

HOUSING ASSET MANAGEMENT STRATEGY 2023-2025

ADDENDUM NO. 1 – HIGHER-RISK RESIDENTIAL BUILDINGS (STRUCTURAL INSPECTION STRATEGY)

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Introduction

Safety is embedded into our Asset Management Strategy (AMS) – ‘providing safe and high quality homes to residents’ (strategy page 4). One key aspect of safety is the structural integrity of our higher-risk residential blocks (HRRBs) thereby providing safe homes for our residents and safe communal parts for all users of the blocks.

This addendum to the strategy proposes a regime of property inspections/surveys to provide assurance on the structural safety of our higher-risk residential blocks or identify works where necessary.

Strategic Objectives

The work identified in this addendum underpins AMS objectives outlined in the 2-5-30 year planning (strategy page 5), namely;

- Provides outline data about the stock (2 year plan).
- Identifies work required to be ready to develop 30-year strategy, including development of evidence base (2 year plan).
- Sets out progress on readiness to develop 30-year strategy, including development of evidence base (5 year plan).
- Provides a full and detailed evidence base to inform long-term investment plans (30 year plan).

Priority One: Quality and Safety

The number one priority of the AMS is Quality and Safety (strategy page 18);

- The health, safety and welfare of Newham residents, staff, contractors and those who work in or visit the borough is given the highest priority and we will ensure that works undertaken by the Council are done safely and with minimal impact.
- Our response to building safety will be comprehensive and in line with the relevant legislation.

Delivering the inspections/surveys outlined in this addendum will help assure safe buildings for all users.

Legal Obligations

A primary measure of the strategy’s success is that we continue to meet and exceed the standards set out in the key legislation (strategy page 19).

- The Building Safety Act 2022 sets out safety requirements for landlords of higher-risk buildings. The focus of the Act is on **building structural safety** and fire safety.
- The Social Housing (Regulation) Act 2023 sets out to deliver against a number of commitments including: **residents to be safe in their home**.

Legal compliance will be supported by delivery of the regime proposed here.

Regime Proposal

In order to ensure the integrity and condition of our higher-risk residential blocks, and deliver remedial works where required, implement a programme to visually inspect our blocks every 5 years, and every 10 years conduct a more detailed inspection/survey of each block - all relating to structural safety. This regime will commence following the current structural risk assessment process including the individual building action plans.

Inspection/Survey Outline

Property Services/Capital Team will procure a programme of inspections/surveys to incorporate:

Visual Inspection – every five years

- Inspection to be by a suitably qualified structural engineer.
- Construction type reported.
- Visual inspection noting condition of the structure. Items such as cracking, deterioration, flat-roof failure, water penetration, dampness, balcony movement etc.
- External inspection to include high level areas using drone, binoculars etc.
- Further investigation works to be specified where required.
- Repair works to be specified where required.
- Findings and actions to be concluded within a written report and held in the Safety Case File as part of the golden thread.
- Review of repairs history.
- Review Safety Case report.

Condition Survey – every ten years

- The survey to be carried-out by a suitably qualified contractor, under the direction of a qualified structural engineer.
- Intrusive, concrete condition survey to supplement the five-year visual inspection.
- Survey to confirm concrete carbonation, chloride and reinforcement cover values throughout representative areas of the structure.
- Breaches of fire compartmentation without adequate fire-stopping identified.
- Surveying of external condition of blocks.
- A full scope of works to be provided by a suitably qualified structural engineer.
- The contractor is to provide a written report summarising the findings.
- The report is to be interpreted by the qualified structural engineer with outcome/actions provided.
- Building Action plans amended as necessary.
- Safety Case file and reports to be updated.
- Asset data base updated and planned works programmes developed.

Approval

Addendum approval confirmed by the Building Safety Board

Date of approval Friday 19th April 2024