



Department for
Communities and
Local Government

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Findings from the Ledbury Estate

Dear Chief Executive,

Tamara Finkelstein, Head of Building Safety at the Department for Communities and Local Government wrote to you on 11 August and subsequently you have confirmed that high rise large panel systems buildings similar to those on the Ledbury Estate in Southwark remain in occupation in your area.

Further information suggests that additional investigations may be required to assess strengthening work which might have been undertaken. This does not necessarily mean that buildings of this type are structurally unsafe, but it does suggest that strengthening work may need to be reviewed, particularly where the building has a gas supply.

Building owners should already be reviewing available evidence and records pertaining to strengthening work and structural design of these types of buildings. In particular you should be considering what expert advice is required in order to assess the design, quality of workmanship and condition of the building structure, and in particular critical connection details within the overall panel system.

Guidance on undertaking such assessments work is provided in the 'Handbook for the structural assessment of large panel system (LPS) dwelling blocks for accidental loading (BR 511)' which was published by the Building Research Establishment in 2012 and remains both current and relevant.

The Department recommends that these steps be undertaken as a matter of urgency, in order to provide suitable assurance to residents of the affected buildings.

If building owners do decide that immediate steps are required to mitigate any risks, we would ask that particular consideration be given to the potential impact on any older or disabled residents and other vulnerable groups who may be affected. The Department is continuing to review the position together with appropriate experts and may issue further guidance in due course.

Yours sincerely,

Helen

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