

Construction Industry Council

After-Grenfell Response

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Chief Executive



50 professional bodies concerned with the life-cycle of the built environment.

- Demand
- Planning
- Design
- Engineering
- Project Management
- Construction
- Facilities Management
- Demolition Engineers



In Buildings, Infrastructure, Landscape



Grenfell Disaster (14 June 2017)

CIC Council (26 June)

Members' Workshop (6 July)

- ***“Systemic Failures”***
- ***“Need for wholesale culture change”***
- ***“Firm and decisive leadership required”***
etc etc



After-Grenfell Activity

- ✓ **Industry Response Group**
- ✓ **Public Inquiry**
- ✓ **Review of Building Regulations & Fire Safety**
- ✓ **Better Value Procurement**



Industry Response Group

- ✓ **Set up in July**
- ✓ **Meets weekly**
- ✓ **DCLG/Industry/Building Owners**
- ✓ **Closely linked to Independent Expert Panel on Fire Safety**



Current IRG Activities [1]

- **Update & review data on market capacity**
- **Increase supply of Fire Safety Consultants and Fire Risk Assessors**
- **Provide intelligence on the behaviour of the insurance market**
- **Increase supply of Clerks of Work**
- **Seek solutions to the supply side issues with installation**

Continue.....



Current IRG Activities [2]

- Provide information to help building owners and managers
- Investigate Non-Destructive Survey Techniques
- Improve efficiency of the cladding process



Public Inquiry Submission

- Expert Panel
- Workshops
- Split into six “chapter” groups:
 - Procurement
 - Skills
 - Design & Specification
 - Planning, Regulation & Building Control
 - Work on Site
 - Management in use and maintenance



Critical issues raised [1]

Procurement

- Current systems introduce **discontinuities** in the process.
- **Lowest price tendering** is not a reliable way to achieve **life safety**

Skills

- **Education** and training of construction professionals and **installers inadequate** in terms of **life safety** issues.
- There may also be a need for **extra qualifications**
- Concern about operative training for working in **adverse conditions** (like height) performing **life critical** functions.



Critical issues raised [2]

Design and Specification

- **Discontinuities** in the procurement process can lead to a lack of follow-through on life safety aspects of a design as the project proceeds.
- **Product substitution** and **cost cutting** at later stages can lead to compromised performance.

Planning, Regulation and Building Control

- **Fire safety strategy** for a project needs to be **clear** and **unambiguous** at all stages.
- **Building regulations** and **approved documents** need to be **reviewed** for **clarity** and **consistency**.
- The **role** of **building control** is widely misunderstood.



Critical issues raised [3]

Work on Site

- Must ensure that work that is **covered up** is of **high enough quality** and is **appropriately inspected**.
- Greater clarity is needed around **building completion** and its **sign-off** as **safe for occupation**.

Management in use and maintenance

- The **nature** and **scope** of **fire risk assessments** and the **qualifications** of those who undertake them needs to be **improved**.
- The links between **residents** and **building managers** need to be improved.
- Ensuring residents understand the fire safety systems for their building.



Recommendations for Higher-Risk buildings [1]

1. Roles of '**Life Safety Manager**' should be introduced to provide continuity to the process and approach through the three phases of **design, construction** and **operation** of a building.
2. It should be made **mandatory** for public and private clients to **adopt a balanced score card methodology for procurement**.
3. Every project needs to draw up a **Life Safety Strategy** which must be **signed off** before the project starts on site.



Recommendations for Higher-Risk buildings [2]

4. **Fire Risk Assessments (FRA)** need to be carried out by an **accredited independent assessor** before handover, and again 12 months after occupation. The process should then be repeated at three-year intervals and when triggered by change of use or modifications.
5. **FRAs** must be extended to **individual dwellings** as well as the common parts. Assessments must be made available to residents and detail how remedial work has been resolved.



Recommendations for Higher-Risk buildings [3]

6. Introduce **colour coding** for certain **fire-rated building products**, such as fire stopping materials, and ensure fire doors can be easily identified.
7. Establish **independent body** for **residents** to go to with **unresolved complaints** regarding life safety in their building; and for **whistle-blowing** for those in **construction supply chain** who have serious concerns that safety procedures and regulations are being flouted.



Better Value Procurement

Need to link across to work being done on achieving better value procurement.

- Construction Leadership Council
- Mark Farmer
- +++



Review of Building Regulations and Fire Safety



PRESS RELEASE

CIC gives full and unconditional support to the interim report of Dame Judith Hackitt's Review of the Building Regulations and Fire Safety and pledges full support for the next phase of her essential review

Less than a week after the tragedy of the Grenfell Tower fire, the 50 professional organisations in membership of the Construction Industry Council, agreed that systemic change was required to both the processes of construction and the regulatory regime within which UK construction takes place.

In the past six months', CIC priorities have been aligned to achieving this change.



Review of Building Regulations and Fire Safety

- Members' workshops on 15 and 18 January
- Summit on 22 January
- **CIC focus now switches from Public Inquiry to Dame Judith Hackitt's Review**
- **Align our work with Review phase 2.**
- **Pledge full support of CIC and 50 professional bodies to Review Team.**
- **"Lead, support, facilitate and follow".**
- **Needs to be joined-up and collaborative**
 - Fire safety sector
 - Built Environment professions
 - Construction industry (installers and manufacturers)



Thank you

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