

LONDON BOROUGH OF CAMDEN	WARDS: All
REPORT TITLE: Work Programme and Action Tracker	
REPORT OF: Director of Property Management	
FOR SUBMISSION TO: Housing Fire & Building Safety Panel	DATE: 23 October 2025
SUMMARY OF REPORT: This report provides an update on the intended work programme for the Panel and an update on actions requested at previous meetings. Local Government Act 1972 – Access to information No documents that require listing were used in the preparation of this report. Contact Officer: Melissa Dillon, Resident Safety Engagement & Governance Lead. Tel: 0207 974 3100 melissa.dillon@camden.gov.uk	
RECOMMENDATIONS: The Panel is asked: (i) To review the work programme for 2025/26 and consider if they would like add anything to the programme set out in Appendix A including the reports proposed in section 3 of the report. (ii) To note the action tracker at Appendix B and the Terms of Reference for the Chalcots Phase 2 Independent Inquiry at Appendix C.	

Signed:



Director of Property Management

Date: 14th October 2025

1. INTRODUCTION

- 1.1 The current work plan for the Housing Fire & Building Safety Panel is attached to this report as Appendix A. The Panel is invited to suggest future items or any amendments they would like to make to the programme.

2.0 REPORTS TO FUTURE MEETINGS

- 2.1 The next quarterly meetings of the Panel are programmed for:

- 28th January 2026
- 14th April 2026

Chalcots Phase 2 Independent Review

- 2.2 The major works project at the Chalcots estate (including the replacement of cladding, windows and curtain walls to the high-rise blocks) is in the final stage of the construction programme with hand back of the site and issue of building control certificates due in early 2026.
- 2.3 The Council has appointed Bart Kavanagh a chartered architect and barrister/expert witness as the Chair for the second stage of the Chalcots Independent Review. Mr Kavanagh acted on many post-Grenfell building safety claims, and co-authored national standards on fire safety, he will be supported in the retrieval and collation of information relevant to the review by independent external solicitors. Mr Kavanagh is independent of the Council and he will publish the Stage 2 review report in full once it is completed.

Scope of the Review

- 2.4 Stage two of the review will look at the work carried out under the old cladding project, which was delivered under the Private Finance Initiative (PFI), the decisions related to the original cladding system and the management of the PFI company and the Chalcots estate in the period before the evacuation in 2017.
- 2.5 The detailed "Terms of Reference" for the second stage of the review are attached as Appendix C to the report. It is anticipated that the review will take between 3-6 months.
- 2.6 As part of the review the Council will support the arrangement of focus groups between residents and Mr Kavanagh and residents will also be able to submit their own information to the review.

3.0 Proposed additions to Work Programme - Structural Surveys & Decent Homes Standard

- 3.1 The Council is revising its cyclical structural survey programme to take into account the requirements of recent building safety legislation and consultation by the Government on plans to update the Decent Homes standard.

3.2 It proposed to add a report on the structural survey programme to the work programme for the next quarterly meeting in January 2026. We will also bring any updates from Government on the implementation of the Grenfell Inquiry recommendations. It also proposed to add a report on updated Decent Homes standards to a future meeting once the results of Government consultation are published and to bring a report to the Panel on the Chalcots review once it is completed and the report is published.

3.3 The April 2026 Panel meeting will take place during the “pre-election period” and is like to consider items such as the LFB annual report and the regular compliance report.

4.0 **ACTION TRACKER**

4.1 An update on actions arising from the July 2025 meeting of the Panel is attached as Appendix B.

5.0 **COMMENTS OF THE BOROUGH SOLICITOR**

5.1 The Borough Solicitor has been consulted and has no legal comments on this report.

6.0 **COMMENTS OF THE EXECUTIVE DIRECTOR OF CORPORATE SERVICES**

6.1 The purpose of this report is to provide an update on the intended work programme for the Panel and an update on actions requested at previous meetings. There are currently no financial implications arising from this report.

6.2 Finance will work with the service to monitor and ensure as much as possible that associated costs are funded from existing resources

7.0 **ENVIRONMENTAL IMPLICATIONS**

7.1 There are none.

8.0 **APPENDICES**

Appendix A	Work Plan
Appendix B	Action Tracker (July 2025)
Appendix C	Chalcots Stage 2 Review Inquiry Terms of Reference

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APPENDIX A: WORK PLAN

Work Programme

28th January 2026

Compliance performance report (Standing item)

Annual Review of the work of the Panel

Redefinition of High-Rise Buildings (subject to publication by government)

Structural Survey Programme

Grenfell Phase 2 Inquiry Update (subject to publication by government)

14th April 2026

Compliance performance report (Standing item)

LFB Annual Report.

To be Programmed

Updated Decent Homes Definition

Chalcots Stage 2 Independent Review report

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APPENDIX B: HOUSING FIRE & BUILDING SAFETY - ACTION TRACKER (July 2025)

Meeting Date	Item	Action	Action by	Status
23/4/2025	LFB Annual report	LFB officers would look into whether the cycle shops on Camden Road and Eversholt Street had received a fire safety check, especially in relation to electric bikes and their batteries, and if so the outcomes from the inspections. If none had been undertaken, then they would be progressed by the service	Borough Commander	Inspections were undertaken and any advice provided to the commercial premises as required.
23/4/2025	LFB Annual report	The LFB were developing a leaflet for charity workers working with rough sleepers regarding fire safety risks that they would share with the Council when available	Borough Commander	To be circulated when available.
23/4/2025	Grenfell Inquiry Phase 2 report	The Panel supported the proposal to provide the Cabinet and other appropriate Member level bodies with a report on the progress that had been made in meeting the legislative and other requirements surrounding the work in this area, and to consider the best way forward.	Melissa Dillon	It is proposed to include an update on the Agenda of the January Panel meeting.
23/4/2025	Work Programme	The Director of Property Management advised the meeting that in relation to the	Director of Property Management	The Work Plan Report on the agenda of the October Panel provides an update on the Stage 2 Independent Review including

		last outstanding action point on the Chalcots Stage 2 Review, they had now appointed a chair to lead the inquiry and the details surrounding this would be circulated in the near future.		confirmation of the independent Chair, their legal support and the Terms of Reference for their work.
110/7/25	Training	Consideration would be given regarding whether fire safety awareness training should be mandatory for members of the DMCs and TRAs, especially as they were volunteers. Along with whether it should be mandatory as part of membership.	Melissa Dillon	Pilot fire safety awareness training sessions were provided for TRA and DMC representatives earlier this year and were generally well received and it has been agreed that the Council's Fire Safety Adviser Manager will run further sessions in the Autumn. We will share the feedback on the content and structure of the sessions as part of the consultation with DMCs around the development of the training and support offered for resident representatives and strongly recommend that resident reps take up the opportunity to learn about fire safety.
		Officers agreed to come back to the Panel with information regarding the expected responsibilities for individuals, and the suggested type and level of training required to allow them to fulfil those responsibilities. This would cover training based around the stock conditions survey of TRA Halls and training for young people (including using social media platforms).	Melissa Dillon	The Council's Autumn Engaged Residents Training Programme is providing a one-day face-to face Resident Essential Training workshop at the Crowndale Centre. The workshop covers a range of topics including Fire and Resident Safety and general Health & Safety and is open to all Camden residents. A fire safety awareness leaflet for children/families has been developed and circulated Panel members for comment. Officers are working with the Education service and Community Participation Teams to find ways to share fire safety advice with parents, pupils, PTAs and governing bodies at Camden

				schools and to promote the LFB Fire Safety Cadet programme to young people aged 13 - 17. Initial outreach will be to young people linked to the Community Wealth Fund Project and youth organisations that the Children and Families Engagement Group are working with.
10/7/25	Performance Compliance	The next report to provide an update as an appendix regarding the issues identified on the Chalcots and Mayford Estates	Director of Property Management	<u>Chalcots Lifts</u>: A briefing on the lifts was provided to Panel members on 7th October. <u>Mayford Estate</u>: CCTV drainage surveys have been commissioned to ascertain the causes and the flooding, water mains bursts and ground subsidence affecting the estate. The Property Management division's Head of Repairs and Operations is meeting a member of the Panel on site on 29th October to look at the areas of concern on the Mayford Estate. An update will be provided to the Panel following the site meeting and completion of the CCTV survey reports and investigations,
		Officers would look into the issue of the lift performance on Fleetway and Sandsfield blocks on the Birkenhead Street Estate and provide a response.	Director of Property Management	A briefing was provided to Panel members on 28 th August.
		Officers would provide information regarding the flick test for communal ad emergency lighting, along with the full drain down test for emergency lighting.	Sinéad Burke	Verbal confirmation will be provided at the next panel meeting as part of the Compliance report.

APPENDIX C: CHALCOTS STAGE 2 INDEPENDENT REVIEW TERMS OF REFERENCE

The Chair will produce a written report in Plain English, covering:

1) The Private Finance Initiative

- a. What was the scope?
- b. Why did the council choose to use Private Finance Initiative (PFI) funding?
- c. Why was the project structured in the way it was?
- d. How were the PFI works specified?
- e. Who managed and monitored the quality of the PFI works?
- f. What was the structure within the Council for managing the PFI contract?

2) Decisions around the original cladding system

- a. What was the decision-making process around the cladding system?
- b. What statutory approvals were sought and obtained for the PFI works?
- c. What did the Building Regulations say at the time of the works about cladding materials?

3) Management of the blocks

- a) What was the PFI responsible for during the 15-year maintenance period?
- b) What was the Council responsible for during the same period?
- c) Why were recommendations identified in Fire Risk Assessments not actioned?
- d) What learning was taken from the FRAs not being actioned?

The intention is for two focus groups to be held to be facilitated by a participation expert working with the Chair, and to have up to two sessions with residents who lived on the estate whilst it was managed as a PFI.

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