to submit Building Safe Cases, this is expected to be in tranches over a period of up to five years. A list of the Camden Council owned residential buildings which must be registered and for which a building safety case will be required is attached as appendix 1 the report.

### **Building Safety Resident Engagement Strategies**

- 2.4 Each building safety case must include a Residents Engagement Strategy for the individual building, developed in consultation with the residents of that building. The Tenant Participation Advisory Service have produced a best practice guide to this process, setting how to develop such strategies and to ensure that resident voices are heard. A copy of the guide is attached as appendix 2 to this report

## **3.0 What is a Building Safety Case?**

- 3.1 A Building Safety Case is the detailed, design, construction, technical and management information about a building and the gas, water, electrical, fire and other safety systems provided in it. It includes information about
- the occupation and management of the building
  - how it is kept in good repair
  - how it is serviced and kept clean

- how it's owners and managers ensure that it is kept safe
  - how it's owners and managers communicate with and listen to residents and involve them in keeping the building safe
- 3.2 As set out in section 2 building owners have to prepare a summary of all the safety case information – the Building Safety Case Report – providing the Regulator and residents with an explanation of how and why the building is safe (and kept safe) for occupation. The report must contain links to plans and records that make up the Building Safety Case and building owners may be required to provide access to more information if the Regulator requires it; the Regulator may also choose to inspect the building.
- 3.3 When the Regulator is satisfied with the Safety Case report they will issue a Building Assessment Certificate authorising the continued occupation of the building for a period, expected to be up to five years. Building owners will have to resubmit updated building safety case reports on a cyclical basis, and if and when they change the façade or structure of the building or extend it, or carry out major refurbishments.
- 3.4 Final guidance on the registration of higher-risk building and the content of building safety case reports and the submission timetable are expected to be published by government and the Regulator by spring 2023. The Regulator has published information about the approach building owners should take to the preparation of Building Safety Cases and Building Safety Case reports and the information that will be required. Panel members can find the current guidance on the Health & Safety Executive website at:

[Safety cases and reports - Building safety - HSE](#)

#### 4.0 **Next Steps**

- 4.1 Camden is in the process of recruiting Building Safety Managers (BSMs) to work in the Property Management Directorate alongside our in-house fire safety advisers and major works teams. From January 2023 this new team will start work on the development of building safety cases/building safety case reports and the resident engagement strategies that sit alongside them.
- 4.2 The BSMs will have the technical and building safety expertise to develop the reports and will work closely with residents to ensure that the engagement strategies for individual buildings reflect their needs and concerns. As Panel members will see from the Regulators guidance the building safety case report needs to include a description of the resident engagement strategy for the building ( the Building Safety Act requires building owners to work with residents of each high-rise building to produce and building safety engagement strategy for their homes).
- 4.3 Building owners will have to demonstrate to the Regulator that

- residents have a real voice in developing and maintaining building safety in their homes
- how they have determined the best way of communicating building safety information
- how they tailor communication to meet residents' need

4.4 We need to provide advice and guidance to the new BSMs on what Camden would expect to see in Residents Engagement Strategies and the kind of safety information residents will want to see about the safety of their buildings and that we should publish on the Camden website.

4.5 The panel is asked for their views and comments on what:

- What should be included in a Resident Engagement Strategy
- How would residents access Building Safety Case reports
- What would Panel like to see on website in addition to FRAs
  - compliance certificates
  - Building Assessment Certificates
  - Refuse collection and caretaking cleaning cycles?

## 5. **Environmental Implications**

5.1 There are no immediate environmental implications arising from the measures described in the report.

## 6. **LEGAL COMMENTS**

6.1 Legal comments have been incorporated in the preparation of the report.

## 7. **FINANCE COMMENTS**

7.1 The report asks the Fire Safety & Compliance Advisory Panel to note and provide views and comments on resident engagement strategies and the publication and format of building safety information. Finance notes content of report and there are no financial implications to comment at this stage.

ENDS

## APPENDIX 1.

### Provisional list of Buildings requiring registration with Building Safety Regulator and the submission of Building Safety Cases

TYPEPROPERTY	Number of floors (Ground and above)	Block Name	Ward	Post code
High Rise 10+	21	1-80 DALEHEAD (CONS)	St Pancras & Somers Town	NW1 2JL
High Rise 10+	21	1-80 GILLFOOT (CONS)	St Pancras & Somers Town	NW1 2JP
Purpose Built Blocks	7	1-42 HOLMROOK (CONS)	St Pancras & Somers Town	NW1 1DD
High Rise 10+	21	1-80 OXENHOLME (CONS)	St Pancras & Somers Town	NW1 2JN
High Rise 10+	10	1-29 FAVERSHAM HOUSE (CONS)	St Pancras & Somers Town	NW1 0LA
Purpose Built Blocks	8	1-59 CROWDALE COURT (CONS)	St Pancras & Somers Town	NW1 1TY
Purpose Built Blocks	7 & 8	1-114 GODWIN COURT (CONS)	St Pancras & Somers Town	NW1 1NN
Purpose Built Blocks	8	1-32 THE CHENIES (CONS)	St Pancras & Somers Town	NW1 1UH
High Rise 10+	10	1-72 Park View House (previously Cecil Rhodes House)	St Pancras & Somers Town	NW1 1UG
Purpose Built Blocks	7	119-184 (CONS) MAYFORD	St Pancras & Somers Town	NW1 1PA
Purpose Built Blocks	7	22-53 MAYFORD	St Pancras & Somers Town	NW1 1NX
High Rise 10+	19	1-70 BUCKLEBURY (CONS)	Regent's Park	NW1 3LB
High Rise 10+	11	1-44 ENGLEFIELD (CONS)	Regent's Park	NW1 3LN
High Rise 10+	11	1-44 SWALLOWFIELD (CONS)	Regent's Park	NW1 3PJ
High Rise 10+	19	1-70 THE COMBE (CONS)	Regent's Park	NW1 3LG
Purpose Built Blocks	7	1-67 CARTMEL (CONS)	Regent's Park	NW1 3SH

Purpose Built Blocks	9	1-60 LANGDALE (CONS)	Regent's Park	NW1 3RA
Purpose Built Blocks	9	1-60 HARRINGTON HOUSE (CONS)	Regent's Park	NW1 3RB
Purpose Built Blocks	9	1-60 HAWKSHEAD (CONS)	Regent's Park	NW1 3RJ
Purpose Built Blocks	9	1-60 MACKWORTH HOUSE (CONS)	Regent's Park	NW1 3RE
High Rise 10+	11	1-44 GRASMERE (CONS)	Regent's Park	NW1 3QL
High Rise 10+	11	1-44 BORROWDALE (CONS)	Regent's Park	NW1 3QG
High Rise 10+	11	1-44 PATTERNDALE (CONS)	Regent's Park	NW1 3QJ
Purpose Built Blocks	7 & 8	1-23 GRISEDALE (CONS) 1-16 ENNERDALE	Regent's Park	NW1 3QD
High Rise 10+	10	1-44 DERWENT (CONS)	Regent's Park	NW1 3JR
High Rise 10+	11	1-44 RYDAL WATER (CONS)	Regent's Park	NW1 3ED
Purpose Built Blocks	7	1-32 WATERHEAD & 1-28 THE TARNs	Regent's Park	NW1 3RP
Purpose Built Blocks	9	1-71 FAIRFIELD (CONS)	Regent's Park	NW1 7LE
High Rise 10+	10	1-32 LINDALE	Regent's Park	NW1 3QD
Purpose Built Blocks	7	1-24 MARDALE	Haverstock	NW1 3FJ
Purpose Built Blocks	9	1-34 WINCHESTER APARTMENTS	Regent's Park	NW1 3EN
High Rise 10+	21	1-120 BACTON (CONS)	Cantelowes	NW5 4PU
Purpose Built Blocks	8	REP BLK 24-82A (EVEN) CASTLE COURT	Camden Town with Primrose Hill	NW1 8PU
Purpose Built Blocks	7	1-35 HEYBRIDGE (CONS) & 1-32 WIDFORD	Camden Town with Primrose Hill	NW1 8TD
Purpose Built Blocks	8	1-62 CANDIDA COURT (CONS)	Camden Town with Primrose Hill	NW1 8PY
Purpose Built Blocks	8	1-62 LORRAINE COURT (CONS)	Camden Town with Primrose Hill	NW1 8SG
Purpose Built Blocks	7	1-56 TORBAY COURT (CONS)	Camden Town with Primrose Hill	NW1 8RL

High Rise 10+	19	1-91 DENTON (CONS)	Haverstock	NW1 8BN
Purpose Built Blocks	8	1-32 MEAD CLOSE (CONS)	Haverstock	NW1 8HG
Purpose Built Blocks	8	1-32 RUGMERE (CONS)	Haverstock	NW1 8HE
Purpose Built Blocks	7	1-24 TOTTENHALL (CONS)	Haverstock	NW1 8EX
Purpose Built Blocks	8	1-32 BEAUVALE (CONS)	Haverstock	NW1 8EY
High Rise 10+	15	1-56 CAYFORD HOUSE (CONS)	Gospel Oak	NW3 2XG
High Rise 10+	15	1-56 PALGRAVE HOUSE (CONS)	Gospel Oak	NW3 2QJ
High Rise 10+	11	13-62 BARRINGTON COURT (CONS)	Gospel Oak	NW5 4AT
Purpose Built Blocks	7	1-27 HAZEL HOUSE (CONS)	Haverstock	NW3 2HB
Purpose Built Blocks	7	1-27 ROWAN HOUSE (CONS)	Haverstock	NW3 2EY
High Rise 10+	13	1-50 MONMOUTH HOUSE (CONS)	Kentish Town	NW5 3BX
Purpose Built Blocks	7	1-160 SOUTHFLEET (CONS)	Haverstock	NW5 4DD
Purpose Built Blocks	9	1-48 WENDLING (CONS)	Gospel Oak	NW5 4QU
Purpose Built Blocks	7	Flat 1-21, 2 Vicars Road	Gospel Oak	NW5 4AA
High Rise 10+	20	1-102 MARY GREEN TOWER (CONS)	Kilburn	NW8 0BP
High Rise 10+	20	1-102 CASTERBRIDGE (CONS)	Kilburn	NW6 4DP
High Rise 10+	20	1-102 SNOWMAN HOUSE (CONS)	Kilburn	NW6 4DN
Purpose Built Blocks	8	1-54 EMMINSTER (CONS)	Kilburn	NW6 4DL
Purpose Built Blocks	7	1-42 CAMPDEN HOUSE (CONS)	Swiss Cottage	NW6 4RN
Purpose Built Blocks	9	1-24 GLOVER HOUSE (CONS)	Swiss Cottage	NW6 4RJ
Purpose Built Blocks	7	1-43 HICKES HOUSE (CONS)	Swiss Cottage	NW6 4RP

Purpose Built Blocks	7	1-26 NOEL HOUSE (CONS)	Swiss Cottage	NW6 4RL
Purpose Built Blocks	9	1-56 LANGHORNE COURT (CONS)	Swiss Cottage	NW8 0SD
Purpose Built Blocks	9	1-52 TAYLER COURT (CONS)	Swiss Cottage	NW8 0SB
Purpose Built Blocks	9	1-54 FARJEON HOUSE (CONS)	Swiss Cottage	NW6 4TL
Purpose Built Blocks	7	37-62 TEMPLAR HOUSE (CONS)	Fortune Green	NW2 3TD
High Rise 10+	14	131 - 143 Belsize Rd (Fla 1-47)	Kilburn	NW6 4BR
Sheltered	7	2-212A FOUNDLING COURT (CONS)	Bloomsbury	WC1N 1AN
Sheltered FRAs	7	1-187A O'DONNELL COURT (CONS)	Bloomsbury	WC1N 1AQ
High Rise 10+	14	1-120 VESAGE COURT (CONS)	Holborn & Covent Garden	EC1N 7RE
High Rise 10+	12	1-48 GLYNDE REACH (CONS)	King's Cross	WC1H 8JZ
Purpose Built Blocks	7	1-37 WARNHAM (CONS)	King's Cross	WC1H 8JP
High Rise 10+	14	1-56 CHANCELLORS COURT (CONS)	Holborn & Covent Garden	WC1N 3JP
High Rise 10+	14	1-56 BABINGTON COURT (CONS)	Holborn & Covent Garden	WC1N 3JT
High Rise 10+	10	1-50 BLEMUNDSBURY (CONS)	King's Cross	WC1N 3PF
Purpose Built Blocks	7	1-42 WINDMILL (CONS)	Holborn & Covent Garden	WC1N 3PG
Purpose Built Blocks	8	2 GREVILLE STREET (FLATS 1-10) & 6 GREVILLE STREET	Holborn & Covent Garden	EC1N 8PQ
High Rise 10+	10	1-54 JEYGROVE COURT (CONS)	Holborn & Covent Garden	EC1N 8LB
High Rise 10+	18	REP BLK 1-137 LULWORTH (CONS)	St Pancras & Somers Town	NW1 9SS
Purpose Built Blocks	8	REP BLK 1-40 HADDO HOUSE (CONS)	Highgate	NW5 1PX
Purpose Built Blocks	8	1-43 GRANGEMILL (CONS)	Kentish Town	NW5 1XH
Purpose Built Blocks	8	1-51 ABORFIELD (CONS)	Kentish Town	NW5 2UD
Purpose Built Blocks	8	1-59 GREATFIELD (CONS)	Kentish Town	NW5 2UE



High Rise 10+	21	9A YORK WAY	Cantelowes	N7 9GY
Purpose Built Blocks	7	9B YORK WAY	Cantelowes	N7 9GY
Purpose Built Blocks	7	9C YORK WAY	Cantelowes	N7 9GY
Purpose Built Blocks	7	14-16 WROTHAM ROAD	St Pancras and Somers Town	NW1 0RE
Purpose Built Blocks	9	1-60 AUGUSTUS HOUSE (CONS)	Regent's Park	NW1 3TB
Purpose Built Blocks	7	1-107 WOODHALL (CONS)	Regent's Park	NW1 3JP
High Rise 10+	11	1-64 HARDINGTON (CONS)	Haverstock	NW1 8HN
High Rise 10+	19	1-72 BLASHFORD (CONS)	Belsize	NW3 3RX
High Rise 10+	23	1-3,5,7-161 BRAY (CONS)	Belsize	NW3 3JX
Purpose Built Blocks	7	1-36 BRIDGE HOUSE (CONS)	Haverstock	NW3 3QD
High Rise 10+	23	1-161 BURNHAM (CONS)	Belsize	NW3 3JR
Purpose Built Blocks	7	1-29 CHALFORD (CONS)	Swiss Cottage	NW3 6LG
High Rise 10+	23	1-158 DORNEY (CONS)	Belsize	NW3 3PP
High Rise 10+	12	1-32 ELLERTON (CONS)	Fortune Green	NW6 1LX
Purpose Built Blocks	9	1-24 FALCON HOUSE (CONS)	Kilburn	NW6 5UD
High Rise 10+	23	1-161 TAPLOW (CONS)	Belsize	NW3 3NY
Purpose Built Blocks	7	1-14 BEACONSFIELD (CONS)	Holborn & Covent Garden	WC1R 4PA
Purpose Built Blocks	7	BOSWELL HSE/SPRINGWATER/RICHBELL	Holborn & Covent Garden	WC1N 3PR
Purpose Built Blocks	7	1-38 BRAMBER (CONS)	King's Cross	WC1H 8JS
Purpose Built Blocks	7	1-166 CAVENDISH MANSIONS (CONS)	Holborn & Covent Garden	EC1R 5DQ
Purpose Built Blocks	7	1-42 FALCON (CONS)	Holborn & Covent Garden	WC1N 3AA

Purpose Built Blocks	7	1-30 GORDON MANSIONS (CONS)	Bloomsbury	WC1E 7HE
Purpose Built Blocks	7	31-75 GORDON MANSIONS (CONS)	Bloomsbury	WC1E 7HG
Purpose Built Blocks	9	30/40 GRAFTON WAY	Bloomsbury	WC1E 6DY
High Rise 10+	11	25 GRESSE ST (FLATS 1-92 CONS)	Bloomsbury	W1T 1QW
Purpose Built Blocks	7	1-35 HUNTER HOUSE (CONS)	Bloomsbury	WC1N 1BE
High Rise 10+	12	1-44 LANGDON HOUSE (CONS)	Holborn & Covent Garden	EC1N 7TN
High Rise 10+	10	1-30 LAYSTALL COURT (CONS)	Holborn & Covent Garden	WC1X 0AH
Purpose Built Blocks	9	11-84 MEDWAY COURT (CONS)	King's Cross	WC1H 9QZ
High Rise 10+	12	1-33 MULLEN TOWER (CONS)	Holborn & Covent Garden	WC1X 0AG
High Rise 10+	13	8 NEWTON STREET (FLATS 1-50 CONS)	Holborn & Covent Garden	WC2B 5EG
Purpose Built Blocks	7	1-70 SEYMOUR HOUSE WC1 (CONS)	Bloomsbury	WC1H 9RH
High Rise 10+	10	1-32 SOMERTON HOUSE (CONS)	King's Cross	WC1H 9AA
Purpose Built Blocks	7	1-23 TRENTISHOE MANSIONS (CONS)	Holborn & Covent Garden	WC2H 0JE
High Rise 10+	14	1-62 WINTER GARDEN HOUSE (CONS)	Holborn & Covent Garden	WC2B 5ND
Sheltered	8	40 HAMPSTEAD ROAD, Flats 1, 2, 4, 6, 7, 9, 11, 12, 13, 14, 17, 18, 22, 23	Regent's Park	NW1 2PX

**ENDS**

**Appendix 2 – TPAS Best Practice Guide to Building Safety Resident Engagement Strategies**