

Message

From: Andrew Furness [andrewfurness@salvus-consulting.co.uk]
Sent: 03/03/2010 12:26:05
To: Janice Wray [jwray@kctmo.org.uk]
CC: Adrian Bowman [abowman@kctmo.org.uk]; Robin Cahalam [cahalarn@kctmo.org.uk]; Russell Thompson [rthompson@kctmo.org.uk]; Lomette Pemberton [lpemberton@kctmo.org.uk]
Subject: RE: meeting requirements for fire fighting lifts

Hi Janice
thank you for the information. we will include the following statement in relation to fire fighting lifts based upon the details attached

TMO has confirmed that lifts servicing the block(over 18m in height) meet the requirements for fire fighting lifts as per specification provided by TMO senior lift engineer

A comprehensive servicing and maintenance contract is in place, undertaken by competent engineers in line with current legal and insurance guidelines.

the lifts are included in the local estate inspection programmes

In our para relating to disabled persons the following will be included

During the production of any PEEP TMO will consider the use of the lift for evacuation purposes on a case by case principle

May i suggest that you keep the contents of your email to us on file and arrange to update the information should changes occur in your management of lifts.

The above, of course, only caters for blocks containing lifts over 18m, can you confirm that the latter 2 paragraphs relating to lifts are applicable to include in blocks under 18 m in height.

we will include theses statements for all assessment reports for those blocks visited on or after the 4th March 2010 and suggest that as you work through the Action plan in relation to previous FRA's that you include these statement to indicate closure, thereby showing that TMO is actioning the findings of the FRA's thus complying with the requirements of the Fire safety order

best regards
Andy

From: Janice Wray [mailto:jwray@kctmo.org.uk]
Sent: 03 March 2010 10:16
To: Andrew Furness
Cc: Adrian Bowman; Robin Cahalam; Russell Thompson; Lornette Pemberton
Subject: FW: meeting requirements for fire fighting lifts

Andy

Further to the discussion at the recent progress meeting Robin and I have put together the following information which relates to TMO lifts serving blocks over 18 meters in height -

1. Minimum car size (1100mm wide x 1400mm deep) for 8 persons capacity (630kg).

Andy - Robin's colleague is currently going thro the asset register to identify the locations of these lifts.

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, Zurich, 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.

Please let me know if you require anything further.

Janice Wray
TMO Health & Safety Advisor

t: [REDACTED]
<<http://www.kctmo.org.uk/>>

w: www.kctmo.org.uk <<http://www.kctmo.org.uk/>>

a: : 4th Floor, Charles House, Kensington High Street, W14 8QH

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