

Report for	Overview and Scrutiny Committee – 30 March 2023
Title	Building Safety Case & Resident Engagement Strategy update
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1. Introduction

- 1.1 The Building Safety Act was introduced in April 2022 and will shortly be supported by forthcoming secondary legislation. However, the indications are that there will be a requirement for all high-rise residential buildings (that is, buildings that are over 18 metres high, or have seven or more storeys, and contain two or more separate homes), to be registered with the Building Safety Regulator before October 2023 and it is anticipated that the arrangements for registering buildings with the regulator will go live on 12th April 2023.
- 1.2 Under the Building Safety Act 2022 (the Act), Haringey Council must have an approved resident engagement strategy that meets the needs of residents who live in buildings defined as high-risk under the Act. Under the Act there will be a new Building Safety Regulator who will review, approve and sign off resident engagement strategies when issuing building-safety certificates for new buildings or approving safety cases for existing buildings.
- 1.3 In order to provide Key Building Information once buildings have been registered. Key building information will be gathered in order to compile the Building Safety Case. This report is an update on findings of the pilot building safety case process for Kenneth Robbins House and the additional information and resources needed for it to be fully developed and to prepare safety cases for the remaining high-rise residential buildings within Haringey.
- 1.4 It also confirms that we have developed a resident engagement strategy to set out our framework for involving residents of high-risk buildings when making decisions that relate to the safety of their home.
- 1.5 The pilot building specific resident engagement strategy, which we have developed with residents of Kenneth Robbins House, aims to make sure that

residents can feel confident in expressing how they want to be involved in order for their needs to be met.

2. Recommendation

2.1 The Committee is recommended to: -

- a) Note the report

3. The Pilot Safety Case

3.1 This report is an update on findings of the pilot building safety case process for Kenneth Robbins House and the resources needed for it to be fully developed and to prepare safety cases for the remaining high-rise residential buildings within Haringey.

3.2 During 2021 the Council agreed to a building safety case pilot for Kenneth Robbins House. This decision was taken based on the recommendations made in a previous report (appendix 1) which were to:

3.2.1 utilise the Claim Argument & Evidence model as it is recognised and good practice approach for developing the safety case, supporting evidence and safety case report.

3.2.2 procure an end-to-end software solution that guides us through the process and provides a suitable repository through direct storage and/or hyperlinks to the relevant documentary evidence bank. This would incorporate and produce the structured safety case document that brings all of the information together and the safety case report for issuing to the regulator.

3.2.3 bring in external expertise who would work with staff to train them in the development of the pilot safety case and use of the software solution. Following this, in-house resources would be suitably equipped to produce further safety cases for the in-scope buildings.

3.3 The pilot safety case discovery exercise ended in February 2023. The consultancy support provided by Adelard during the pilot phase ended in November 2022.

3.4 The Building Safety Case is the functional activity of continuously assessing and managing the buildings' safety risks.

- 3.5 The Building Safety Case Report summarises the safety case/golden thread at a point in time. The Report will provide the residents and the regulator with the necessary confidence that the Principal Accountable Person and/or the Accountable Person have assessed the risks, taken the necessary precautions and engaged with the residents.
- 3.6 A safety case report for Kenneth Robbins is still to be completed as further items of evidence are needed to ensure all of the risks have been appropriately captured and are being managed.
- Information regarding structure and external walls
 - A Building Safety Risk Assessment taking into account the above
 - The necessary level of competence in the organisation as per PAS 8673:2022
 - Robust Information management (golden thread of information) that ensures all data in relation to the building is digital, relevant and proportionate; is accessible and controlled and is the single source of truth.
- 3.7 In taking the Claims Argument Evidence (CAE) approach the above items will contribute to the body of 'Evidence', necessary as proof to the 'Arguments' which in turn support the 'Claim being made for building safety.
- 3.8 For each high-rise building (HRB) the safety case must convince the regulator that all the risk/hazards have been identified, sufficiently understood, and mitigated for. The buildings risks /hazards will therefore need to be recognised and appropriately mitigated and/or resolved to allow for the building safety case to be sufficiently developed and ready for the regulator.
- 3.9 The current key dates anticipated to be set out by the Regulator are as follows:
- 3.9.1 April 2023 Open register for high-rise buildings
 - 3.9.2 September 2023 All high-rise buildings to be registered with basic information.
 - 3.9.3 Key Building Information (KBI) will then be required to be subsequently uploaded in support of the registration within 28 days of registration.
 - 3.9.4 The detail and requirements of the KBI is set out within the draft The Higher-Risk Buildings (Key Building Information etc.) (England) Regulations 2023, and is predominantly concerning fire safety and structural design and materials along with some aspects of M&E such as energy storage equipment where applicable.

Note: the KBI is generally the information that will allow the creation of the Building Safety Case report.

- 3.10 A target has been set to complete building safety cases for all 44 our HRB's by October 2023. Clarion Housing, as an early adopter in building safety have to date taken 2.5 years to produce their first building safety case; so this is a challenging target.

4. Resident Engagement Strategy

- 4.1 This strategy sets out the principles we will follow to create working practices and procedures that can adapt to meet the needs of residents in all buildings.
- 4.2 The main aims of this strategy are to make sure of the following.
- 4.2.1 There is a structured process for communicating with residents, which includes how
 - 4.2.2 building-safety information will be shared.
 - 4.2.3 The wide-ranging needs of residents are taken into account.
 - 4.2.4 Residents are safe, and feel safe, in their homes.
 - 4.2.5 Vital information about building safety is shared with residents as a matter of course.
 - 4.2.6 There is an efficient process for gathering and recording feedback from residents to influence this strategy and monitor its effect on building safety.
 - 4.2.7 Appropriately detailed information about building safety is provided to residents as a matter of course, and is available on request, in various ways.
 - 4.2.8 Residents are actively involved in all key stages of the decision-making process relating to the building's safety, particularly in connection with any refurbishment or investment programmes.
 - 4.2.9 Complaints about safety are prioritised and handled effectively and efficiently.
 - 4.2.10 Residents are told about their own responsibilities relating to safety.
 - 4.2.11 How this strategy is put into practice, and how effective it is, is measured and reported to residents.
- 4.3 All our employees, staff, contractors and suppliers need to demonstrate a commitment to engaging with residents in a way that reflects the values set out in the strategy.
- 4.4 As well as identifying residents' needs, concerns and interests, resident profiling will help us to identify any issues that may reduce or prevent engagement and will be carried out at various stages of the tenancy with the tenant's full consent and awareness of the outcomes.
- 4.5 To meet the wide-ranging needs of residents, we will provide various ways to effectively engage with residents. This strategy does not provide a complete list of engagement and communication methods as the intention is to encourage flexibility, where procedures and practices

can be adapted so specific resident needs, such as those relating to disabilities and language barriers, can be met.

- 4.6 When developing this strategy, we consulted residents during face-to-face meetings and group discussions. Residents told us that they would be interested in receiving online updates, followed up with WhatsApp messages, so they receive information straight away. They also liked the idea of having an electronic information screen in reception, which could display messages in different languages.
- 4.7 Some residents told us that they would prefer to receive letters so they have copies of information, but this would be difficult when any updates need to be communicated with residents, especially vital information such as fire escapes not working.
- 4.8 The strategy will come to a future Cabinet and once adopted, it will be implemented and its success and outcomes measured accordingly.
- 4.9 The Major Works investment programme currently being finalised for commencement later this year will be an excellent test for the roll out of the strategy.

5. Considerations

The Committee should consider:

- 5.1 The new Regulatory framework has not yet been finalised or published.
- 5.2 Timescales are extremely tight.
- 5.3 The need to quickly recruit the required staff and resources.
- 5.4 The additional building information required.
- 5.5 The significant work and additional cost placed upon Haringey Council in delivering on the new Building Safety Regulatory Framework.