

# Fire Safety and Residential Blocks: A Map

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<https://www.law.ox.ac.uk/housing-after-grenfell>

The background of the slide is a photograph of Grenfell Tower in London. The building is a tall, modern skyscraper with a glass facade, shown from a low angle looking up. It appears to be under construction or renovation, with visible scaffolding and a red crane hook at the top. The sky is a clear, pale blue. In the foreground, there are green trees and foliage, partially obscuring the base of the building.

# Grenfell



## WHAT TO DO IN CASE OF FIRE

If there is a fire inside your home you should alert all the occupants and out as soon as possible. You should ensure you close all the doors as you and make your way to a safe place. You should always use the stairs, rather than any lift, and dial 999 as soon as you feel able.

You should plan and know your escape route before an emergency.

fast place for you to l



The Immediate Response:  
From 'Stay put' to  
'Evacuate'

# ACM 'unlikely to meet Building Regs' (gov figures 31 July 2019)

	A: Remediation complete	B: Yet to be remediated	C: From B, Started remediation
Social residential: LAs and Has	57	101	83
Total: 158		(7,800 dwellings)	
(144 funded by government fund)			

\* MHCLG, Building Safety Programme: Monthly Data Release, as at 31 July 2019

# ACM 'unlikely to meet Building Regs' (gov figures 31 July 2019)

	A: Remediation complete	B: Yet to be remediated	C: From B, Started remediation
private sector	13	166	21
Total: 179		(13,200- 17,000 dwellings)	

\* MHCLG, Building Safety Programme: Monthly Data Release, as at 31 July 2019



Grenfell:  
more than  
two years  
ago but...

# Looking forward: Building a Safer Future...

- ▶ No private building control for buildings over 18 m
- ▶ New building safety regulator
- ▶ Consulting on mandatory Sprinklers for new builds
- ▶ Review of technical requirements in Approved Document B (building regs)
- ▶ Resident consultation



## Praise for Barratt's – and LKP – from Citiscape leaseholders

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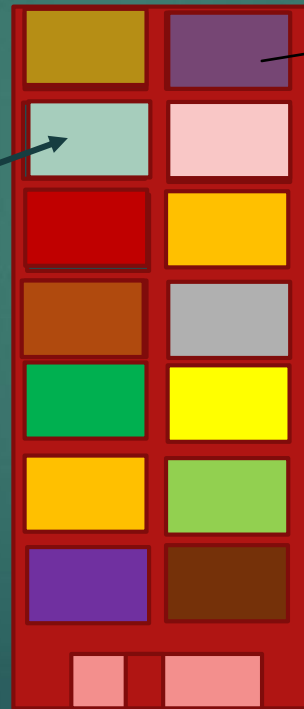


Sir Peter Bottomley in triple hand shake with Citiscape leaseholders who

Looking  
back: Putting  
Buildings  
Right

# Ownership of flats in England and Wales

**Privately owned flats:**  
**Leaseholders** own individual flats. Some leaseholders rent out their flat to **tenants**.




In social blocks, flats will also be rented out direct from freeholder

The **freeholder** owns the building and has direct control of common parts.

# The present: private law (3<sup>rd</sup> panel)

- ▶ Tort law (Defective Premises Act) (6 years)
- ▶ Property law (leases)
- ▶ Contract law (sale agreements) (usually 6 years)
- ▶ Warranty insurance (? Building regs compliance – 2<sup>nd</sup> panel) 10 years)





# The present: local authority and fire services enforcement (4<sup>th</sup> panel)

**Part 3: To enforce or not? Local authorities and cladding removal**

By Susan Bright

# HUMAN RIGHTS



## Human Rights and State Accountability for Fire Safety in Blocks of Flats

The present: Human rights law (5<sup>th</sup> panel)