

Appendix two – background on structural issues

The Broadwater Farm estate was constructed between late sixties and early seventies using large panel system techniques. This is the same method of construction as that used for Ronan Point in the London Borough of Newham, where a gas explosion in 1968 from a gas hob caused progressive collapse of one corner of the block. Following the Ronan Point disaster, regulations were introduced governing the structural requirements for Large Panel system buildings.

A summary of the issues identified are as follows:

- **Medium rise blocks (x9 – Rochford, Martlesham, Stapleford, Debden, Hawkinge, Manston, Lympne, Croydon, Hornchurch)**
All failed tests to have gas supplies in buildings. Flank walls on wings require structural works.

Copy of structural surveys:

https://www.homesforharingey.org/sites/default/files/broadwater_farm_medium_rise_structural_investigation_report.pdf

Option appraisal on solutions to structural issues

https://www.homesforharingey.org/sites/default/files/broadwater_farm_heating_and_hot_water_options_appraisal.pdf

- **Kenley**
Passed all required tests.

Copy of structural surveys

https://www.homesforharingey.org/sites/default/files/broadwater_farm_northolt_and_kenley_structural_investigation_report.pdf

- **Northolt**
Failed required test for LPS building without gas (building does not have gas). Costs of rectification estimated at circa £14m.

Copy of structural surveys and cost estimate for rectification

https://www.homesforharingey.org/sites/default/files/broadwater_farm_northolt_and_kenley_structural_investigation_report.pdf

https://www.homesforharingey.org/sites/default/files/broadwater_farm_northolt_structural_cost_estimate.pdf

- **Tangmere**
Failed required test for LPS building with and without gas. Costs of rectification estimated at circa £19m.

Copy of structural surveys

https://www.homesforharingey.org/sites/default/files/broadwater_farm_tangmere_structural_cost_estimate.pdf

https://www.homesforharingey.org/sites/default/files/broadwater_farm_tangmere_structural_investigation_report.pdf