



Combustible Insulation Update

15 June 2015



Background and current position

Background

- BBA cert changed Dec 2013 for K15. NHBC and builders no longer able to rely on manufacturer's advice alone for suitability above 18m
- Approach adopted
 - Post 1 Jan 2014 – all projects to comply with BCA Guidance Note 18
 - Pre 1 Jan 2014 – builders asked to provide confirmation of advice from Kingspan, or follow BCA GN 18, or approval letter from building control body (warranty only). Expert review and escalation to NHBC senior technical management for projects nearing finalling with insufficient justification (see later for escalated projects)

Current position

- 191 projects registered pre-1 Jan 2014 causing most issues. Majority under construction
- All now being reviewed by task group to pre-empt late escalation and identify highest risk of not being able to comply. Review 50% complete:
 - c45% of projects considered high risk (if only in parts)
 - c55% compliant, not started or low - medium risk
- Most high risk projects involve metal or composite laminate (e.g. Trespa) external panels with low melting points or uncertain fire resistance. Little or no fire test data available for their use in conjunction with K15 (see below for latest position)



Escalated projects

- **Stratford Plaza.** Telford. Warranty and BC. 82m tower with lower levels clad in Oskamera multi-layer unitised cladding system sandwiching aluminum, Kingspan Tarecpur , K12, rockwool and steel. Oskamera opinion (Oct 2013) says it complies. Review doesn't support this without test data. Higher levels medium risk. More advanced than originally reported. First finals this month. **Escalation required now to Telford senior management.**
- **Battersea Reach.** St George. Warranty only. Up to 30m. Mix of cladding systems involving, brick, terracotta and glazed panels incorporating K15. Medium risk. Dialogue continuing. Would accept LABC approval. Finals imminent on two blocks.
- **Kew Bridge West.** St James. Warranty and BC. Mix of blocks and range of cladding systems. Trespa cladding system high risk. Kingspan claim to have successful test data, not yet verified. Further finals due this month.
- **Fulham Reach Block B1.** St James. Warranty only. Areas of metal stud walls with K15 and Rockwool and brass/aluminium effect cladding boards. Finals delayed. LABC letter of approval now seen and accepted.
- **Greenwich Peninsula.** Bellway (Ardmore Construction). Warranty only. Terracotta cladding. Low risk (test results available on similar system). Accepted and finals this month.

Escalated projects

- **Durkan.** Complaint regarding nine projects (five pre and four post 1 Jan 2014) with earliest handover dates in August. Meeting arranged with Durkan including former NHBC SRPM who set conditions!
- **Enderby Wharf.** Barratt London Stratford. Eight blocks at various stages. All pre- 1 Jan 2014. Three completed under old BBA cert. Two part built; fire engineers report provided, but queried. Three at design stage; re-design proposed. Dialogue continuing.

Other points

- Review has identified not all builders on affected projects have been contacted and/or written to. Now actioned. Further check mid-week to confirm action completed.
- Meeting with Kingspan 18 June.
 - check progress on testing programme
 - discuss wall types/constructions giving us greatest concern
 - press for release of claimed successful tests on Trespa panel and metal sheathed system which would allow us to downgrade and/or accept several projects
- Overtime authorised for SRPMs and Surveyors if required
- External fire consultants being used for 'non-K15' referrals to allow John Lewis to concentrate on K15 projects

