

Title: Responding to the Hackitt Review

Recommendations: The DMC is asked to note the report

Report Summary: This report provides an update on the May 2018 Hackitt Review report and the need for the Council to prepare its services for the implementation of a new statutory safety regulation regime.

1.0 Hackitt Report May 2018

- 1.1 The Hackitt Review report was published in May 2018 and made a total of 52 recommendations covering Higher Risk Residential Buildings (HRRBs), procurement, design and construction processes and the competence and responsibilities of those involved in the development, regulation and management of buildings.
- 1.2 As a result, the Ministry of Housing, Communities & Local Government (MHCLG) have set up 11 expert implementation working groups to produce an integrated statutory regulatory framework for fire safety. Each working group is focussing on a specific construction related professional role. This includes:

Developing New Legislation

- 1.3 The working groups are providing quarterly progress reports to government; Working Group 6 - Building Control/Building Standards has already been in operation for a year and will be the first to report perhaps by the end of 2018/19. The other ten working groups are due to produce their final reports 12 months from inception.
- 1.4 Hackitt work groups submitted their initial comments to MHCLG in October 2018 to enable civil servants to begin the drafting process for primary legislation. The target date for introduction of a consultation White Paper is Spring 2019 to be followed by consideration of a Bill in Parliament in Autumn 2019.
- 1.5 The new law will come into force and be followed by a transitional period during which building owners/managers will have to comply with the revised safety system. The expectation is that new primary legislation will cover HRRBs and that government will produce secondary legislation to apply to a wider range of buildings during the transitional period.

Creation of New Joint Competent Authority (JCA)

- 1.6 Hackitt proposes that government adopt a new regulatory framework with an initial focus on multi-occupancy higher risk residential buildings (HRRBs) that are 10 storeys or more in height; with oversight of HRRBs to be provided only through:

- Local Authority Building Standards (building control)
 - New Joint Competent Authority (JCA)
 - Fire & Rescue authorities and the Health and Safety Executive
- 1.7 The proposed JCA will have new powers to oversee the design, construction and occupation of new and refurbished HRRBs through the three new gateway processes and the creation and maintenance of data for the lifetime of the building.

2.0 What are the implications of Hackitt for the Council?

- 2.1 The Council owns and manages 33,000 homes covering a wide range of property types and uses; the Council has 44 existing HRRB's (10 floors & above) and the CIP programme has/will continue to build new HRRBs at Bacton, Maiden Lane, Abbey, Agar Grove and Somers Town.
- 2.2 Camden is committed to ensuring its housing stock and other buildings meet all relevant safety regulations and has to take Hackitt's recommendations into account to ensure the appropriate resources are in place so that this is achieved.
- 2.3 Our safety work streams to date have been aligned to the findings of the interim 2017 Hackitt report, we now need to expand our work to be ready for the implementation of the new regulatory framework.

3.0 Working with residents

- 3.1 In 2017 we contacted 17,000 individual residents and asked them three questions about what general, building and fire safety meant to them. In total 350 people responded with very specific opinions and concerns about fire safety but also particular concerns about anti-social behaviour and crime. The findings were analysed and used to inform the initial resident safety engagement strategy.
- 3.2 The Council has also set up a new Fire Safety Advisory Panel (FSAP) which brings together residents, councillors, officers and the London Fire Brigade to talk through the Council's approach to fire safety and improving the way it works. The panel meets in public and its papers are available on the Council's website, link provided below: (<http://democracy.camden.gov.uk/mgCommitteeDetails.aspx?ID=765>).
- 3.3 Looking forward the Council will continue to engage residents and work with DMCs, the FSAP and other bodies such as Camden Association of Street Properties and the Leaseholders' Forum on how the Hackitt recommendations will be implemented. This will help us to:
- Publish a defining statement setting out the scale and scope of the resident safety programme
 - Develop resident safety engagement processes and improve services by talking to residents and listening to what they say
 - Work with residents to review tenancy agreements and lease terms to understand how residents can adopt a safe living approach and what the Council needs to do to support this
 - Provide information and training for staff and residents in understanding their safety responsibilities

ENDS