

LONDON BOROUGH OF CAMDEN	WARDS: All
REPORT TITLE: Structural Surveys and Assessments	
REPORT OF: Director of Property Management	
FOR SUBMISSION TO: Housing Fire & Building Safety Panel	DATE: 28 January 2026
STRATEGIC CONTEXT The Council has a large housing stock and needs to consider the changing regulatory environment and how this is addressed through its various surveys, including structural surveys and assessments.	
SUMMARY OF REPORT This report provides a summary of Camden's intended approach to structural surveys and assessments.	
Local Government Act 1972 – Access to Information No documents that require listing were used in the preparation of this report.	
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RECOMMENDATIONS The Panel is asked to note and comment on the report.	


 Signed:
 Gavin Haynes, Director of Property Management

Date: 19 January 2026

1. SUMMARY

- 1.1 The Council has had a long-standing cyclical stock condition survey programme which has looked at all Council homes externally and a sample of homes internally. Camden has also introduced a more detailed discretionary survey programme for estate elements such as boundary walls, and the approach to this is being updated as new regulatory requirements will also see additional work undertaken.
- 1.2 The Council is carrying out a 100% internal stock condition survey of tenanted homes following the Social Housing (Regulation) Act 2023. Camden must also have structural assessments of all its 188 tall buildings as required by the Building Safety Act 2022 and consider structural risks under Awaab's Law (Hazards in Social Housing (Prescribed Requirements) (England) Regulations 2025).

2. Designing a new structural survey programme

- 2.1 Following a fatal incident in 2007, the Council introduced a new periodic structural survey to look at boundary walls and other elements, this is in addition to the inspections carried out in the regular stock condition survey. The periodic surveys were initially undertaken by third party surveyors and led to a wide range of works being carried out, particularly on boundary walls. More recent surveys have been undertaken by in-house structural engineers, and we are looking at how best to combine the learning from this historic work with new legal requirements.
- 2.2 The new survey programme will go live in the next financial year (from April 2026) and will:
 - Confirm which elements need to be assessed in addition to the regular external stock condition survey
 - Integrate the programme with:
 - o Structural assessments of tall buildings under the Building Safety Act
 - o Assessments of hazards undertaken for Awaab's Law
 - o Internal surveys being undertaken to tenanted units, which will look more closely at elements such as private balconies
 - o Very detailed work undertaken with consultants where issues occur, e.g. subsidence

- 2.3 By combining this activity we will be able to make better use of resources, meet our legal requirements and manage risks systematically.

3. Building Safety Act structural assessments

- 3.1 The Building Safety Act focusses on fire and structural safety in residential High-Rise Buildings (HRBs). Within its housing stock Camden has 188 such buildings, and over a 5-year period (from 2024-2029), the Council expects to produce Building Safety Case Files for all these buildings and submit them for the approval of the Building Safety Regulator (BSR). The BSR will assess the submissions and on approval issue a Building Assessment Certificate (valid for 5 years), which means the building is safe and can remain in occupation. All new HRBs must have a Building Assessment Certificate (BAC) prior to occupation.

- 3.2 Building Safety Case Files (BSCF) must include a wide range of information about the building's design, management and maintenance and meet the requirement to set out a structural survey and risk assessment demonstrating the structural safety of the building. This assessment reviews the design and construction of the building, and its capacity to withstand structural hazards such as a large fire or vehicle strike.
- 3.3 Generally older buildings are assessed against the construction standards required at the time they were built, though the current condition is considered. This is because for the most part building standards change (and usually increase) over time, but the changes are not retrospective. An exception in respect of structural safety is Large Panel System (LPS) buildings for example where the expectation is that these have been strengthened.
- 3.4 Camden employs two in-house structural engineers, and they produce the structural reports and risk assessments within the Building Safety Case Files (BSCFs). At the time of writing, Camden has received 5 Building Assessment Certificates out of the total of 12 BSCFs submitted to the regulator. Note that the separate Compliance report on the agenda for this meeting reports the Q2 BAC position of 4 BACs issued by the regulator. A fifth BAC was issued in December 2025.
- 3.5 The Council also responds to periodic notes issued by the Building Safety Regulator who highlight potential structural risks in buildings; a recent example relates to risks of 'transfer slabs'. Officers have a dedicated monthly structural risk review meeting where such matters are discussed, actions monitored and the issue considered within the wider context of structural risks.

4. Specific structural risks

- 4.1 **Large Panel System (LPS) Buildings** consist of pre-cast concrete sections that are bolted together. One of the most significant structural risks, usually found in 1960s tower blocks is the use of LPS construction. Camden has no Council residential high-rise buildings (HRBs) using this construction. On the introduction of the Building Safety Act, the Council appointed external specialists to re-consider this risk and no such buildings were found.
- 4.2 **Reinforced Autoclaved Aerated Concrete (RAAC).** This is a lightweight form of concrete, often used to form large spans, but which is particularly vulnerable to water damage. If water gets into the concrete, it adds very considerable structural load and can weaken the structure. Nationally, it was discovered as a key risk in Schools and the Council reviewed all of its buildings. RAAC was only found in one School where it had been used as a screed (a finishing layer to a concrete floor) and not as a structural element. The Council appointed external specialists in 2024 and 2025 to assess the risk of RAAC being present in its housing stock. No RAAC was found, and while the use of a particular material cannot readily be eliminated (structural elements are often hidden by finishing materials), there were no situations found where there was suspected RAAC. The Council will continue to consider this risk, and review further where this is necessary.
- 4.3 **Balconies.** Following the tragic incident at Campden House in June 2025, the Council is arranging additional balcony condition surveys to the wider housing stock. A detailed review of our records identified 160 blocks containing about 3,500 homes to be looked at in more detail,

e.g. where balconies have timber or glass in the balustrade. These assessments are being delivered through new internal stock condition surveys.

4.4 **Mansion Blocks with Structural Steel.** The Council is currently completing major works at Derby Lodge, a mansion block built in 1865, situated adjacent to a deep railway line. Surveys discovered the need to complete major structural works, particularly to improve the condition of exposed steel elements. A review of this project is being undertaken to identify necessary lessons learned in project development and other buildings in the stock which have similar construction.

5. CONCLUSION

- 5.1 The Council has significant work in place to interrogate and understand the structural condition of its residential stock, respond to new findings and requirements nationally and complete relevant work. The boroughs particular stock profile and geographic circumstances make this more challenging than in most areas, but in turn the Council has enhanced processes and controls in place.
- 5.2 The Council's structural survey programme is undergoing a redesign following an internal review in 2025; the aim is to ensure it remains fit for purpose in the current context.

6. COMMENTS OF THE BOROUGH SOLICITOR

- 6.1 The Borough Solicitor has been consulted, and comments are incorporated into the report.

7. COMMENTS OF THE EXECUTIVE DIRECTOR OF CORPORATE SERVICES

- 7.1 There are currently no financial implications arising from this report. Finance will work with the service to monitor and ensure as much as possible that associated costs are funded from existing resources

8. ENVIRONMENTAL IMPLICATIONS

- 8.1 There are none.

ENDS