

C S Stokes and Associates Limited

Mr C Stokes



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Telephone:



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Dear Anju

Thank you for your telephone call this afternoon, if it is at all possible please could I accompany yourself and the RBKC Housing team to the meeting(s) you are to have with the London Fire Brigade (LFB), there will be no costs incurred by RBKC from myself if I am allowed to participate in these meetings.

I have undertaken the all TMO residential Fire Risk Assessments (FRAs) over the two years and before this I worked with one other person undertaking the TMO FRAs, so I have a very good knowledge of the residential housing stock of the TMO and have visited nearly all the residential properties.

I had 19 years fire safety experience with local Fire Authorities, in enforcement and auditing roles before I became an independent fire risk assessor, so I have a good understanding of Fire Service policies and procedures for enforcing fire safety issues and the national guideline that govern enforcement action. I have also accompanied LFB enforcement officers undertaking Audit inspections under the Fire Safety Order of TMO buildings.

As an ex fire officer I have attended fires in residential buildings so have an understanding of human behavior in fire situations and also know the operational procedures that the fire service undertake at an operation incident, including high rise procedures for fighting fires in tower blocks etc.

I have undertaken courses in fire safety both as a serving fire officer and as an assessor, including fire engineering courses and worked as a Fire Service Building Control liaison officer so know the Building Regulations as well as the technical standards of fixed systems within buildings.

I have experience of being the building occupier's representative in meetings with architects and construction companies for new building works and refurbishments and representing the responsible person in negotiations with enforcing bodies. To date the negotiations have resulted in enforcement actions being withdrawn or compromises being reached without the need for extended legal action by any enforcement bodies. In the cases of over provision by contractors or not providing the statutory levels needed to comply with the relevant British Standards negotiations have resulted in satisfactory outcomes so far.

Summary of my Capabilities:

Advanced Professional Certificate in Investigative Practice	Excellent report writing and presentation skills with a legally based background.
Fire Risk Auditor and Assessor Institute of Fire Engineers (IFE) Northern Ireland Fire Safety Panel	Getting to the heart of problems by focusing on critical information, tasks and issues that hinder or prevent companies from adopting safer, more efficient working practices and reporting back on the successes or failures.
Holder of all the Fire Prevention Association (FPA) National Occupational Standards including Fire Science and Engineering	An excellent knowledge of U K fire safety standards and legislation, including the practical application of applying fixed fire safety systems to meet building regulations and those required by other enforcing authorities.
European Diploma in Fire Safety	Keeping abreast of new legislation, both nationally and internationally and implementing practical solutions to meet any additional requirements.
National Examination Board in Occupational Safety and Health (NEBOSH)	Able to Identify hazards and risks then provide a solution or action needed to reduce, replace or provide mitigating steps to reduce the risk to its lowest reasonable and practicable level.
Post Graduate Diploma of Management Studies	Have a good knowledge of management systems so solutions can be recommended for any system shortcomings.
Associate member of the Institute of Arbitrators	I can conduct mediation and arbitration between rival factions, either from an occupier to contractor or occupier to enforcing authority prospective.
Diploma in Fire Detection and Alarm Warning Systems. BS 5839 Part 1 Design Also BS 5839 Part 6 domestic fire alarm systems Fire Industry Association (FIA)	By holding qualifications for designing fire alarm and warning systems for premises I can identify shortcomings with installed systems and provide solutions and remedies to correct any deficiencies.
Competent Engineer for parts 1, 7 and 8 of BS5266 Emergency Lighting. Fire Industry Association (FIA)	Qualifications as a competent engineer for emergency lighting systems in a building. I can identify shortcomings with installed systems and provide solutions and remedies to correct any deficiencies.
Member of the Construction Industry CPD Certification Service.	As a member of this service I keep up to date with new developments, techniques and materials in the construction sector. Allowing me to evaluate erected/installed items and recommend the most appropriate and cost effect solutions.

Completed the Fire Industry Association (FIA) course on the Equality Act and disabled access and egress arrangements for buildings.	I have a good understanding of the requirements for disabled persons that the Building Regulations places on the occupier of a building to provide and how this interacts with any fire safety arrangements. I can undertake the writing of or give advice on Personal Emergency Evacuation Plans (PEEP's) for disabled persons.
Currently undertaking the Fire Door Inspection Scheme (FDIS) Diploma this scheme is new and is delivered by the BWF-CERTIFIRE Scheme and the Guild of Architectural Ironmongers (GAI)	Once completed I will be a FDIS Certificated Inspector capable to undertake a fully comprehensive inspection of fire doors within a building. This is an industry qualification and will provide the responsible person with definite information and the standard of their fire doors and more importantly in they need to replace them or not.

I mention all of the above because I believe that I can be of help to your team if technical fire safety questions are asked by the LFB or comments are made about the Regulatory Reform (Fire Safety) Order 2005 (FSO) and its relationship to the Housing Act for instance.

I participated in the consultation phases of the fire safety guidance documents for residential buildings so understand the implications between the FSO and the Housing Act as well as who enforces each part etc.

Yours Sincerely

Carl Stokes