



Department for Levelling Up,
Housing & Communities

Building Safety Fund

for the remediation of non-ACM Cladding Systems

Annex A – Technical information

May 2020, updated April 2022

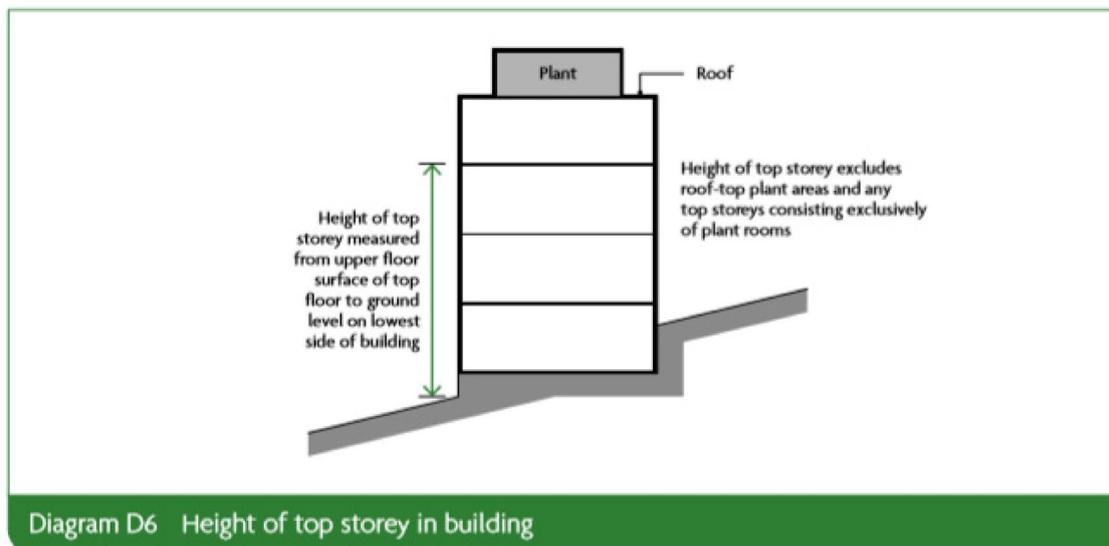
Department for Levelling Up, Housing
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Purpose

The purpose of this annex is to provide further information to allow you to complete the registration form accurately. If you are not the building owner, freeholder or responsible entity you should not complete the application form and further advice on what actions you can take are included in the Prospectus.

Measuring the height of your building

For a building to be eligible to apply to the fund, the building should measure 18m, or just below, when measured according to diagram D6 of Approved Document B. This diagram is included below:



The measurement should be taken from the lowest ground level to the finished floor level of the top occupied storey¹ For the purposes of the fund, we are allowing a tolerance of 30cm to this measurement so any building with appropriate evidence that their building measures 17.7m or above will be eligible to proceed to application stage. This is to allow for measurement error, the potential for ground levels to have varied from the original design and the settlement of the building over time.

Building in this context is defined as a collection of residential dwellings, such as apartments or flats, served by a shared common circulation. For buildings combined or joined to create larger blocks, where these are separated from any adjacent buildings by open space, compartmentation and / or where there are limits to circulation, we will apply Diagram D6 separately to each building.

Evidence of the height measurement is not required as part of the expression of interest form, but DLUHC reserves the right to request this evidence before allowing

¹ For the purposes of determining height eligibility for the Building Safety Fund, the “top occupied storey” does not include any top storeys or roofs consisting exclusively of plant rooms or maintenance areas, non-residential facilities (such as storage or drying rooms or gyms) or external amenity (such as bars or roof gardens) or areas similar to these, even though people may regularly be present in such areas.

the building to progress to application stage. Appropriate evidence can be as-built drawings clearly showing the measurement or a measurement taken by a qualified building surveyor.

Assessing your External Wall System

You should, in the first instance, check building records for information about the external wall systems used. Information should be available from as-built drawings or the operation and maintenance manual for the building; or the Regulation 38 package of fire safety information.

If this information is not available, you may wish to contact the original construction contractor or architect who may be able to provide it. Where the external wall system is accessible without causing damage to the building, it may be able to see product labelling in situ (where in doubt seek professional advice).

If you are unable to obtain written information on the external wall system, you should seek the advice of a building surveyor or similar competent person with suitable experience of high-rise residential buildings. They can advise building owners on the construction of the external wall system of the building and the appropriate next steps to determine the fire classification of materials. Where this is not immediately clear, access to a fire engineer may be required to provide further assessment.

In January 2022, BSI supported by DLUHC, published PAS 9980:2022. This standard provides a methodology for the fire risk appraisal of external wall construction and cladding of existing multistorey and multi occupied residential buildings. Competent fire engineers and other building professionals advising on the fire risk of external wall construction of existing blocks of flats should be aware of PAS 9980:2022 and the BSF may consider whether FRAEW's have been conducted to this standard prior to any grant award.

If you are able to identify the products in place on their building but are not certain of their fire performance then it may also be possible to obtain advice and information from the product manufacturers and/or contractors about the fire performance, correct installation and maintenance of the materials used.

The potential that there may be incorrectly specified, or substituted products installed on tall residential buildings should not be ignored and you should take reasonable steps to check that the products installed are in line with any documentation.

Where, having taken reasonable steps, you have been unable to determine the construction of the external wall system there is further support available from DLUHC to determine the eligibility of your external wall system. Please submit a registration form based on the information currently held to access this support.

Eligible external wall systems

You will be asked to provide supporting information as part of the registration process. This will enable us to confirm the fire classification of the cladding and insulation materials². DLUHC will make contact with you to request this information following your completion of the registration form. This is to confirm your eligibility to proceed to application stage. Proceeding to application stage is no guarantee of funding as this will be subject to a full application that meets the fund criteria.

For the purposes of this guidance, we have used BS EN 13501-1. Some materials will have been classified to the old BS 476 series of standards. Where this is the case you should provide details of the performance against these standards in the relevant free text boxes in the registration form.

In BS EN 13501-1, for materials in an external wall system, there are seven categories available: A1, A2, B, C, D, E and F. Further information is provided for classes A2-D on the smoke release of the material (s1, s2 or s3, with s3 being the worst) and for classes A2-E on the extent of burning droplets (d0, d1 or d2, with d2 being the worst).

Any cladding³ of class C,s1-d0 or worse should not be present on a high-rise residential building and the presence of such cladding will mean a building is eligible to proceed to application stage.

Where the building has insulation⁴ of class B-s1, d0 or worse and the cladding is of class B-s1, d0 to class B-s3, d2 this will mean a building is eligible to proceed to application stage, unless the system has achieved a BR135 certificate via a BS8414 test and is installed in line with this or has been assessed to be in line with this by a suitably qualified professional.

Other buildings with insulation, or filler⁵, of class B-s1, d0 or worse where the system installed has not achieved a BR135 certificate via a BS8414 test will also be eligible.

Required standard of remediation works

² *The eligibility criteria for external wall systems look primarily at the singular 'cladding', 'insulation' and 'filler' layers within a cladding system. They do not assess the 'cladding system' as a whole, except with regard to BR 135 classifications. Definitions of 'cladding system' provided elsewhere in BSF guidance are used specifically to refer to the system as a whole and to otherwise detail the scope of remediation works.*

³ For the purposes of the eligibility criteria, "cladding" is generally the singular weather-facing outer layer of a cladding system. It is not an amalgamation of components unless the amalgamation is part of a single proprietary composite cladding material. Other components of a cladding system, even where connected or attached to the weather-facing outer layer, will not generally be considered "cladding" for the purposes of the eligibility criteria.

⁴ For the purposes of the eligibility criteria, "insulation" is generally the continuous layer of insulation material which provides the thermal envelope of a building. It does not include materials which have insulative properties, but which are not utilised in a continuous fashion in a cladding system and are used for additional purposes, such as thermal breaks to reduce cold bridging. Insulation contained in the inner wall of an external wall system is also not considered "insulation" for the purposes of the eligibility criteria.

⁵ For the purposes of the eligibility criteria, "filler" is generally the core material or materials of metal composite panels or sandwich panels, and does not include gaskets, sealants or similar items.

The remediation works proposed under this fund should ensure that the external walls of the building adequately resist the spread of fire over the walls of the relevant building and from one building to another, having regard to the height, use and location of the building.

We expect that the remediation works will require building regulations approval and that the proposed works to the affected area of the external wall system (i.e. the areas which currently contain the materials eligible for the fund) should comply with current building regulations. A ban on the use of combustible materials in new external wall systems of residential buildings over 18m has been in place since 2018 and can be found [here](#).

Where any combustible insulation is present in the affected area of the external wall system it will be a fund requirement that this is replaced.

Any combustible sheathing boards within the affected area of the external wall system should also be replaced as part of the proposed remediation works.

Any cavity barriers and fire stopping within or adjacent to the affected areas of the external wall system should also be checked to ensure that they are installed appropriately and be replaced where required.

More detailed guidance on the proposed standard of remediation works will be provided to those who proceed to full application stage. Details of costs eligible for funding are set out in the main body of the Prospectus.

Competent professionals

You will need to appoint a team of competent professionals to advise you on the assessment of your external wall system and the proposed remediation works. It is for the building owner to determine the appropriate action in respect of their building following good industry practice. The following information is provided to assist you in establishing their [a?] professional team but is not intended to be exhaustive.

The membership of the professional team required will vary from project to project depending on the scale of remediation and the complexity of the existing wall system. The team appointed for each project will need to consider a range of technical, commercial and implementation aspects of the remedial works. The professional team may evolve throughout the project lifecycle in terms of both size and constituent members.

The professional team is likely to consist of, as a minimum:

- A lead consultant
- A building surveyor
- A cost consultant

Projects may also need access to specialist fire engineering and structural engineering advice.

A lead consultant is likely to be appointed for the remediation work. They may assist with the selection of the wider consultant team, lead and coordinate it, and provide a single point of contact for the client through the duration of the project. This will include managing all aspects of the project and ensuring that the project is delivered in accordance with the project programme. They will be responsible for overseeing or managing all aspects of the design (depending on the form of contract), including the coordination of the design and the integration of specialist subcontractors' design. The lead consultant may be an architect or come from another chartered construction profession, but the key skill will be a broad knowledge of high-rise buildings and experience of working with a range of professions.

Building surveyors will provide information on the current building to inform the application and the development of the scope of works. The building surveyor should be a chartered member of the Royal Institution of Chartered Surveyors (RICS), the Chartered Association of Building Engineers (CABE) or Chartered Institute of Building (CIOB), and have suitable experience of fire safety in high-rise residential buildings.

A cost consultant/quantity surveyor will be required to provide cost information as part of the full application process. The cost consultant should be chartered with the Royal Institution of Chartered Surveyors (RICS).

Any fire engineering advice should be provided by a Chartered Engineer registered with the UK Engineering Council with suitable experience in the fire safety of high-rise residential buildings.

Any structural engineering advice should be provided by chartered member of the Institution of Structural Engineers (IStructE) or a structural engineer who is a member of the Institution of Civil Engineers (ICE).

You will want to satisfy yourself that anyone appointed to assist with the project has the appropriate professional qualifications and suitable experience of working on the remediation of high-rise residential buildings. Qualifications registers and further information on qualification requirements can be found at the following construction professional bodies:

- [Royal Institute of British Architects](#) (RIBA)
- [Institution of Fire Engineers](#) (IFE)
- [Royal Institution of Chartered Surveyors](#) (RICS)
- [Chartered Institute of Architectural Technologists](#) (CIAT)
- [Chartered Institution of Building Services Engineers](#) (CIBSE)
- [Institution of Structural Engineers](#) (IStructE)
- [Institution of Civil Engineers](#) (ICE)
- [Chartered Institute of Building](#) (CIOB)
- [Society of Façade Engineers](#) (SFE)
- [Royal Town Planning Institute](#) (RTPI)
- [Chartered Association of Building Engineers](#) (CABE)
- [Association for Project Safety](#) (APS)
- [Association for Project Management](#) (APM)

- [Local Authority Building Control](#) (LABC)
- [Construction Industry Council Approver Inspectors Register](#) (CICAIR)
- [Association of Consultant Approved Inspectors](#) (ACAI)
- [The British Board of Agrément](#) (BBA)

