

C S Stokes and Associates Limited

Mr C Stokes


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Telephone: 

19th October 2016

Mrs J Wray
TMO Health, Safety and Facilities Manager
The Network Hub
Kensington & Chelsea TMO
292A Kensal Road
London W10 5BE

Subject: Grenfell Tower, Grenfell Road, London W11 1TQ

Dear Janice,

Thank you for asking me to inspect this building before an audit of the premises is undertaken by the London Fire Brigade under The Regulatory Reform (Fire Safety) Order 2005 (FSO) next week. I visited the building yesterday and as a result of my visit I would recommend that the following items are addressed or information obtained to assist the London Fire Brigade Inspecting Officer.

The last Fire Risk Assessment (FRA) undertaken by myself of this premises was on the 20th June 2016, the following are items from the significant findings sheets from that FRA are still outstanding according to the excel spread sheet/W2 information you have sent me.

Items from the buildings last FRA

No Item Number High

Identified risk or hazard

When the construction/refurbishment work is completed on this building all information as required by the Building Regulations, must be handed over to the TMO by the contractors before they hand back the building to the TMO.

Actions to be taken

Documentation must include:

1. A Buildings Regulations completion Certificate as issued by the RBKC Building Control department.
2. All the Regulation 38 information as required by the Building Regulations.
3. New Electrical certificates for any electrical wiring work undertaken, this is for the new dwellings and any common parts wiring
4. New commissioning certificates for any fixed fire systems that have been worked on by them or contractors working on their behalf, Dry Riser, smoke ventilation, fire alarm system etc

This is so that if this building is audited by the Fire Authority under the Fire Safety Order documentation can be provided.

My comments

Claire Williams confirms that Buildig Regns Completion Certificate received & stored on T:drive A&R / Grenfell, what about all of the other information and commissioning certificates etc?

Item 1a, High

Identified risk or hazard

The electrical fixed wiring in this building is presently within test date, but this building has had major electrical work undertaken on some fixed wiring during the present refurbishment.

Actions to be taken

I would recommend that a full fixed electrical periodic wiring test of the landlord's areas of this building is undertaken when the present work by Rydons is completed. Any defects found should be rectified.

My comments

Has a fixed wiring check been undertaken with any defects rectified or did Rydons provide a new electrical certificate at the end of the project covering all the landlords electrical wiring?

Item 1b, High

Identified risk or hazard

At the time of this assessment the lighting was not working in some roof level areas of this building.

Actions to be taken

A check should be undertaken on all of the lighting circuits and light units at the roof level and any defect wiring or bulbs etc repaired or replaced so that the lighting is in full working order.

My comments

Some lights at the roof level not working yesterday.

Item 4. High

Identified risk or hazard

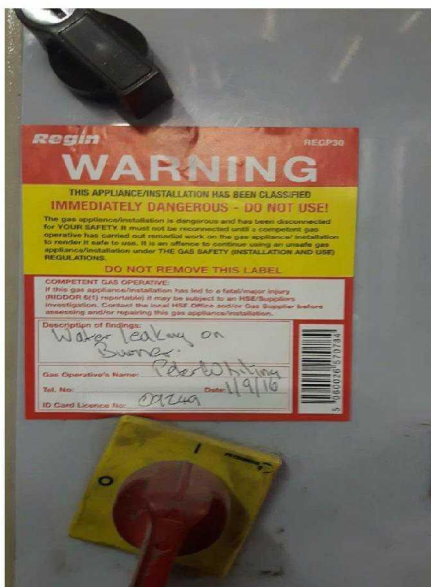
The contractor's are presently working on the boilers in the basement area, there are no flue gas print outs should be attached to the gas boilers.
Gas safety certificates have been forwarded to the TMO for the installation work undertaken.

Actions to be taken

I would recommend that once all work connected with the gas boilers is completed that a final full gas safety check is undertaken and any defects found are rectified.
Flue gas print outs should be attached to each gas boiler.

My comments

Warning label on 1 of the boilers yesterday



Item 9b, High

Identified risk or hazard

There is a lot of contractors waste in the basement boiler room.

Actions to be taken

All contractors waste and rubbish in the basement boiler room and rooms off of it should be removed before this area is handed back to the TMO.

My comments

There is still a lot of contractors waste in the basement, photos taken yesterday.



Item 12f, High

Identified risk or hazard

The door and frame at the base of the basement staircase is badly damaged as are other fire doors in this basement area.

Actions to be taken

New certified 30 minute self closing or if cupboard etc fitted with locks, fire rated doors and door sets should be fitted to replace all the damaged fire doors at the basement level. Any new doors fitted must be FD30 fitted with intumescent strips and cold smoke seals.

Damaged doors could be repaired if this is possible.

My comments

There are still damaged doors in the basement area.

Item 12g, High

Identified risk or hazard

The flat entrance door of flat 24 is damaged with the letter box missing.

Actions to be taken

This door should be repaired and a new fire rated letter box fitted, alternatively a new self closing certified 30 minute fire rated door fitted with intumescent strips and cold smoke seals could be installed.

My comments

Still outstanding

Item 12h, High

Identified risk or hazard

The flat entrance door of flat 112 is being replaced, this new door is not marked as a fire rated door and it does not have a self closing device fitted to it. Cold smoke seals are fitted.

Actions to be taken

The occupier of flat 112 should be asked to confirm that the new flat entrance doors is a certified FD30 door, a self closing device should be fitted to this door.

My comments

Still outstanding

Item 12i, High

Identified risk or hazard

Some of the staircase doors are not being closed fully by the self closing devices fitted to the doors. These doors should be picked up during the caretakers inspections of the doors.

Actions to be taken

Any staircase doors which are not being closed fully by the self closing devices should have the self closer adjusted or a new one fitted so that the doors close fully onto their stops.

My comments

Still outstanding, the worst ones are the 12th and 13th floor level staircase doors.

Item 12i, High

Identified risk or hazard

The staircase door at the 16th floor level is damaged.

Actions to be taken

This door should be repaired or alternatively a new self closing certified 30 minute fire rated door fitted with intumescent strips and cold smoke seals could be installed.

My comments

This door is still damaged.

Item 15a, High

Identified risk or hazard

There is no emergency light unit in the disabled toilet of the new community area.

Actions to be taken

An emergency light unit should be fitted in the disabled toilet of the new community area.

My comments

An emergency light unit has been fitted in the disabled toilet of the new community area, but the neon charging light is not working on this unit.

Item 17a, High

Identified risk or hazard

There are 2 areas of this building covered by BS 5839 Part 1 manual and automatic fire detection systems, the roof level area and the basement boiler room.

Actions to be taken

Where is the fire alarm panel (s) for these fire detection systems?
Are these 2 fire alarm systems in full working order?

My comments

Is there any update on this issue?.

Item 17b, High Item 19d as well

Identified risk or hazard

There appears to be no fire detector in the ground floor level area off the lift lobby area in front of the electrical intake room, there is a smoke vent in the ceiling of this area.

Actions to be taken

How is this smoke vent activated?

My comments

The answer given by Claire Williams is "Whole gf lift lobby is treated as one area for fire purposes. See strategy drawing attached."

How does the smoke vent activated? This question has not been answered.

Item 17c, High

Identified risk or hazard

There are fire detection devices installed in this building to activate the newly installed smoke extraction system.

Actions to be taken

Can the installation and commissioning certificate be provided for the installed fire detection devices?

It should be confirmed by a qualified fire alarm engineer that the installed fire detection devices are suitable sited and installed.

My comments

No answers provided still outstanding.

Item 17f, High

Identified risk or hazard

At the roof level there is a coil of fire alarm cable not connected at one end to anything.

Actions to be taken

What is this coil of fire alarm cable for?

My comments

No answers provided still outstanding, cable still in place.



Item 17h, High

Identified risk or hazard

There are 2 smoke detectors fitted on the 7th floor level ceiling, the 2nd detector is a different style of smoke detector to the newly installed one. This device is on the ceiling near to the flat entrance door of flat 46. The contractor does not know anything about this 2nd device.

Actions to be taken

What is the reason for the 2nd smoke detector fitted on the 7th floor level ceiling near to flat 46's entrance door?

My comments

No answers provided still outstanding, 2nd detector still in place.



Item 23a, High

Identified risk or hazard

In the roof level lift motor and plant rooms and in the basement boiler room there is BS 5839 Part 1 fire detection systems fitted.

Where is the control panel(s) for these BS5839 Part 1 systems and who is undertaking the servicing etc of this systems?

Keystone checked

Actions to be taken

Please can it be confirmed that testing and servicing of the installed BS 5839 Part 1 fire alarm systems installed in this building are being undertaken?

If servicing and testing of the installed fire alarm systems is not being undertaken then these systems must be serviced and tested immediately with any defects rectified.

My comments

No answers provided still outstanding.

Item 23b, High

Identified risk or hazard

There are BS 5839 Part 1 fire detection systems fitted in this building, is weekly occupier testing of these systems being undertaken?

Actions to be taken

Weekly occupiers tests of the installed fire alarm systems must be undertaken and the results recorded as proof of testing.

My comments

Are weekly occupier's checks being undertaken and recorded?

Item 23d, High

Identified risk or hazard

There are emergency lighting units installed on the means of escape routes of this building plus in the roof level lift motor and plant rooms and in the basement area of this building.

Actions to be taken

Can it please be confirmed when the installed emergency lighting system in this building was last serviced, tested and a discharge test of these units batteries undertaken, to the requirements of BS5266. If the last test/service was more that 1 year ago this

emergency lighting system should be serviced/tested immediately with any defects etc found rectified and then the system with locations of units etc placed on the contractor's maintenance schedule for future servicing. Are records being kept of all the testing and servicing undertaken?

My comments

An in date annual certificate for the buildings emergency lighting system should be obtained from Alex, so that it can be proven that the installed emergency lighting system is being annually serviced/tested and is fully functional.

Item 23e, High

Identified risk or hazard

Are the monthly occupier tests and inspections of the emergency lighting system in the building being undertaken with records kept?

Actions to be taken

Monthly occupier testing and inspections of the emergency lighting system in the building should be undertaken, with the results recorded as proof of testing having been undertaken.

My comments

Are monthly occupier's checks being undertaken and recorded?

Item 23f, High

Identified risk or hazard

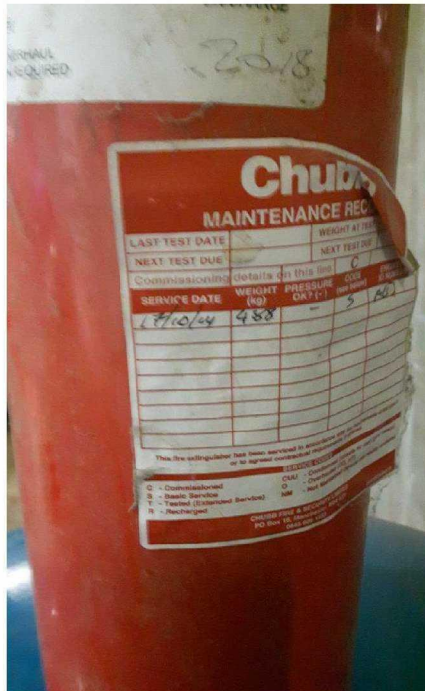
According to the contractors labels on the fire extinguishers in this building they are all out of test date. The last date on the contractors test/servicing labels is October 2014.

Actions to be taken

All of the fire extinguishers in this building should be tested/serviced immediately and any defective ones replaced.

My comments

Extinguishers still all out of service/test date.



Item 23g, High

Identified risk or hazard

Are the weekly occupier's tests of the buildings automatic smoke ventilation system being undertaken?

Actions to be taken

Weekly occupier inspections of the buildings smoke ventilation system should be undertaken, with the results recorded as proof of the inspections having been undertaken.

My comments

Are weekly occupier's checks being undertaken and recorded?

Item 23h, High

Identified risk or hazard

Caretaker testing and inspections of the buildings structure etc.

Actions to be taken

Can it be confirmed that the caretaker is undertaking the tasks as per the caretakers check list in this building, with the completed sheets kept as a record and as proof of testing etc.

My comments

Are the caretakers checks being undertaken and recorded?

Additional items as a result of my visit are:

1. There is a mobility scooter being parked and charged on the landing area outside flat 9.



The charging of mobility scooters must not be undertaken in the common parts of building, this practice must stop immediately.

2. The dry rising main outlet outside flat 8 is being obstructed.



These items should be removed from the common parts of the building.

3. There is an item of furniture outside flat 133 on the flat/lift lobby area.



This item should be removed from the common parts of the building.

4. There are cardboard boxes in the refuse chute room on the 19th floor level.

These boxes should be removed from the refuse chute room.

5. The dry rising main outlet box located by flat 2 does not have a sign on it.

A sign should be provided on the glass panel of this dry rising main outlet box.

Please feel free to contact me if you require any further assistance on any of the comments that I have made.

Yours Sincerely

Carl Stokes