



FIRE SAFETY BULLETIN

June 2020

The world, our lives and the nature of our work has undoubtedly been impacted in the last few months and certain familiar and traditional working practices for the construction sector will never be the same again.

In over 40 years practice at Baily Garner one thing that has however remained constant is our commitment to quality and to provide our Clients with the highest levels of professional advice. Despite the ongoing C19 pandemic, one aspect of the industry which cannot afford to be interrupted is the flight to quality and pace of modernisation following the tragic Grenfell events in 2017.

Following Hackitt's [Building a Safer Future Report](#) in May 2018, some two years later we are witnessing positive green shoots of change driven through regulatory reform, smarter procurement and greater accountability around responsibilities including improved visibility of Government Aid to combat many years poor practice.

Hackitt demanded change and to quote Winston Churchill; "there is nothing wrong with change if it's in the right direction". Setting aside debate regarding pace of change, pleasingly that direction of travel continues to take shape and since Summer 2019, key regulatory and legislative information has been published by Central Government and MHCLG in response to what has been defined as the biggest change to fire safety in a generation.

Key headlines include;

- **Revised Approved Document B** which came into force in August 2019 with the most recent update in May 2020 mandating the installation of sprinklers in residential blocks of flats higher than 11m and provision of improved wayfinding throughout common areas taking effect from November 2020.
- On the 11th March 2020, the Government announced in their Budget it would provide a £1bn fund across 2020-21 for the remediation of unsafe non ACM cladding on residential buildings 18m and over in height. This fund supplemented an earlier £600m fund identified for ACM remediation works.
- On the 26th May 2020 the Government published a [Prospectus](#) outlining eligibility criteria to access the fund which sets out the timetable of registration from the first week of June until 31st July 2020.
- A new [Fire Safety Bill](#) was introduced to Parliament in April 2020 which provides the Framework to empower fire and rescue services to take enforcement action and hold Building Owners and responsible persons to account if compliance with the law is not followed.
- To improve the quality of risk assessment documentation, a revised [PAS 79 Standard](#) was published in April for consultation in respect to undertaking and recording Fire Risk Assessments in Domestic and Non Domestic Buildings which closes on the 17th June 2020.

So what are BG doing?

As an organisation we fully support and embrace the drive for change and industry reform and wish to work collaboratively with our Clients and Partners to ensure responsibilities are understood, robustly managed and the safety of residents assured.

Most recently and following the reform of Approved Document B, our Head of Technical Quality, Paul Pearce, has published a paper considering how these mandatory changes will impact upon us all. We are keen to share Paul's findings at our upcoming Webinar and discuss impact on your operations, strategic investment and planning decisions associated with managing fire safety across your Built Estate and future developments.

Currently we are delivering a number of exciting and innovative fire safety projects with Local Authorities and Registered Providers which benefit from our previous experience and multi-disciplinary structure.

- **Project 1 - Spon End and Wyken Estate, Coventry**
Client - Citizen Housing Group
Background - appointed in 2020 to provide multi disciplinary services across a £30m+ 6 year Regeneration Scheme comprising a combination of demolition, new build and refurbishment of existing buildings including a variety of high rise tower blocks which are currently subject to options appraisal studies.
- **Project 2 - High Rise Block Refurbishment Programme**
Client - London Borough of Enfield
Background - currently delivering a range of Major Fire Safety Projects including the refurbishment of 7 high rise tower blocks comprising of retrofit sprinklers, door replacement, fire stopping, compartmentation and internal improvements including kitchen and bathroom renewal. Current estimated value approximately £10m.
- **Project 3 - Fire Risk Assessment Consultancy Services**
Client - London Borough of Hounslow
Background - in Year 3 of a 4 year fire safety consultancy framework delivering services in partnership with BB7 Fire Ltd with 900 FRAs completed to date.
- **Project 4 - Major Works Fire Compliance Projects**
Client - London Borough of Hammersmith and Fulham
Background - since early 2019 Baily Garner have been working with the Fire Compliance Team delivering a variety of projects including £9m door replacement programme, £3m refurbishment of two high rise blocks and wet and dry riser installations including retrofit of sprinklers across a variety of buildings.

• **Project 5 – Fire Safety Major Works Programme**

Client – Golding Homes

Background – since late 2018 Baily Garner have provided Contract Administration services associated with fire safety remedial works across a JCT Measured Term Contract including replacement doors, fire stopping and electrical works to a value of £3m.

• **Project 6 – Slade and Jamieson House**

Client – Richmond Housing Partnership

Background – appointed via Fusion 21 Framework, Baily Garner are providing multidisciplinary services associated with the retrofit of sprinklers to two 1970’s 15 storey tower blocks and a 2 storey retirement block. Works are due to commence in Summer 2020 to a value of approx. £1.5m.

We recognise the importance of competence and are committed to ongoing professional development of our staff. In the specific area of fire safety we are implementing NEBOSH National Certificate in Fire Safety and Risk Management training which will build on our existing knowledge, expertise and qualifications across our Organisation.

Concurrently we are also progressing Level 5 PAS 2035 Retrofit Training recognising a natural alignment between Existing Building Retrofit and Fire Safety. This training will equip us with the ability to appraise retrofit options and energy efficient measures (EEM) which will be carefully evaluated alongside fire safety improvements in a methodical and risk based approach providing a robust pathway to compliance. We believe the key role of Retrofit Co-ordinator will be one we all become more familiar with in the near future.

We are keen to understand how your organisation is responding to the current challenges from a financial, procurement and delivery perspective and we would be delighted to hear from you regarding any queries or to establish how we may be able to assist you.

For any immediate support contact please contact;
andy.tookey@bailygarner.co.uk
andrew.little@bailygarner.co.uk
tim.bush@bailygarner.co.uk

1. William Malcolm House, Coventry



2. Bliss and Purcell House, Enfield



3. Easedale House, Hounslow



4. Barons Court Street Properties



5. Crundale Court, Maidstone



6. Slade and Jamieson House, Richmond



Andy Tookey - Managing Partner



Tim Bush - Partner



Andrew Little - Partner

Head Office

146-148 Eltham Hill,
London SE9 5DY
t. 020 8294 1000

Birmingham

55 Charlotte Street,
Birmingham B3 1PX
t. 0121 236 2236

London

40 Gracechurch Street,
London, EC3V 0BT
t. 020 7078 8915