

ITEM No ...5.....

REPORT TO: POLICY & RESOURCES COMMITTEE – 19 NOVEMBER 2018

REPORT ON: EXTERNAL CLADDING SYSTEMS AND FIRE SAFETY ASSURANCE FOR DUNDEE CITY COUNCIL PROPERTIES

JOINT REPORT BY: EXECUTIVE DIRECTORS OF CITY DEVELOPMENT AND NEIGHBOURHOOD SERVICES

REPORT NO: 292-2018

1 PURPOSE OF REPORT

1.1 The purpose of this report is to summarise the current position in relation to external cladding systems and fire safety assurance for Dundee City Council's stock of property and advise on responses to enquiries from Scottish Government following the fire at Grenfell Tower in London on 14 June 2017.

2 RECOMMENDATION

2.1 It is recommended that the Committee

- a notes the content of this report and action plan. It is also recommended that Committee notes that Inquiry at UK and Scottish Government level may lead to recommendations and legislative change for implementation across the property asset group with potential implications for buildings within Dundee City Council ownership.
- b Approves the contribution of £70,000 towards the replacement of ACM cladding at St Paul's Academy.
- c Note that Fire Specialists have been commissioned to advise on the feasibility of retrofitting fire detection alarm and sprinkler systems within domestic high rise properties.

3 FINANCIAL IMPLICATIONS

3.1 The cost of the contribution of £70,000 can be met from the Property Development and Improvement Programme, Health & Safety Works Capital budget.

4 BACKGROUND

4.1 On 14 June 2017, a tragic and unprecedented fire overwhelmed Grenfell Tower in London resulting in significant loss of life. The independent Grenfell Tower Inquiry, chaired by Sir Martin Moore-Bick, formally opened on 14 September 2017 and has been remitted to examine the cause and means of the fire spread; the design, construction and modification of the building; the adequacy of building and fire legislation; industry practice relating to high rise buildings; whether these regulations were complied with and the fire prevention/safety measures in place at Grenfell Tower prior to the fire. The duration of the inquiry is unclear at this point but it is likely to conclude wide ranging recommendations once published.

4.2 In tandem with the Grenfell Tower Inquiry, Dame Judith Hackitt was remitted to undertake a review of Building Regulations and Fire Safety. This report was published in May 2018 and, whilst focusing on the regulations applicable in England, draws some relevance for Scotland. In essence this report set out a strategy for the implementation of a regulatory framework providing an improved focus on building safety during design, construction and refurbishment with a clearly defined Duty Holder role and more effective regulatory oversight.

4.3 Immediately following the fire, Scottish Government requested that all local authorities reviewed their own stock and provide assurances on the safety of their buildings, both domestic and

education sectors, differentiating between low and high rise developments. A principal enquiry from Scottish Government was to determine if aluminium composite material (ACM) cladding systems, similar to those used in the refurbishment to Grenfell Tower were present within each authority's property asset.

- 4.4 ACM is a sandwich panel material used as an exterior cladding and formed from two outer layers of aluminium bonded to an inner thermoplastic core. The cladding is typically underlain by an insulation layer and supported on a series of metal rails fixed back to the main building structure. The insulation layer is separated from the cladding by an air gap to prevent driven rain from reaching the inside of the building. At regular intervals, for example at each storey or around window openings, the air gap is normally interrupted with "fire stops" which close off the cavity and provide a barrier to fire propagation. The reason for enquiry on ACM systems is that the interaction between insulation, air gap and aluminium composite cladding appears to have been a significant contributor to the rapid advancement and extent of fire at Grenfell Tower.
- 4.5 The differentiation between low and high rise properties relates to the requirements of Building Standards legislation. Principally due to the consequences associated with fire evacuation and fire fighting access, non-combustible cladding is a specific requirement of the current Scottish Building Regulations for high rise properties, whereas low rise properties have less onerous criteria. High rise buildings are defined as those properties with an accessible storey at 18 metres or more above entrance level, roughly equating to buildings more than 6 storeys.
- 4.6 Subsequent to the initial assurance enquiries Scottish Government have undertaken several consultations, notably on the implementation of fire detection systems in domestic properties. A consultation on Building Standards Compliance and Fire Safety is currently being undertaken with a view to strengthening compliance with building legislation and fire safety standards.

5 FIRE SAFETY LEGISLATION

- 5.1 The Fire (Scotland) Act 2005 and the Fire Safety (Scotland) Regulations 2006 place a responsibility on property owners and similar Duty Holders to undertake and maintain a fire risk assessment (FRA) that seeks to either remove or reduce the risk of fire. This legislation places particular emphasis on non-domestic properties, specific domestic properties such as care homes and certain responsibilities for communal areas in domestic properties. Individual domestic dwellings are deemed non-relevant in terms of the Fire (Scotland) Act, however Scottish Fire and Rescue Service do offer free home fire safety visits to householders.
- 5.2 There is no standard or mandated format for fire risk assessments. However, British Standards Institution publication PAS 79:2012 – "Fire Risk Assessment. Guidance and a Recommended Methodology" has become the industry reference document for guidance and assessment as well as assessor competence. The City Development Department has recently adopted this standard for undertaking its FRAs and has a team of staff qualified in undertaking assessments in compliance with PAS 79. Notwithstanding this, for complex, higher risk properties, independent Fire Specialists are appointed.
- 5.3 All non-housing properties that have sleeping accommodation receive a full FRA every year, however, other properties receive a FRA at intervals of 1 to 5 years based on a programme agreed with the Council's Community Safety and Resilience Service Manager on the basis of risk and consequences.

6 DUNDEE CITY COUNCIL PROPERTY ASSETS

Asset groups have been drawn up into the following relevant categories.

6.1 Domestic High Rise Properties

Dundee City Council has 11 high rise properties in its stock. In tandem with the enquiries from Scottish Government, these were reviewed and examined to maintain confidence in the safety of the properties.

None of Dundee's high rise housing stock contain a cladding system similar to the ACM used at Grenfell Tower in London. Additionally, none of Dundee's high rise stock uses the same type of polyisocyanurate (PIR) rigid foam insulation as Grenfell Tower, instead utilising fully certified, non-combustible insulation. It should also be noted that none of Dundee's high rise housing stock has a gas supply service within the block and the district heating plant rooms are in buildings separate to the properties.

All of Dundee's high rise housing blocks have had façade treatment applied, the majority in the last five years. All but one feature the external wall insulation (EWI) system. This comprises an insulation layer directly fixed to the building fabric overlain by a weatherproof render coating. As part of the review requested by Scottish Government, this EWI has been verified as a non-combustible system, designed and installed in compliance with the current Scottish Building Regulations for high rise properties. These installations included assessment and testing of the existing building fabric's capabilities to support the EWI.

Dudhope Court has a rainscreen cladding system which was applied in 1990 in accordance with Building Standards legislation at that time. This comprises an outer cladding of Class O fire retardant timber-based laminate with a non-combustible mineral wool insulation. Although Class O material does not conform to current day standards, appropriate fire stopping and non-combustible insulation have been adopted throughout the cladding system at Dudhope Court which provides an inherent barrier to fire propagation. For assurance, a section of the cladding was removed in June 2017 and it was confirmed that the construction of the cladding system was appropriately installed using the products and details described on the historic installation drawings.

The Scottish Fire & Rescue Service completes safety checks to high rise properties on an ongoing basis to ensure the fire safety of the blocks. Immediately following the incident at Grenfell Tower, a series of inspections was undertaken by Dundee City Council Technical officers and the Scottish Fire & Rescue Service. The faults identified at that time relating to, for example, door closers, adjustments to fire doors and signage were rectified. These inspections and this process are completed on an ongoing basis. This along with the daily caretaker inspections ensures the safety of tenants in the blocks.

For further assurance, Buro Happold Fire Specialists were appointed to carry out a detailed Fire Risk Assessment on all of the Council's high rise housing. They have also been commissioned to advise on the feasibility of retro-fitting fire detection alarm and sprinkler systems. There is a variety of possible sprinkler solutions, all presenting significant technical challenges for implementation. Similarly the viability and efficiency of any system will require to be considered in conjunction with any legislative direction and other guidance from Scottish Government. The conclusions of this investigation into retro-fitting sprinkler systems will be reported to a future Council meeting, following direction from Scottish Government likely later in 2019.

Going forward, independent Fire Specialists will be appointed to carry out a detailed Fire Risk Assessment on an annual basis to all domestic high rise properties.

6.2 Domestic Low Rise Properties

Dundee City Council has approximately 11,600 domestic low rise properties in its stock, varying from individual domestic houses to traditional tenemental buildings and modern flatted units.

Housing comprises a range of construction forms and external fabric materials including traditional masonry and non-traditional systems such as steel cladding and timber weatherboarding. No properties feature ACM as external cladding.

Housing construction has traditionally been supervised by the Local Authority and, apart from the system-built post-war properties, generally designed by the Local Authority. As far as can be reasonably ascertained, these were designed and constructed in accordance with Building Standards legislation current the time of construction.

External Wall Insulation has been retro-fitted to several developments to improve the thermal properties of existing older housing stock, including flats and cottages. These EWI systems principally comprise of an insulation layer directly attached to the original building fabric, overlain by a weatherproof render. These EWI systems have been designed and installed to meet the combustibility criteria required by relevant Building Standards for low rise properties. This has included an assessment and testing of the existing external fabric to verify as suitable to support the EWI.

As noted in Section 5 of this report, Fire Risk Assessments are not required for individual domestic dwellings, however there is a responsibility for the local authority to maintain communal areas clear of obstructions and hazards. Neighbourhood Services officers undertake regular inspections of common closes, landings and bin stores and take action as appropriate to maintain these free from obstruction or other similar risk.

In sheltered housing, Neighbourhood Services have on site staffing who, in relation to the communal lounges and common areas, undertake regular fire alarm tests and inspections of fire alarm and emergency lighting systems. In addition, fire exit doors are regularly checked and fire evacuation exercises undertaken periodically. All relevant information is collated which is reviewed and actioned by senior staff. Scottish Fire and Rescue Service deliver fire safety talks in sheltered lounges and individual flat smoke detectors are linked to the Wardens office and to Social Care Response out of hours.

6.3 Consultation on Fire and Smoke Alarms in Scottish Homes

In March 2018, Scottish Government published the findings of its consultation on fire and smoke alarms in domestic properties, both low rise and high rise.

Scottish Government will amend the Housing (Scotland) Act 1987 to reflect requirements for mandatory interlinked detection systems in domestic properties.

The amendment to legislation and guidance is underway and the Council will plan the required installations within its capital programme. Buro Happold Fire Specialists have been appointed to advise on implementation of such installations in high rise properties in tandem with alarm and sprinkler systems.

6.4 Non Domestic Properties

6.4.1 High Rise Non-Domestic Properties

Dundee City Council has one high rise non-domestic property in its stock, this being Dundee House. Dundee House is primarily faced with traditional stone and masonry with glazed curtain walling on its west elevation. Dundee House has no ACM cladding. Additionally, this property has been designed and built fully in accordance with current Scottish Building Standards and supervised by Dundee City Council technical officers. Furthermore, Dundee House includes the provision of compliant fire detection, alarm and sprinkler systems.

6.4.2 Low Rise Non-Domestic Properties

Dundee City Council has a wide portfolio of non-domestic properties in a variety of occupation sectors. These are itemised in the following paragraphs.

6.4.3 Education Sector

None of Dundee City Council's 48 non-PPP schools feature ACM cladding in their construction. Since 2006, 10 new schools have been built fully in accordance with the current Scottish Building Standards including the provision of compliant fire detection, alarm and sprinkler systems. Dundee's historic school estate comprises a wide variety of Victorian, Edwardian, pre-war and post-war buildings, including several Listed structures of historical importance. These buildings were generally designed and the build supervised by the Local Authority. As far as can be reasonably ascertained, these were designed and constructed in accordance with Building Standards legislation current at the time of construction.

All of these properties have Fire Risk Assessments in place with 39 properties assessed to the current PAS 79 standard. 9 properties have FRAs to an older standard which remains in accordance with the Council's Insurer's requirements. All FRAs will be updated using PAS 79 methodology by March 2019 and then reviewed on an annual basis or where there is a material change in circumstances, eg when major works are carried out. Fire Risk Assessments have highlighted examples of poor housekeeping within circulation areas and fire escape routes and areas of maintenance required in fire doors and fire-stopping to improve fire containment. The former has been addressed through Duty Holder discussions to improve management and the latter a targeted action plan of maintenance works has been prepared and prioritised for implementation.

Dundee has 8 PPP schools and these are managed by Discovery Education plc. Of these properties, St Paul's Academy is the only property to contain ACM cladding. This material has been used as elevation treatment between upper windows and roof level to 24% of the building elevation. The use of ACM cladding to St Paul's Academy fully complies with the requirements of the current Scottish Building Standards for low rise non-domestic properties. In common with the other modern schools estate, St Paul's Academy has a fully compliant fire detection and alarm system as well as a sprinkler system all of which significantly contribute to fire safety. Scottish Fire and Rescue Service carried out an inspection in August 2017 at St Paul's Academy and this did not give rise to any material areas for improvement. Notwithstanding the technical compliance of the ACM cladding at St Paul's Academy, it is noted that the UK Government is considering banning such materials for use in public buildings and this may inevitably lead to legislative changes in the future.

In partnership with Dundee City Council, Sir Robert McAlpine have undertaken to replace all ACM cladding at St Paul's Academy with a non-combustible alternative system. A strictly limited contribution of £70,000 from Dundee City Council is sought and Committee is asked to approve this contribution. The timetable for these works is yet to be fully determined but likely to be carried out over the Easter and summer school holidays in 2019.

All of the PPP schools have current FRAs in place. A detailed investigation was also carried out in September 2016 by an external fire specialist consultant on behalf of Discovery Education plc. This indicated some targeted areas for improvement in fire stopping, minor in nature, all of which were completed outwith hours to avoid disruption for the schools.

6.4.4 Braeview Academy

A fire broke out at Braeview Academy on 11 September 2018 which caused major damage to the main building necessitating a closure of the school and alternative arrangements to be made for the schooling of pupils.

Initial indications are that the cause of the fire was wilful fire raising, originating in the kitchen bin store area. As a precautionary measure, all bin store areas of all schools were inspected immediately after the fire, and this has since been extended to all Council properties.

An investigation as to the cause of the fire is being carried out by Police Scotland, Scottish Fire & Rescue Service and Burgoynes, fire investigation specialist, the outcome of which is currently awaited. Parallel to, and separate to the investigation, an audit of the schools fire safety management has been carried out by the local enforcement officers of the Scottish Fire and Rescue with the audit published on 30 October 2018.

A Fire Risk Assessment had been carried out in December 2017 and an Action Plan prepared with actions being carried out on a prioritised basis by the various allocated responsible persons. A review of the action plan confirmed that 42 of the 44 actions were either complete or in progress. Notwithstanding, the audit identifies that the existing fire safety arrangements require improvement in some areas and that the FRA should be reviewed to take cognisance of a number of issues including co-operation between Duty Holders, training of the Duty Holder and staff and housekeeping issues of recording of fire drills and emergency lighting monthly testing. As noted in 8.3, a review of the Council's FRA process and procedures had identified a number of such issues and sets out an improved procedure going forward.

6.4.5 Non Education Sector

There are 650 non education properties with a wide range of property uses including commercial, leisure, office, care homes and industrial sectors. Similarly, these are of a variety of ages and construction forms with external fabric materials including traditional masonry, curtain walling and corrugated metal cladding. However, there are no known instances of ACM cladding used in this sector of Dundee City Council's estate.

In common with other sectors, these buildings were generally designed and the build supervised by the Local Authority. As far as can be reasonably ascertained, these were designed and constructed in accordance with Building Standards legislation current at the time of construction. Modern fire detection and alarm systems are installed to operational properties and, additionally, sprinkler systems are in place in the majority of the modern estate, built post 2003.

The non-education sector operational properties have FRAs in place with transition to the PAS 79 methodology well underway, prioritised in agreement with the Council's Community Safety and Resilience Service Manager.

7 BUILDING STANDARDS

- 7.1 The Scottish Government is currently undertaking a consultation on Building Standards compliance and fire safety. Improvements in the Council's verification service will mainly be driven by proposals outlined in this consultation. It is understood that the Scottish Government will place greater emphasis on a verifier's inspection and testing regimes. The aim is to make buildings even safer which may require an increase in the number of inspections and verifiers resourced accordingly.

8 CONCLUSIONS

8.1 Domestic Properties

None of Dundee City Council's domestic properties contain ACM cladding systems similar to those used in Grenfell Tower. The cladding systems used for Dundee's high rise properties have been reviewed and assessed as compliant with relevant technical and Building Regulations.

For further assurance, Buro Happold Fire Specialists were appointed to carry out a detailed Fire Risk Assessment on all of the Council's high rise housing and to advise on the feasibility of retro-fitting fire detection, alarm systems and sprinkler systems.

Scottish Government will amend the Housing (Scotland) Act 1987 to mandate installation of interlinked smoke and fire detection systems in domestic properties. The Council will plan the required installations within its capital programme.

8.2 Non Domestic Properties

There are 48 non-PPP Schools and 650 non-education properties. None have ACM cladding systems and the properties have been designed and constructed in compliance with Building Standards legislation current at the time of construction. FRAs are in place with all to be upgraded using PAS 79 methodology by March 2019. Any necessary maintenance works identified as part of the FRA will be prioritised and included in an action plan for early action.

Of the 8 PPP schools, St Paul's Academy has some ACM cladding however this is limited in scale and is in full compliance with Building Standards regulations. Notwithstanding, as part of agreed facilities management processes, this ACM material is to be replaced by a non-combustible alternative system.

8.3 Fire Risk Assessments

A review of the Fire Risk Assessment process and procedures identified that there are a number of properties where fire risk assessments are in place but are now beyond the renewal date and require reassessment/review. City Development are in the process of outsourcing these fire risk assessments to external consultants, and it is anticipated that this situation will be resolved by the end of the financial year.

The review also identified that although most of the actions within FRA's Action Plans had been actioned, there was not a regular formalised review of the FRA's Action Plan. Going forward for all Council properties, regular formal meetings are to be held between the allocated Property Officer and the Building Manager/Duty Holder and the Fire Risk Assessment Action Plan discussed and reviewed. In between formal Fire Risk Assessments, regular inspections are to be individually carried out by the Property Officer, Building Manager/Duty Holder and facilities staff to ensure fire safety at each property. Appropriate training is also to be provided to all appropriate staff.

8.4 Senior Officer Resilience Group – Fire Risk Management

The Council's Senior Officer Resilience Group consists of the Chief Executive, all members of the Council Management Team, the Service Manager – Community Safety and Resilience, the Resilience Officer and the Corporate Risk Management Coordinator. The group was set up to consider and ensure Resilience, Business Continuity and Emergency Response within the Council. Fire Risk Management is now a standing item for consideration at each meeting.

8.5 Communications

The safety of our Council tenants is paramount. Therefore immediately following the tragic events at Grenfell Tower the Council wrote to all tenants in Council multi storeys to reassure them on the safety of their homes and the blocks. It was highlighted that the cladding used in the refurbishment of the multi storeys meets the highest safety standards and the ACM cladding materials used in Grenfell had not been used in multi storeys in Dundee.

From the outset the Council has worked in partnership with colleagues from the Scottish Fire and Rescue Service to ensure that the appropriate fire safety messages were reinforced.

Leaflets on fire safety were distributed to tenants and free home safety visits were offered to all tenants.

A series of drop in sessions were held at each multi storey complex. The Scottish Fire and Rescue Service provided their Community caravan and representatives from the Council's Neighbourhood Services and City Development Departments were present along with officers from the Scottish Fire and Rescue Service to ensure that tenants could ask questions and receive fire safety advice.

Briefings were held for elected members and the Dundee Federation of Tenants Associations and Registered Tenants Organisations. These were well received and feedback received was that the communications and events did provide reassurance.

At St Pauls Academy where limited ACM cladding was identified, a letter was issued on 15 August 2017 to all parents reassuring them that St Pauls Academy fully complies with the requirements of the current Scottish Building Standards and that appropriate Fire Risk Assessments and management processes are in place. All staff were also briefed accordingly to facilitate any necessary discussions with parents.

Examples of letters issued by Dundee City Council are attached in Appendix 1.

8.6 Scottish Fire & Rescue Service – Assuring Safety

Throughout this review, Dundee City Council has worked closely with the Scottish Fire and Rescue Service with a Fire Safety Working Group set up at the outset.

Scottish Fire and Rescue have been very supportive through the process and have provided the following statement:

In the immediate aftermath of the catastrophic fire at Grenfell Tower in London in June 2017, we established a strategy with three main objectives to provide overt and robust public reassurance; a consistent and timely response to the high volume of information requests received from key stakeholders, media and other parties; and to provide detailed information and guidance to our staff to deliver a consistent message.

Cross directorate working was key to the success of this strategy and Prevention and Protection, Response and Resilience and Service Delivery worked in unison with colleagues from Corporate Communications. In pursuance of our objectives, the following activities were undertaken:

- Conducted 1900 Home Fire Safety Visits in high rise domestic premises
- Carried out in excess of 1500 Operational Reassurance Visits (ORV's)
- Produced and distributed 40,000 leaflets and posters
- Provided specialist Fire Safety Enforcement and Fire Engineering advice and guidance to Local Authorities, NHS, higher education establishments and private businesses
- Produced a specialist guidance document on 'simultaneous evacuation' to support building owners where Aluminium Composite Material cladding has been identified
- Reviewed and updated our High Rise process and supporting documentation
- Supported various National Fire Chiefs Council (NFCC) working groups. SFRS provided representation on the Ministerial Working Group (MWG) on Building and Fire Safety where review panels focused on the Fire Safety Regime and Regulatory Framework in Scotland, Building Standards, and Enforcement and Compliance.

One of the key priorities identified by the MWG was to undertake a fire safety campaign for high-rise domestic properties. This campaign, led by SFRS, was an extension to our reassurance programme but had additional focus on involving key partners and the public to share messaging and tackle misinformation.

We have also provided a seconded Officer to assist with the development of revised fire safety guidance for non-residential premises with sleeping accommodation. They have contributed to the Scottish Government's consultation on Standards for Smoke and Heat Detection and provided representation on the Tenant and Resident Panel, set up to provide effective communication with residents of high rise properties.

8.7 General

Committee should note that Inquiry at UK and Scottish Government level may lead to recommendations and legislative change for implementation across the property asset group with potential implications for buildings within Dundee City Council ownership. Once the recommendations of such Inquiry are made available, a further report will be brought to Committee.

9 POLICY IMPLICATIONS

- 9.1 This Report has been screened for any policy implications in respect of Sustainability, Strategic Environmental Assessment, Anti-Poverty, Equality Impact Assessment and Risk Management. There are no major issues.

10 CONSULTATIONS

- 10.1 All members of the Council Management Team have been consulted and are in agreement with the contents of this report.

11 BACKGROUND PAPERS

- 11.1 None.

Robin Presswood
Executive Director of City Development

Elaine Zwirlein
Executive Director of Neighbourhood Services

FW/GB/MS

6 November 2018

Dundee City Council
Dundee House
Dundee

> KEEPING YOUR BUILDING SAFE

No refuse bags, combustible materials or items of furniture should be stored in common areas such as stairways, corridors or drying rooms within a building. By keeping these areas clear it will protect escape routes and reduce the risk of deliberate fires.

Lifts, fire alarm panels, fire doors and dry riser landing valves are there to assist with firefighting operations. If you see damage to any of these features, please report it immediately.

Most doors in common areas are fire resisting and fitted with self closing devices and should never be wedged open.

Bin rooms and access doors to the building should be kept secure to prevent intruders starting deliberate fires.

There should be no gas cylinders, flammable liquids or fuels stored or used within a high-rise building.

Emergency vehicle parking areas should be kept clear to allow firefighters access to fire hydrants and the building quickly in the event of fire.

YOU CAN HELP TO MAKE YOUR BUILDING SAFER

> BUILT TO BE FIREPROOF

The materials and fittings within a multi-storey are designed to prevent fire and smoke spread.

If there is a fire in someone else's flat, you'll be safer staying in your own home.

Most fires will not spread further than the area where they have started.

You are at no more risk of having a house fire than those living in other types of house.

> CONTACT US

Visit www.firescotland.gov.uk for practical fire safety advice. Or talk to your local firefighters. You'll find contact details on the website, in your local library and in the phone book.

If you would like a copy of this document in a different format or a version in another language, please contact 0800 0731 999.

TO BOOK A FREE HOME FIRE SAFETY VISIT
Call 0800 0731 999 Text 'FIRE' to 80800
or visit www.firescotland.gov.uk

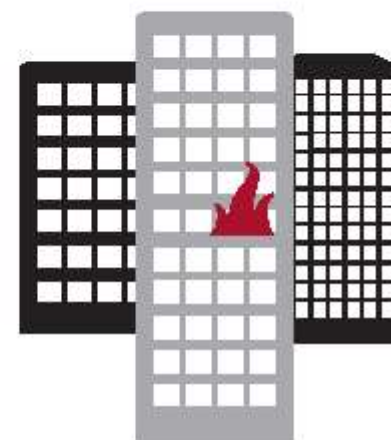


SCOTTISH
FIRE AND RESCUE SERVICE

Working together for a safer Scotland

v21 September 2015

To book a **FREE HOME FIRE SAFETY VISIT**
Call 0800 0731 999
Text 'FIRE' to 80800
or visit www.firescotland.gov.uk



MULTI-STOREY FIRE SAFETY

Fact.

The materials and fittings within a **multi-storey** are designed to **prevent fire** and **smoke spread**.



SCOTTISH
Working together for a safer Scotland



Elaine Zwinlein
Executive Director of Neighbourhood Services

Neighbourhood Services
3 City Square
DUNDEE
DD1 3BA

Tel: 01382 434000
Email: elaine.zwinlein@dundee.gov.uk

Our Ref: **EZ/AR**
Your Ref:
Date: **28 June 2017**

Dear Sir/Madam

Tenant safety is our first priority and as you know we wrote to you on 16 June 2017 advising you on the measures in place to ensure fire safety in multi storeys and also enclosed a fire safety leaflet from the Scottish Fire and Rescue Service. You can book a free home safety visit by telephoning 0800 0731 999 or text 'FIRE' to 80800.

The insulation and cladding materials used in the refurbishment of our multi storeys meets the highest safety standards. None of our multi storeys in Dundee have the cladding systems or materials used in the Grenfell Tower.

We are now arranging drop in sessions at each multi storey complex and the first of these will take place at your block, Dudhope Court, on Thursday, 29 June. The Scottish Fire and Rescue vehicle will be in the car park from 3.00pm to 6.00pm, where you can come along to discuss any concerns with Council and Scottish Fire and Rescue officers.

Although the cladding system on Dudhope meets all the required safety standards because the refurbishment work was done many years ago in 1989 on Wednesday a cladding panel was removed and a sample of the insulation material was taken to be sent for analysis. We will let you know the results of this analysis when it is complete. This is an additional measure to further re-assure all tenants of the safety of the block.

The Scottish Government has set a Parliamentary Group to review issues of fire safety at a national level. The Council has set up an internal working group and is working closely with the Scottish Fire and Rescue Service to continue to review the situation and ensure any necessary measures are put in place.

We will continue to keep you informed of any further developments.

Yours faithfully

Elaine Zwinlein
Executive Director of Neighbourhood Services

For more details concerning English please call 01382 434000

اگر آپ کو گریزی کھتے ہیں تو براہ کرم ہمیں آئی سی تو براہ کرم ہمیں ایف ایم ایف سے رابطہ کریں:

Ważną informacją jest fakt, że w sprawie bezpieczeństwa i higieny w bloku mieszkalnym w Dudhope Court, w dniu 29 czerwca 2017 roku, w godzinach od 15:00 do 18:00, będzie przejeżdżał pojazd Strażacki z zespołem specjalistów.

Jżeli macie trudności w zrozumieniu języka angielskiego, skontaktuj się na poniżej podany adres:

如果你對英語理解有困難，請聯絡以下地址

For further information please contact Elaine Zwinlein at 01382 434000 or email: elaine.zwinlein@dundee.gov.uk

For information about Dundee City Council please visit: www.dundee.gov.uk

Property Factor Registration Number PF000176





ST. PAUL'S RC ACADEMY
 90 Gilburn Road, Dundee DD3 0EH
 Mrs T Little, Head Teacher

Tel: 01382 307701
 Fax: 01382 307705
 Email: st-pauls@dundeecc.gov.uk



Date: 15 August 2017

Dear Parent/Carer,

Following the tragic events at Grenfell Tower in London our thoughts are with everyone who has been affected.

You may be aware that following the Grenfell fire Dundee City Council is carrying out checks and inspections of all council properties that have cladding installed. This includes all the multi storey blocks and schools.

You may have seen reports in local media that indicated St Pauls RC Academy has been identified through this survey as a building using similar cladding. As a result I am writing to you to reassure you that the safety of our pupils is our top priority. I also wish to reassure you that St Pauls RC Academy is one of the newest buildings in the city and has many design features to ensure it is a safe building for pupils and staff to use.

St Pauls RC Academy, apart from being mainly a two storey building, with one three story block, is a completely different type of building from the Grenfell Tower both to the extent the cladding is used and the nature and use of the building.

Key points in relation to this issue are as follows:

- St. Paul's RC Academy has Aluminium Composite Material cladding on approximately 24% of the external wall area of the building.
- The cladding system fully complies with the requirements of the current Building Regulations.
- The school has a fully compliant smoke detector and sprinkler system.
- All landings and stairwells are protected by fire doors and all bin stores are external to the school building.
- All landing fire doors are checked on a daily basis to ensure that they meet the stops fully on closing, and any doors found to be wedged open are closed.
- A rigorous annual fire risk assessment is carried out to ensure all schools are of the highest standard and that any issues identified are addressed quickly.
- Schools are inspected regularly to ensure any combustible materials and hazards are removed.
- Schools carry out regular fire drills and staff have carried out fire awareness training.

Again, I want to reassure you that St Paul's RC Academy meets all regulations which are in place to ensure our building is safe for pupils and staff. If there are any further developments in this area, please be assured that I will keep you fully updated.

Yours faithfully

Teresa Little
 Head Teacher

If you have trouble understanding English please contact the address below

如果您在英文方面有困難，請聯絡以下地址

Useful contact information can be found on the following pages: [Useful contact information](#)

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