

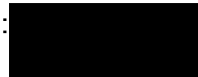
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Telephone:



16th December 2015

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

Subject: HIU's within the hallways of some Grenfell Tower flats which are located on the existing electrical supply/distribution board cupboard.

Dear Janice.

Thank you for asking me to comment on the positioning of the Heat Interface Unit (HIU) within the hallway areas of some of the individual apartment of this building, also the clear width of the hallway now left after the HIU and its cupboard has been fitted. The HIUs in question have been enclosed within a timber cupboard in the hallway of these specific flats, just inside the flat entrance door on top of the existing electrical supply/distribution board cupboard.

Please see a photograph on the left below, (A) this was taken on Tuesday the 15th December 2015 within one of the flats where the HIU is positioned on the wall just inside of the flat entrance door on top of the electrical cupboard. The local Authority Building Control Officer has agreed the location of this unit in the hallway of the flats concerned and this location complies with the requirements of the Building Regulations. This includes the Fire Safety aspects of the Regulations, so by complying with the requirements of the Fire Safety, Approved Document B of the Building Regulations the positioning also will comply with the requirements of the Regulatory Reform (Fire Safety) Order 2005.

The photograph on the right (B) below shows the overhang of the timber constructed cupboard with a louvered door containing the HIU in comparison to the existing electrical supply/distribution board cupboard. The width of the hallway is 1170mm, the existing electrical supply/distribution board cupboard comes out from the wall 180mm and the HIU cupboard comes out from the wall 330mm. There is a 150mm overhang by the HIU cupboard into the hallway more than the electrical cupboard.

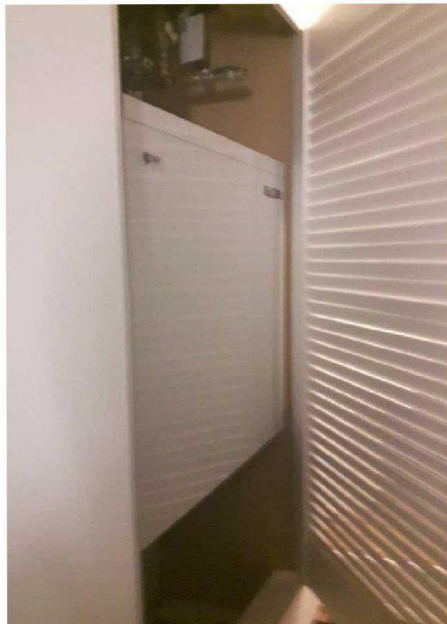
This leaves a clear width/gap of 840mm from the front face of the HIU cupboard to the other wall of the hallway. All of the above measurements were taken from one flat but the width of the hallways is the same within each dwelling and from what I have been told the HIUs have been positioned in similar locations. Photograph C below shows the HIU within the timber constructed cupboard with a louvered door open.



Photograph A



Photograph B



Photograph C

In Approved Document M (ADM) of the Building Regulations, "Access and use of Buildings", which includes disabled access arrangements it states in item 6.23 that the requirements of Part M will be satisfied if an external door providing access for a disabled person, to a dwelling, has a minimum clear opening width of 775mm. The clear width of the hallway within the flat I looked at had a clear width of 840mm, this is greater than the minimum width required by ADM for the entrance door. Again if the requirements of ADM are complied with then the requirements of the Regulatory Reform (Fire Safety) Order 2005 and also The Disability Discrimination Act 2005 (DDA) and the Equality Act 2010.

For your information within the flat that I looked at yesterday there is an electrically powered /operated domestic smoke detector/sounder located in the hallway above the HIU, with an interlinked domestic heat detector/sounder in each kitchen. The flat is fire separated from the lift lobby area by a self closing 30 minute fire rated door.

Please feel free to contact me if you require any further assistance,

Yours Sincerely

Carl Stokes