

design
delivery
unit



FACADE COMPLIANCE REVIEW

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STEP 1: **APPRAISAL**

DO YOU THINK YOU HAVE A CHALLENGE
AND NOT SURE WHERE TO GO?



STEP 2: **INVESTIGATION**

HOW DO WE DEFINE THE CHALLENGE SCOPE?



STEP 3: **SOLUTION**

HOW DO WE DEAL WITH THE CHALLENGE?



STEP 4: **REMEDY**

WHAT IS THE RECTIFICATION APPROACH?



STEP 5: **HANDOVER**

WHAT DO YOU GET ON COMPLETION?

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INTRODUCTION

Award-winning executive architecture practice **Design Delivery Unit** have joined forces with project managers and construction consultants, **k2 Group** to offer a “one stop” expert service to owners, occupiers, developers and investors who may be concerned if their building meets the new regulations relating to the use of ACM panels. Our purpose is to investigate and resolve the risk of fire spread inherent in some building cladding systems whilst containing cost for building owners by exploring avenues of recourse that may offset your liability.

Few in the property industry could fail to have been affected by what unfolded on 14 June 2017 at Grenfell Tower. A ferocious fire, that started on the 4th floor, rapidly spread up the exterior of the building claiming 72 lives. On 21 December 2018 the government’s promised ban on the use of aluminium composite (ACM) cladding on residential buildings came into force. Here we answer some common questions;

DOES THE BAN APPLY TO ALL BUILDINGS?

No, the ban applies to new buildings over 18 metres tall containing dwellings, as well as new hospitals, residential care premises, dormitories in boarding schools and student accommodation over 18 metres.

WHAT ABOUT BUILDINGS UNDER CONSTRUCTION?

The ban will not apply where building works started before or within 2 months after 21 December 2018.

WHAT IS THE EFFECT OF THE BAN?

The regulations prohibit the use of combustible materials on the external walls of new buildings. Any materials which form part of external walls and attachments such as balconies or sun-shades must achieve the requirements of European Classification A2-s1, d0 (limited combustibility) or A1 (non-combustible) - classified in accordance with BS EN 13501-1:2007+A1:2009 entitled “Fire classification of construction products and building elements”. There are limited exceptions – for example for windows and doors.

WHAT ABOUT EXISTING BUILDINGS?

The ban does not apply retrospectively to existing buildings that were compliant with the regulations at the time of construction. However, the government has made clear that in non-compliance circumstances, it expects the owners of privately owned buildings to replace ACM cladding without passing the costs on to flat owners. The government has already identified in excess of 300 privately owned residential high-rise buildings containing combustible cladding panels and has introduced new powers for local authorities to remove cladding on privately owned buildings and to recover the costs from the owners.

As long-established property consultants, with experience in the identification and development of appropriate solutions for buildings where the use of ACM cladding panels is an issue we are able to review your building(s) and give you the very best of advice. Together we will bring to you a team of experienced experts that will effectively and efficiently deal with any concerns regarding any cladding system that you own.

The amended Building Regulations requires your action, and to help you in that process we have established a simple 5 step process that combines our broad range of property related skills to investigate and resolve any external cladding issues however complex they may be.



STEP 1: APPRAISAL



This will take the form of a desktop study combined with a visual inspection on site. During this study we will be reviewing as-built drawings, manufacturers' technical literature, warranty details, site images and visual observations.

This study will build-up a picture of the type and method of cladding installation as well as providing information of the materials and insulation products that have been combined to form the system.

From the results of this study we will provide you with a comprehensive report that will establish the level of risk associate with the cladding system(s) that we identify and recommendations as to next steps.



STEP 2: INVESTIGATION



The outcome of the initial appraisal will to a large extent determine the next steps however, should it be agreed that the risk profile requires the need to investigate the cladding system in more detail, we can manage this process on your behalf.

At this stage we will introduce, if required, specialist partners such as Fire Engineers, Façade Consultants, Testing Houses [BRE], Structural Engineers, Services Consultants and Legal Consultants. This stage will include preparing a detailed scope of investigations, arranging access equipment and managing the site process to open up the cladding as specified.

Our experienced professionals will attend site to record the findings and prepare a detailed investigation report. This report will also present indicatively the various remedial options that are available and, if required, **will investigate the potential liabilities** of developers, insurers, installation contractors and manufacturers.



STEP 3: SOLUTION



Before we start drawing up a solution we will work through our carefully constructed questionnaire that will not only identify your key drivers and expectations for the works but will uncover the key practical constraints that are associated with live buildings.

By careful elimination we will provide you with a tailored solution for your building that is both efficient and effective whilst respecting any operational sensitivities. We will jointly prepare a detailed Design and Management Report that will include a fully costed and programmed solution for the replacement of any non-compliant cladding or components on your building.

Following approval of the proposed solution we will obtain all necessary approvals required to carry out the works including any necessary testing and certification required for building regulations, insurers and funding organisations. The final pack of detailed information will provide the basis for Step 4.



STEP 4: REMEDY



Once the solution has been established and agreed with you, we will start the process of identifying the most appropriate vehicle for the delivery of the works on site, whilst taking into account the aspirations and constraints identified during Step 3.

At this stage we will apply our extensive knowledge of the construction market to identify suitable contractors for the remedial / replacement works and prepare competitively driven tender reports for your approval. If required, we can assume the important role of Principal Contractor and fully manage the site works throughout, including, if required, tenant liaison.

As important as remedying non-compliant cladding, it is also the careful and considerate way in which the work is executed. We, and our extended specialist team can offer full press and public relations management as well as tenant liaison services.

Management of Process will include:

Procurement / Cost / Programme / Logistics / Tenant Liaison / Communications



STEP 5: **HANDOVER**



In managing the process we will establish a highly transparent and controlled handover process. We will inspect the works at each stage throughout the process ensuring that all contractors meet the high standards demanded by our individual organisations.

The site testing and inspections will be fully recorded and form part of detailed O&M manuals. Finally, a handover report, chronicling the entire process, will be designed to **satisfy the needs of building owners, facilities managers, insurers, funders landlords, tenants and local authorities.**

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