

Minutes of Hanover Cladding Project Group


Day:	Monday	Date:	12/09/2017	Time:	19:00
Venue:	Hanover TARA Office				
Room Details:	Flat 345 Exeter Drive				


Present:

Christopher Lake (CL)	Darren Macreath (DM)	
Jill Hirst (JH)	Fatme Fil-Hamdy (FFH)	
Robert Barker (RB)	Michael Watts (MW)	
Sara Bingley (SB)	Alan Reid (AR)	
Michael Mullin (MM)	Muna Deria (MD)	









Apologies:

John Cawthorne (JC)	Andrew Woodhead (AW)	
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1	Introduction	Action:
	<p>MW started the introductions.</p> <p>CL asked the group if anyone would be interest in chairing the meeting. No interest was shown. Group was happy for CL to chair this meeting. Decision made to offer position of chair at each meeting.</p>	<p>Information only</p>
2	Terms Of Reference (TOR)	
	<p>Terms of Reference distributed to the group. Terms of Reference attached.</p>  <p>Hanover PG terms of referencv1.3.doc</p> <p>CL went through Terms of Reference. Terms of reference agreed by the group.</p> <p>Noted out of scope of the project group</p> <p><i>“The review / investigation into installation of the Aluminium composite material on Hanover. When the investigation is completed a separate meeting will be held and all residents will be invited to attend to hear the report conclusions”.</i></p> <p>Question MW asked if the new sprinkler system is in scope of the project group due to last point on TOR <i>“Act as a forum to discuss any fire safety concerns on the block”</i>. JH responds yes this is in scope.</p>	<p>Information only</p>

3	Cladding Removal	
	<p>CL target for cladding to be removed by end of this week 15/09/17. Due to bad weather this may not hit target. May be another week.</p> <p>CL keeping panels around Hanover sign at entrance. Due to keeping Hanover sign up.</p> <p>CL temp flashing on ground floor to stop water penetration.</p> <p>CL cladding on balcony staying. Cladding is fully Aluminium NOT Aluminium Composite Material (ACM). This will be replaced when new system is being installed.</p> <p>MW asked about site clearance, clean and tidy. Need to check surrounding areas for potential metal debris. This needs to be done before Estate Service cut grass.</p> <p>Question MM asked where the cladding has gone. Answer JH cladding has gone into secure storage unit. The cladding will be disposed of correctly abiding to environmental regulations.</p>	<p>Information only</p> <p>CL to raise this point with Alumet.</p>
4	Fire Risk Assessment	
	<p>CL advised the group that all 24 Risk Assessments have been carried out to all SCC tower blocks jointly by our Fire Risk Assessors (FRA), Repairs and Maintenance Supervisors & Repairs and Maintenance Maintenance Officers and South Yorkshire Fire & Rescue (SYFR) have been made aware that works identified will hopefully be completed by the end of September.</p> <p>DM requested a copy of the Fire Risk Assessment for Hanover.</p> <p>Group raised issues of fire safety in the block.</p> <ul style="list-style-type: none"> • Ladders being left on 15th Floor overnight. • 14 / 15th Floor communal fire doors not shutting. <p>JH Review of Communal Repairs has been completed. New process in place and training has been given to relevant SCC officers. New process will require joint visits from SCC Repairs and Maintenance Team and the operatives completing the work. This process will make sure right standard of work and the job has been completed and signed off.</p>	<p>CL to distribute FRA</p> <p>CL to contact operatives.</p> <p>CL to raise with Repairs Team.</p> <p>Information only</p>
5	Government Reviews and Test Results	
	<p>Summary of Systems and Large Scale Test Result distributed to the group. Test Results attached.</p> <p style="text-align: center;">  Test Result Summaryv3.xlsx </p>	<p>Information only</p>

	<p>Test No 2 was similar to Hanover cladding system which failed. Test Classification of ACM 3.</p> <p>https://www.gov.uk/</p> <p>Recommendation from Government has also been produced. JH informed the group that SCC had already put a lot of the Government Recommendation in place before this was published.</p> <ul style="list-style-type: none"> • Fire Department walk through / assessment. • Security on site 24 hr. <p>JH and Janet Sharp (Director of Housing) working with Government. Having conference calls with other Authorises Nationwide and with Ministers of Housing and Charter Institute of Housing (CIH). Noted this is not just a Sheffield Issue but a Nationwide issue which 265 blocks have failed. This includes Social Housing, Public Buildings and Private Residential.</p> <p>JH working with other Partners / Authorisation in Public and Private Sector to solve this issue.</p> <p>Question MM why didn't SCC get these results when cladding was on? Answer JH 2 reviews have been requested by Government. 1st review into Grenfell Tower. 2nd review into Building Regulations. 1st report is expected around Christmas time 2017.</p> <p>Question MM ACM what is it? Answer CL Aluminium Composite Material. MM produced minutes from Safer & Stronger Communities Scrutiny and Policy Development Committee Showing ACM as Asbestos Containing Materials NOT Aluminium Composite Material. JH recognised / accepted the error.</p>	<p>Information only</p> <p>Information only</p> <p>JH to send to minutes for scrutiny</p>
<p>6</p>	<p>Project Timeline</p>	
	<p>Discussion around time line and what decision is made will affect the time line and will delay completion.</p> <p>Decision needs to be made as to what goes on. Noted SCC is looking at all possible options however some options will impact more on the time line than others as render and brick will change the appearance of the building.</p> <p>Possible options:</p> <ul style="list-style-type: none"> • Brick • Render • Aluminium Composite Material (None Combustible) • Pure Aluminium <p>All these decision will affect timeline. If pure aluminium is decided the metal frame will have to be removed and replaced due to weight of new</p>	<p>Information only</p>

	<p>material.</p> <p>The new insulation will be rock/mineral wool with horizontal and vertical fire breaks. The actual spec will be agreed and approved by building regulations.</p> <p>Individuals made reference and was noted. But early days and no decision was made.</p> <p>JH advised the group that this is not a quick process. A Business Case will need to be produced and get approval. This process, time scale can take 3 months.</p> <p>Once approval there will be a Procurement/Tender Process. Project is estimated to be between 3-5 million pounds depending on decisions and specification. This means will have to go to Official Journal of the European Union for procurement.</p> <p>SCC do not see this project being ready much before spring next year and could be later depending on decisions mentioned above.</p>	<p>Information Only</p>
<p>7</p>	<p>Initial Feedback from Planning</p>	
	<p>CL showed the group several pictures which were received from planning as to the colour of the building. CL advised the group these are early days and SCC Housing have submitted around 20 different colour schemes. Planners preferred example is 16.2.8 however the others are acceptable.</p> <p>See attached.</p> <div style="display: flex; flex-wrap: wrap; justify-content: space-around;"> <div style="text-align: center; margin: 5px;">  PROPOSAL 16.1.1.pdf </div> <div style="text-align: center; margin: 5px;">  PROPOSAL 16.1.2.pdf </div> <div style="text-align: center; margin: 5px;">  PROPOSAL 16.1.3.pdf </div> <div style="text-align: center; margin: 5px;">  PROPOSAL 16.1.4.pdf </div> <div style="text-align: center; margin: 5px;">  PROPOSAL 16.2.5.pdf </div> <div style="text-align: center; margin: 5px;">  PROPOSAL 16.2.8.pdf </div> <div style="text-align: center; margin: 5px;">  PROPOSAL 16.3.1.pdf </div> <div style="text-align: center; margin: 5px;">  PROPOSAL 16.9.pdf </div> </div> <p>Project group made several comments. The group made positive comments relating to the planners trying to use different colour formats down the staircase wall to highlight that these are two buildings.</p> <p>Negative Comments The group also commented that most of colour schemes appear to be too dark and depressing.</p> <p>CL suggestion the group to write a project group collective response with objections and what solutions / suggestions the group may have.</p>	<p>Information Only</p> <p>MW to get letter on behalf of group to send to planning.</p>

	<p>This then can be sent to planning department.</p> <p>Noted planning department is keen on maintaining the horizontal and vertical lines. Also planning has the final say as to what colour the block will be.</p> <p>The easiest and quickest option would be to stick with the colour that planners approved for the cladding that has been removed</p>	
8	Building Regulations	
	<p>JH advised the group that whatever decision is made this will be in line with Building Regulations. The group will have to wait for the review outcome into building regulation and will have to comply with any new regulation that comes into force.</p> <p>Discussion around render and brick options. JH mention that render is ok but after a while can look unkempt due to rainwater etc.</p> <p>Brick and render options would have to go through planning and would delay the timescale which would add potentially another 3 months to the project.</p> <p>JH advised the group of potentially recruiting an independent Consultant to be part of this process, being part of the procurement installation and conclusion of the project. JH asked for a volunteer who would like to be part of the hiring of this consultant. This volunteer would look at the candidates C.Vs seeing they positives attributes and being part of the decision making of the successful candidate.</p> <p>MM stated an opinion that last time SCC hired an Independent Consultant a gentleman called Graham Green wrote a report into Hanover that was inaccurate. No comment was made relating to Graham Green's report.</p>	<p>Information Only</p> <p>Group to decide for a potential volunteer</p> <p>Information Only</p>
9	AOB	
	<p>Question MM what went wrong with the cladding and what's happening regarding the review? Answer JH when the review is completed a meeting will be arranged for residents to be present to hear the report. CL advised this is out of scope of the project group as agreed by the group in the Terms of Reference.</p> <p>Question MD asked if the work we are doing as a group is being used as best practice and can be used to other help to other Authorities? Answer JH work is being done behind the scenes. Working with Government other Authorities and South Yorkshire Fire Rescue. Constantly reviewing policies and procedures. An example some Authorities are changing they Stay Put Policy. JH has been liaising with South Yorkshire Fire and Rescue and made the decision not to change</p>	

	<p>our Stay Put Policy.</p> <p>Discussion around best way to communicate these meetings to residents.</p> <p>Possible outcomes. To distribute minutes. To send to Hanover TARA reps to distribute.</p> <p>Decision to be made at end of each meeting.</p> <p>Minutes to be sent to all present at Meeting and to Hanover TARA.</p>	
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