

From: Janice Wray
Sent: 08 July 2010 16:58
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Cc: Robin Cahalarn; Adrian Bowman; Simon Throp; Lornette Pemberton; John Borra
Subject: fire fighting lifts in TMO properties
Attachments: roca_TMO lifts list.July 2010.xlsx; roca_FIRE FIGHTING LIFTS list.March 2010.xlsx

John / Brian

As part of the work that we have been undertaking on our fire risk assessments we have put together the following information which relates to TMO lifts serving blocks over 18 meters in height. Whilst it is acknowledged that our lifts do not fully satisfy all of the criteria for fire-fighting lifts we can confirm that they meet the following –

1. Minimum car size (1100mm wide x 1400mm deep) for 8 persons capacity (630kg).
2. dedicated power supply serving lift (3 phase). Additionally, ancillary items such as lift alarm, lighting etc. are also served by their own dedicated power supply
3. 2-way communication on new lifts includes connection to Customer Service Centre / out of hours monitoring service when the lift alarm is activated
4. Firemans Control Switch fitted. When operated this causes the lift to return to ground floor and open to allow the fire fighters access. It stops landing calls being registered and allows the authorised person e.g. LFB operative to take control of the lift (by applying a constant pressure on any call button).
5. lift car and landing doors are composed of stainless steel than is not less than 16SWG thick and over 2 hours fire resistance.

Additionally, the TMO

6. has a comprehensive servicing and maintenance contract is in place for all lifts. This includes monthly inspections.
7. employs a dedicated Lift Engineer who is responsible for the supervision and monitoring of the contract / contractors.
8. has the Council's Insurers ██████████ carry out 6-monthly inspections which include a full safety check.
9. Estate staff (caretakers, porters, inspectors) and Neighbourhood Officers carry out regular estate inspections which include visual inspection of the lift car and testing of the lift alarm.

I have also attached a copy of two spreadsheets – the first is a comprehensive list of all TMO lifts and the second lists all of our lifts which meet the above criteria.

I hope this is useful and please let me know if anything is unclear or if you require anything further.


Janice Wray
TMO Health & Safety Advisor

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