



## Key Decision Report of the Corporate Director of Community Wealth Building

<b>Officer Key Decision</b>	<b>Date: 1 November 2021</b>	<b>Ward(s): Holloway</b>
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<b>Delete as appropriate</b>	Exempt	Non-exempt
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### THE APPENDIX TO THIS REPORT IS NOT FOR PUBLICATION

## SUBJECT: 251-253 Hungerford Road Waking Watch/Fire Warden Costs

### 1. Synopsis

- 1.1 The Council owns a property at 251-253 Hungerford Road that was found to have ACM (Aluminium Composite Material) cladding that failed the Building Research Establishment (BRE) tests and had consequent fire risks. The Council's tenant (Guinness Trust) secured a waking watch/fire warden service in July 2017 to protect residents' safety whilst the unsafe cladding was still in place, in line with professional and national guidance. In October 2018, the Council secured GLA funding to undertake remedial works.
- 1.2 The cladding has now been removed and replaced and the waking watch/fire warden service has ceased. Given the Council's various landlord obligations, the Guinness Trust has proposed that it and the Council share the total cost of the waking watch/fire warden service. Details of the costs are included in the attached exempt appendix

### 2. Recommendations

- 2.1 To approve a payment to Guinness Trust, as detailed in the exempt appendix, as a contribution toward waking watch/fire warden services at 251-253 Hungerford Road

### 3. Date the decision is to be taken:

1 November 2021

## **4. Background**

- 4.1 Following the tragic fire at Grenfell Tower in June 2017, a new external cladding testing regime was introduced for all residential buildings above 18 metres in height. The Council's property at 251-253 Hungerford Road fell within this requirement and its external cladding subsequently failed the testing regime and was deemed a fire risk. In July 2017, the Council's tenant (Guinness Trust) commissioned a waking watch and fire warden service to ensure resident safety until the work to remove the cladding was complete. The Council received a grant from the GLA in October 2018 to remove and replace the external cladding and this work was completed in summer 2021. The remedial works proved complex, and time-consuming due to the structural nature of the cladding and the building's irregular shape.
- 4.2 The Council's contract for the cladding remediation works required the supplier to set out control measures for any potential nuisance to residents, monitored during the works phase. Guinness Trust directly engaged with its residents at the initiation and during delivery of the waking watch and fire warden service
- 4.3 The removal of the cladding is now complete, the waking watch and fire warden service has come to an end and the Council is required to meet its legal obligations as landlord and reach agreement with the Guinness Trust regarding the related costs incurred.

## **5. Implications**

### **5.1 Financial implications:**

There is no budget to fund agreed settlement figure so payment will represent an in year budget pressure. A bid will need to be made for funding from the corporate revenue contingency budget.

### **5.2 Legal Implications:**

The Council has contractual obligations as landlord. The Council has power to agree a reasonable payment.

### **5.3 Environmental Implications and contribution to achieving a net zero carbon Islington by 2030:**

There are no direct environmental impacts arising from this decision.

### **5.4 Resident Impact Assessment:**

The council must, in the exercise of its functions, have due regard to the need to eliminate discrimination, harassment and victimisation, and to advance equality of opportunity, and foster good relations, between those who share a relevant protected characteristic and those who do not share it (section 149 Equality Act 2010). The council has a duty to have due regard to the need to remove or minimise disadvantages, take steps to meet needs, in particular steps to take account of disabled persons' disabilities, and encourage people to participate in public life. The council must have due regard to the need to tackle prejudice and promote understanding.

There are no direct impact on residents arising from this decision.

## **6. Reasons for the decision:**

6.1 To meet the Council's legal obligations as the landlord of the property.

**7. Record of the decision:**

7.1 I have today decided to take the decision set out in section 2 of this report for the reasons set out above.

**Signed by:**

3 November 2021



Corporate Director of Community Wealth  
Building

Date

**Appendices**

- Exempt Appendix A

**Background papers:** None

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