

Overview and Scrutiny Committee Supplementary Agenda 2

Monday, 22 January 2018

7.00 pm

Civic Suite

Lewisham Town Hall

London SE6 4RU

For more information contact: Charlotte Dale (Tel: 020 8314 8286)

Part 1

Item		Pages
4.	Independent Review of Building Regulations and Fire Safety: Interim Report	1 - 4
5.	Millwall Community Trust	5 – 17

Reasons for lateness and urgency:

Lateness: These reports were not available for the original dispatch due to the date the agenda for the committee meeting was agreed.

Urgency: These reports cannot wait until the next meeting of the Overview and Scrutiny Committee as this will not take place until 8 March 2018 and the information included in the reports will be out of date.

Overview and Scrutiny Committee			
Report Title	Response to Overview and Scrutiny Committee, Method of Assessment of applications under Building Regulations and Review of the regulatory system by Dame Judith Hackitt	Item No	4
Contributors	Executive Director for Resources & Regeneration		
Class	Part 1	Date	22 January 2018

1. Purpose of paper:

- 1.1. This cover report outlines how applications under the building regulations system are assessed at present and the likely changes following the Grenfell disaster.

2. Recommendations:

- 2.1. It is recommended that the Overview and Scrutiny Committee note the report.

3. Council responsibilities as part of building control

- 3.1. It is the responsibility of the developer, in conjunction with their chosen Building Control Body (local authority or Approved Inspector), to demonstrate that the building regulations have been satisfied.
- 3.2. Regulations cover a wide variety of items within the building such as the structural and fire safety, energy efficiency, drainage, accessibility, ventilation, amongst other things.
- 3.3. Due to the highly complex nature of developments, there is no standardised 'checklist' of building control activities. However, Officers have set out below the stages, and procedure, the Council's Building Control service follow when providing Building Regulations approval on a development/building.
- 3.5 Plans are submitted to the Building Control Body detailing, amongst other things, foundations and drainage proposals, materials for external and internal finishes, elevations, cross-sections. A Building Control Surveyor will check the plans thoroughly, liaising with the developer/contractor until they are satisfied the plans propose a compliant development. Surveyors ensure that the plans meet all relevant technical requirements of the regulations. The plans are then passed or passed subject to certain conditions.

- 3.6 Officers will undertake site visits at various stages through development. Inspections are based on risk assessments. Normally, there would be intensive inspections in early and final stages. In the early stages, foundations and drainage below ground would be targeted. Essentially the inspections would focus on critical elements that would be covered up during construction. In the final stages, the focus would be on items such as fire safety, above ground drainage, etc. These inspections are limited in that surveyors are not always able to inspect every aspect of a building's construction. Periodic inspections would pick up issues of non-compliance which are then addressed through the construction process, rather than at the end. The developer is responsible for demonstrating compliance with the regulations. Building Control Body is there to verify compliance as far as it is practicable.
- 3.7 Following practical completion of the development the Council will usually approve the development. In the case of new build, there are a number of certificates that are required from an accredited testing body before the work is finally signed off. These certificates relate to items such as gas and electrical safety, energy efficiency, acoustic performance, etc. Once a Completion Certificate is issued the Building Control involvement ends, unless or until further changes are made to the building which require approval under Building Regulations.
- 3.8 Approvals under Building Regulations can be issued by the local authority or an Approved Inspector (private sector 'for profit' providers of Building Control that operate in direct competition with local authority Building Control teams). When a developer chooses to work with an Approved Inspector, local authorities do not have any powers to intervene or enforce the regulations unless the projects is returned to the local authority by the Approved Inspector.
- 3.9 Where building work is being undertaken within existing buildings the person carrying out the work has a responsibility to demonstrate that both the building work complies with the requirements of the building regulations and that these works do not make any other parts of the existing building any worse in terms of compliance.

4. Technical Guidance under Building Regulations.

- 4.1 The requirements under the Building Regulations are functional. For example, in the case of structural safety, the requirement would read like all the loads shall be transmitted safely to the ground. It is up to the developer to demonstrate how the requirement is met. In the case of large and complex buildings, many innovative solutions are often presented to the Building

Control Body (BCB). The BCB would then apply their technical skills to assess the proposals and where necessary seek independent expert help to satisfy themselves that the proposals meet the relevant requirements of the regulations.

- 4.2 The government has prepared a set of technical guidance to provide some common solutions to common situations. These are called Approved Documents and they have been in use since 1985.
- 4.3 A suite of Approved Documents cover each part of the technical requirement. These are normally used by the small and medium size developers who work on simple projects.
- 4.4 There are no requirements to follow the guidance in the Approved Documents. But, there is wide spread misunderstanding of the status of these documents. Many refer to these as the regulations which is definitely not the case.
- 4.5 The contents of the documents are revised periodically to reflect the new methods of construction and innovations. They are also reviewed if significant failings are identified. For example, acoustic testing was introduced as a requirement following consistent failures in new build flats prior to year 2000.

5 Review of Building Regulations and Fire Safety

- 5.1 An independent review of the building regulations was commissioned by the government following the Grenfell Disaster. Dame Judith Hackitt was appointed to carry out the review. An Interim Report was published in December 2017.
- 5.2 The key message from Dame Judith with respect to high rise buildings was that *“the current regulatory system for ensuring fire safety in high-rise and complex buildings is not fit for purpose”*.
 - Current regulations and guidance are too complex and unclear. This can lead to confusion and misinterpretation in their application to high-rise and complex buildings.
 - Clarity of roles and responsibilities is poor.
 - The competency of key people throughout the system is inadequate.
 - Compliance, enforcement and sanctions processes are too weak.
 - The system of product testing, marketing and quality assurance is not clear.

- The route for residents to escalate concerns is unclear and inadequate.

- 6.3 Dame Judith expresses her shock at practices and even the culture of the building industry. She refers to ‘the mind-set of doing things as cheaply as possible and passing on responsibility for problems and shortcomings.’ We’d add to this the pressures of competition coming in from all directions, not just in building control, but also in the way manufacturers use test and certification as a marketing advantage. It’s an indictment of the current system that building control surveyors may not know what is being delivered on site, when, by which supplier, or even how to identify it.
- 6.4 We recommend that the Council supports the initial findings of the report. Council is willing to work with the government and the industry to develop appropriate and meaningful guidance to meet the functional requirements of the regulations.

7. Financial Implications

- 7.1 There are no financial implications arising directly from this report.

8. Legal Implications

- 8.1 There are no legal implications arising directly from this report.

9. Equalities implications

- 9.1 There are no equalities implications arising directly from this report.

10. Crime and Disorder implications

- 10.1 There are no crime and disorder implications arising directly from this report.

11. Environmental implications

- 11.1 There are no environmental implications arising directly from this report.

Report Author: A Thiru Moolan – Service Manager for **Building Control**:
athiru.moolan@lewisham.gov.uk / 020 8314 8233



Millwall Community Trust

A presentation to LB Lewisham's Overview and Scrutiny
Committee

22nd January 2018

Millwall Community Trust (MCT)

Agenda

- Introduction - the development of MCT
- Millwall Community Trust goals
- Successes to Date – Lewisham and Southwark
- Impact
- The Lions Centre history
- Lions Centre key programmes
- MCT and LB Lewisham future initiatives
- MCT and Millwall Football Club – a special relationship
- The importance of MCT to Millwall Football Club

Questions?

'Our vision is to use the unique passion of Millwall to connect and inspire the club's communities.'



Presentation to LB Lewisham's Overview and Scrutiny Committee 22nd January 2018

Introduction

MCT works not just in schools coaching and sports participation but makes a significant contribution to community development, health improvement, education, employability and community cohesion, as well as managing facilities such as the Lions Centre for the benefit of the community.

The establishment of Millwall Community Trust and early successes
The Millwall Community Trust was established by Millwall Football Club over 30 years ago and is one of the most successful football-related community initiatives in the country.

Mr. Peter Walsh
Chair of Trustees
Millwall Community Trust



Presentation to LB Lewisham's Overview and Scrutiny Committee 22nd January 2018

Millwall Community Trust - Goals:

MCT's work focuses on people who find it difficult to participate in sport and those disadvantaged in life. This includes young people who have lost interest in education or who are at risk of substance abuse, young offenders, and those with mental health issues.

The Team:

- Education and Employability
- Schools Coaching and Sports Participation
- Community Development and Health Improvement
- Community Cohesion and Celebration of Diversity
- The Lions Centre
- St Paul's Community Sports Ground, Rotherhithe

Peter Walsh
Chair of Trustees
Millwall Community Trust

Steve Bradshaw
Chief Executive Officer
Millwall Community Trust



Presentation to LB Lewisham's Overview and Scrutiny Committee

22nd January 2018



MCT: Successes to Date

MCT has access to groups that other mainstream agencies might struggle to engage with, such as Kicks. This allows the Trust to work with some of the most disadvantaged young people in the area. This allows MCT to add value where many other agencies have been unable to deliver.

Key statistics include:

- Over 7,000 people per year benefit from MCT's activities
- MCT can demonstrate an interaction with a wide demographic ranging from primary school to young people, teens, adults with learning disabilities and the over 50's
- The Schools Coaching programme delivers to primary schools across Lewisham raising standards in physical education, numeracy and literacy. Secondary schools also take advantage of the Trust's multi sport schools programme delivery
- Young people with emotional and behavioural difficulties are provided with sporting, competitive opportunities through the Health Improvement programme
- 50% of participants who engage with the Trust live in neighbourhoods amongst the top 20% most deprived in the UK and 77% live in the top 30%.

Steve Bradshaw
Chief Executive Officer
Millwall Community Trust



Presentation to LB Lewisham's Overview and Scrutiny Committee 22nd January 2018

Millwall Community Trust - delivery:

- Premier League Primary Stars schools programme, Kinder Move and Learn (health) and Kick into Education (literacy) programmes in Lewisham schools;
- An alternative education programme for young people excluded from schools;
- Traineeship programmes for NEET Young People in sport and in construction;
- Millwall Lions programme for those with complex mental health challenges (SLAM);
- Walking sports programme for people suffering from dementia and Alzheimer's;
- 1:1 interventions and mentoring young offenders to reduce the risk of re-offending and help them back into education or employment.....
- As well as an urban football development pathway for boys and girls living in Lewisham



Presentation to LB Lewisham's Overview and Scrutiny Committee 22nd January 2018



Impact

Manchester based research group Substance conducted an extensive report examining the impact and value of Millwall Community Trust (MCT). Substance assessed what difference the Trust made to the lives of children young people and young adults in the two London Boroughs of Lewisham and Southwark. Based on the research carried out during the period from 1st January 2015 to 31st December 2015 it was found that:

- The minimum value of the Trust's community work was £7,156,449.50 in cost savings to society with the biggest impact on substance abuse, crime, education, health, behaviour and NEET status (young person Not in Education, Employment or Training).
- Therefore, for every £1 spent to deliver the Millwall Community Trust's programmes during 2015, more than £7 is generated in cost savings.
- The Trust's programme works with approximately 7,000 individuals every year and with recent delivery expansion and improved recording of data, MCT is now confident the impact of its work is now even greater.



Presentation to LB Lewisham's Overview and Scrutiny Committee 22nd January 2018



The Lions Centre

MCT operates from the Lions Centre, next door to The Den, and benefits from excellent facilities, a peppercorn rent and close ties with Millwall Football Club. This allows MCT to deliver programmes for some of the most vulnerable residents and communities in the locality.

Page 12



Presentation to LB Lewisham's Overview and Scrutiny Committee 22nd January 2018

Lions Centre key programmes

Programmes include:

- Education and Employability
- Schools Coaching and Sports Participation

Page 13 • Community Development
Health Improvement
Disability Sport



Presentation to LB Lewisham's Overview and Scrutiny Committee 22nd January 2018

MCT and Lewisham future initiatives

- Riverside Youth Club – a Premier League Club Hub
- Employment Pathways projects (lowest paid / ex-service personnel)
- Building a Stronger Britain Together – Home Office



*'We exist, using the power of Millwall, to improve the lives of people through engagement
in sport'*



Presentation to LB Lewisham's Overview and Scrutiny Committee

22nd January 2018



MCT and Millwall Football Club – a special relationship

MCT must look to secure its long term future as part of the Millwall Football family acknowledging the nature and importance of the close ties that exist between Football Club and Community Trust:

- MCT and Millwall FC are constitutionally independent but intrinsically linked. In this respect, MCT must work in the communities that the club is located in, wherever that may be.
- MFC appoint three 3 Trustees via SLA between both parties, which also provides for use of brand and club assets
- MCT is financially underwritten by the Club
- Substantial funding is accessed through the Premier League and Football Family, due to existence of the SLA
- MCT in its form and current shape would not exist without Millwall FC as it depends on Millwall brand – without this, MCT would lack profile and the opportunity to engage with a range of stakeholders.

Page 15

Steve Bradshaw
Chief Executive Officer
Millwall Community Trust



Steve Kavanagh
Chief Executive Officer
Millwall Football Club



Presentation to LB Lewisham's Overview and Scrutiny Committee 22nd January 2018

The importance stadium-led regeneration to MCT and Millwall FC

The MCT and Millwall Football Club have always been strong supporters of the plan to develop the Surrey Canal Triangle but always believed that Millwall would actively participate in, and benefit from, this urban regeneration programme.

The Surrey Canal Triangle regeneration project includes removing the Millwall Community Trust from the Lions Centre to a new location. The timetable for these changes is unclear, but Lewisham Council has formally notified us that it proposes to take back our lease. We have been notified by the council that if we do not surrender the lease a Compulsory Purchase Order will commence. We are also aware of Millwall Football Club's plans to develop the land attached to its stadium, which includes the Lions Centre.

Our long-term existence can only be ensured in partnership with Millwall Football Club. We enjoy the benefits of being closely linked and aligned to the Football Club which created us and we would be unable to continue to operate as we have done in the past without the Club's support and full involvement in the future.

We hope that arrangements can be agreed between all parties to achieve a stadium-led regeneration plan which will extend the role of the Millwall Community Trust and transform this deprived area of inner-London.

Mr. Steve Kavanagh
Chief Executive Officer
Millwall Football Club



Presentation to LB Lewisham's Overview and Scrutiny Committee 22nd January 2018

Last year, thousands of people from Lewisham and Southwark benefited from sporting, educational, personal development and health improvement opportunities presented to them by MCT!



Page 17



WALKING SPORTS
Our Walking Sports provide an opportunity for those over 35 years old in Lewisham & Southwark to stay active, meet new people and have fun.

It's just what we do.



#ITSWHATWEDO
www.millwallcommunity.org.uk

