

C S Stokes and Associates Limited

Mr C Stokes



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Telephone:



17th September 2014

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 visit the above premises where refurbishment work is being undertaken, I am due to undertake the a review of the buildings Fire Risk Assessment (FRA) next Tuesday the 23rd September, so any answers to the following points will assist me with the FRA review. If the answers can be provided by Monday of next week, the 22nd I will incorporated them within the reviewed FRA otherwise the questions will be asked as part of the significant findings of the FRA. I have numbered the questions.

The refurbishment work being undertaken by Rydon Maintenance Limited included the creation of additional apartments on the lower floor levels of this building which were previously offices etc and the renewing of some of the fixed fire systems within the building. The area handed over to the contractors is classed as a construction site and will come under the requirements of the CDM regulations, the contractors are responsible for the Fire Safety of the area under their control as stated in Article 5 and its sub clauses of the Regulatory Reform (Fire Safety) Order 2005. The TMO will retain control of the residential areas of the building and therefore be the responsible person for these areas. Having asked yesterday the responsible person for Rydon's is the Project Manager Mr Simon O' Connor.

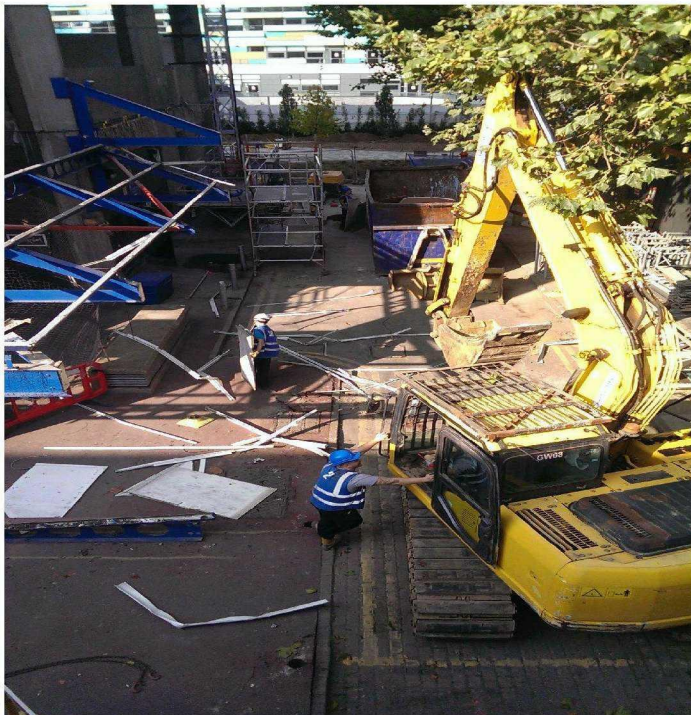
1. Can Rydon's please forward the Building Regulations application, which I believe is being handled by the RBKC Building Control team, and any deposited drawings sent with it?
2. Can Rydon's please confirm that the Building Regulations application was also forwarded to the London Fire Brigade/Service (LFB) for their comments?

3. Can Rydons please forward any responses received back from the Building Control Officer.

The area directly outside the building and to the left hand side of it is being used by the contractor as part of the building site and these areas are now not available to be used by other persons as they are within the fenced off site area. The left hand side area of this building has always been an area designated for “emergency use only” and a barrier was erected to restrict access to this area. While the Academy was being constructed the local Fire Safety Officers of the LFB were insistent on this area being maintained completely clear. The Rydon’s project manager told me yesterday that the TMO surveyor Mrs Claire Williams said that they can use this area as part of their site and that the operational LFB crews have not commented that the area should remain clear during their site visits. To comply with the requirements of the Building Regulations, Approved Document B Part 5 there should be a clear area for fire service use directly outside of this building so that there is parking for the fire appliances and a working area to comply with the requirements to use the dry rising main installed within the building.

4. Can it please be confirmed by the LFB fire safety team that the present parking and access arrangements are suitable to them and that they were consulted before the arrangements were put in place? I would recommend that this conformation is in writing and by a suitable qualified person within the LFB. If there has not been any agreement or the LFB are not happy with the present arrangements then the emergency parking area must be reinstated immediately along with the access barrier to control parking in this area.

Emergency parking area to the left of the building, as seen yesterday.



The main entrance doors to the building have been relocated so that now the main entrance is from the walkway level and not from the road level, call the "street level" by the by the contractors and indicated by an "S" on the lift control panels. The local LFB operational fire crews have visited site and viewed the arrangements. The lifts in the building have not been reprogrammed and still "ground" to the road level not the walkway level. Residents can still access the road level, where the old main entrance lobby area was located, but are meet with the following sight when the lift doors open.

Hoarding at the road level.



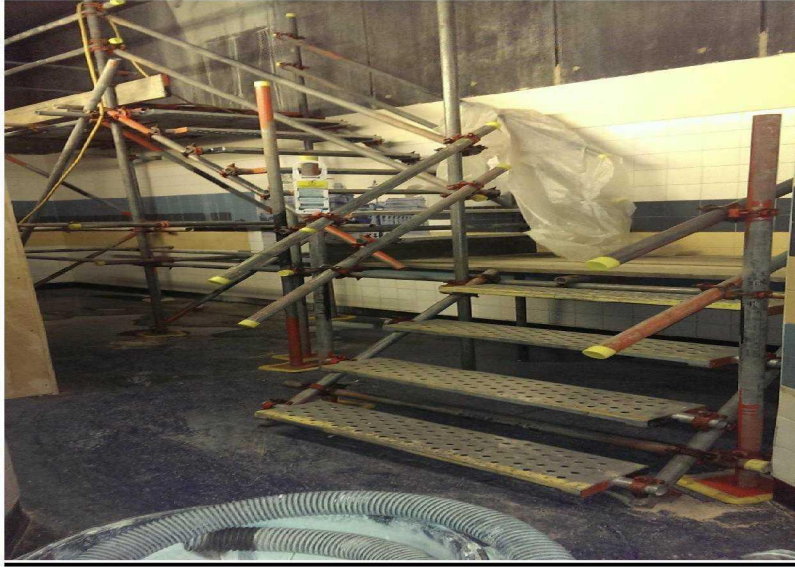
Hoarding has been erected in front of the lift doors so a person is trapped in this small gap if they exit the lift, this has been like this since the start of this month, I was told that the hoarding is to be removed this week. When it is removed there will be a scaffold staircase up to the site office, this is the only way out of this area and the only way out of the site office while the demolition of the upper part of the external staircase is undertaken. This part of the old lift lobby area will then be partition off from the remainder of the ground floor area.

5. Can it please be confirmed that the TMO are happy with this access and egress arrangement for residents of this building? , there will only be single travel at certain times and the Building Regulations only allows 18 metres for a single

travel distance. This is in effect a basement area as you have to go up to leave the building.

6. Has this access arrangement been considered under the Equality Act and for disable persons to use, including the staircase?

Scaffold staircase



7. Can the contractor please provide information on what ventilation, emergency lighting and automatic fire detection will be installed within this area, as this is in effect a basement additional standards apply?

8. To what standard will the partitioning be, ie 30 fire rated etc which will separate the ground floor lift lobby area from the remainder of the ground floor building site area, has this partitioning been approved by the Building Control Officer and can his comment please be forwarded.
9. I would recommend that the "S" button on the lifts is covered over so that the residents cannot access the street level as a matter of course.
10. The lifts in this building are fire fighter/evacuation lifts, have they been reprogrammed so that the fire service can control them from the walkway level? If so can the service documents and certificates from the lift contractors please be forwarded so that there is evidence if required that the lifts are in full working order as fire fighter/evacuation lifts.

The new walkway entrance area has emergency lighting in it, but there are numerous holes in the wall linings of this area, the single door to the lift lobby area is inward opening so therefore restricts its use to a maximum of 60 persons, this door is damaged and grounds. The locking mechanism of the main entrance doors is damaged and the fire fighter over ride switch did not work when tested. The project manager stated that the new wall separating this lobby area from the remainder of this floor level is a fire rated one.

11. All the holes in the wall linings of the new entrance hall area should be fire stopped using suitable fire rated materials.
12. The single door to the lift lobby area should be repaired or replaced with a self closing fire rated door and re-hung so that it opens in the direction of travel and should close fully.
13. The new main entrance door lock should be repaired or replaced so that the door can be secured locked shut and the fire fighter over ride switch repaired or replace so that it overrides the lock on the door.
14. The pus bar signs etc should be removed from the rear exit door from the lift lobby area, this is now not a fire exit.
15. Can the contractor please provide a commissioning certificate for the newly installed emergency lighting units?

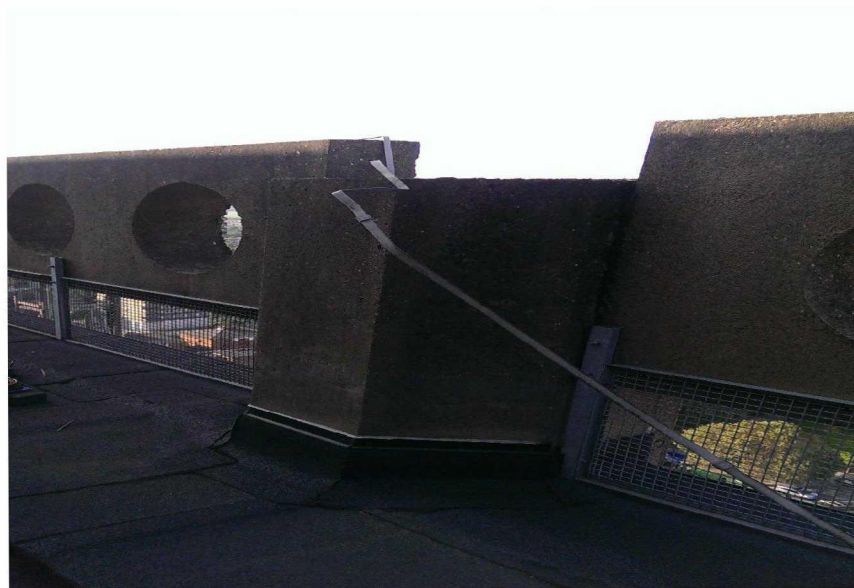
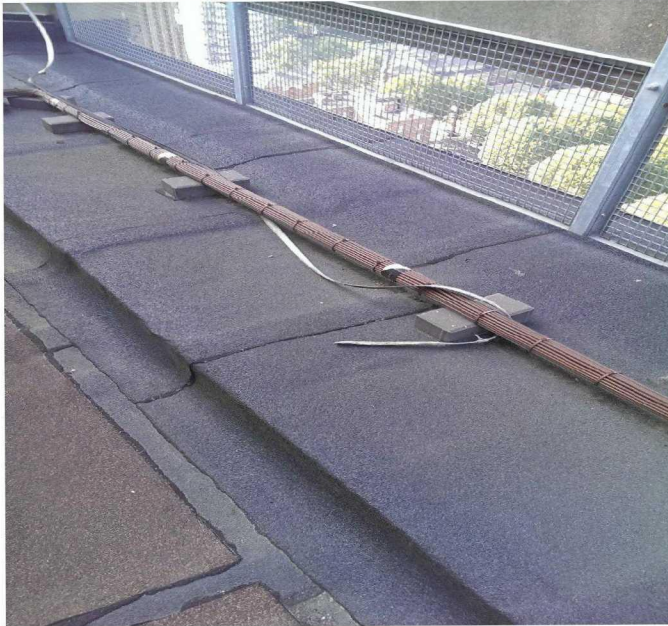
The controls for the smoke vents in the finger blocks are still located in the old reception area.

16. What are the access arrangements to these smoke control panels, especially when the contractors are off site?

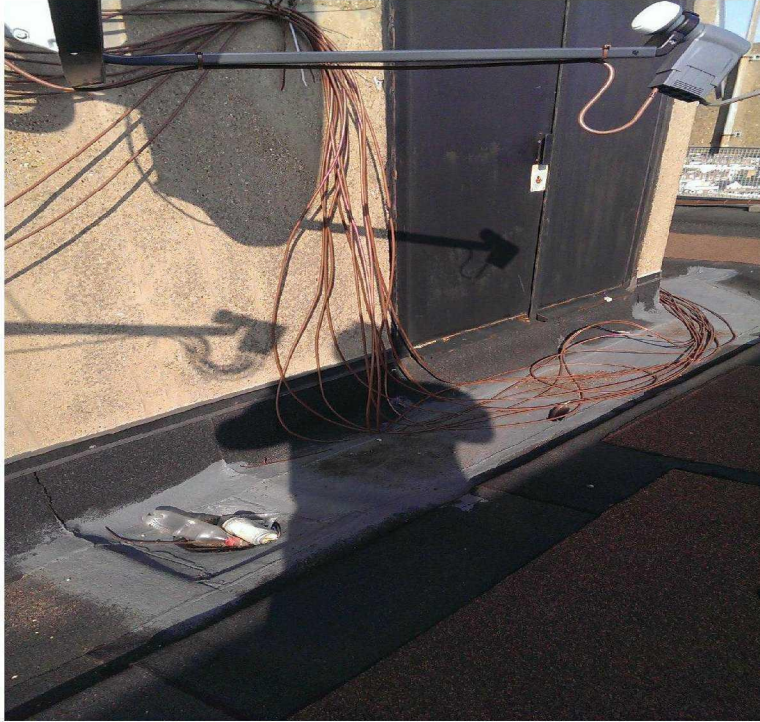
Work has been undertaken by "SCCI Alphatrack" to relocate satellite disks positioned on the face of the building to the roof level, the lightning protection system on this building has been wilfully damaged and this company have left cardboard boxes at the roof level obstructing the means of escape. The door to the external roof is damaged and does not close, there is waste and rubbish blocking the drains at the roof level and the cables are obstruction the doors to the plant areas and laid on the floor causing a

trip hazard. Under the FSO it is an offence to wilfully damage fire safety equipment in or on the building whether these are fixed systems or portable ones, a person who commits an offence, this is criminal law, can be imprisoned for up to two years or an unlimited fine.

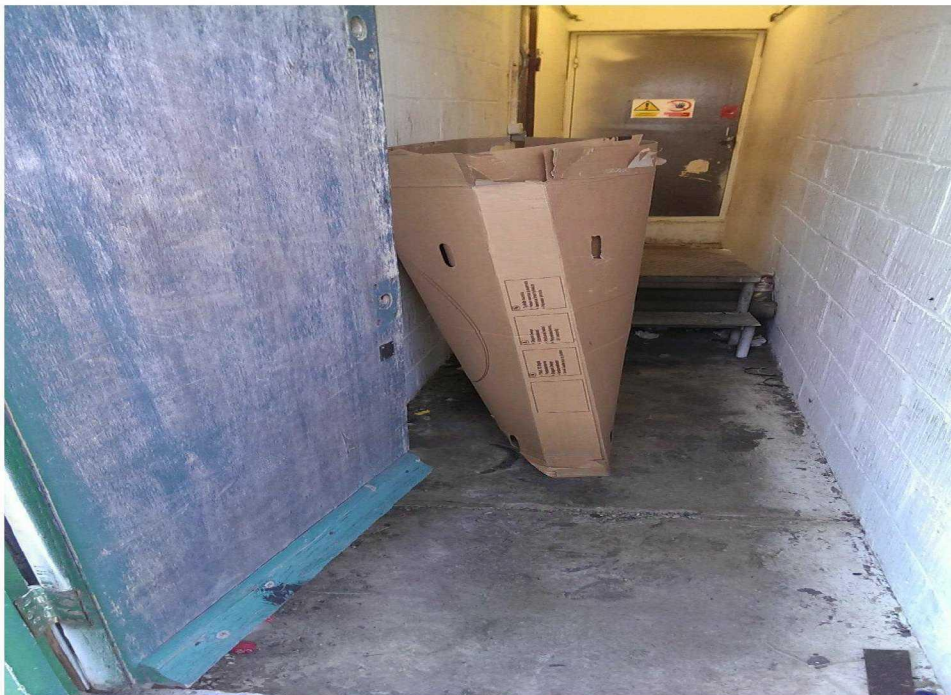
Damaged lightning protection system



Cables on the floor and drains blocked



Old satellite cardboard boxes



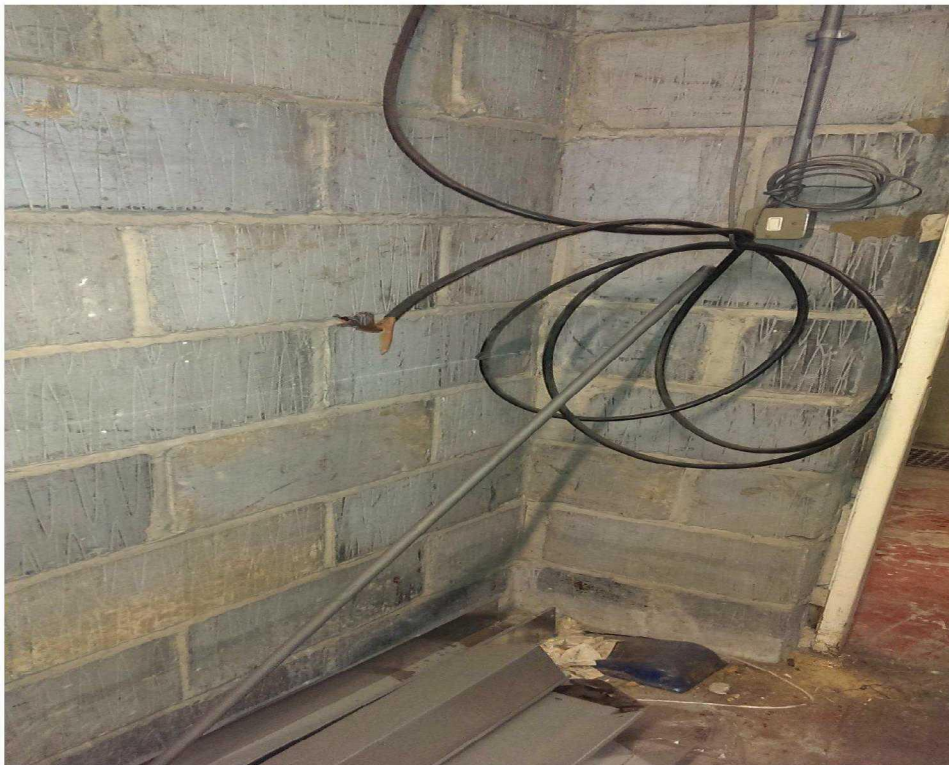
17. The installed lightning protection system on this building should be repaired immediately and a completion and or a commissioning certificate issued by the contractor to state that the system is in full working order.
18. All the rubbish should be removed from the roof level and the drains unblocked etc.
19. The door to the external roof area should be repaired or replaced and locks etc fitted so that it can be secured shut.

The building fire alarm panel has been moved up to the walkway level, this panel is showing "fault".

20. Can the contractor please provide the new commissioning certificate for the fire alarm panel after it has been moved?
21. The fault on this fire alarm panel should be rectified immediately

Work is being undertaken in the basement area of this building, new boilers will be installed etc, the door at the base of the staircase is damaged and there are electrical cables hanging down from the ceiling etc.

Cables



22. Can it please be confirmed by the contractor that all cut and hanging electrical cables in the basement area are not live?

23. The damaged door and door frame at the base of the staircase down to the basement should be repaired or a new door set installed.
24. The amount of combustible waste in the basement area should be kept as low as possible, with rubbish and waste removed at regular intervals, I would recommend that the contractor is asked to tidy up and remove combustible waste from this basement area.

On each of the residential floor lift lobby areas a cupboard will be constructed with the heating pipes etc within them.

Cupboard to be constructed, area marked out with the battens on the ceiling.



25. As can be seen above the smoke detectors on the lift lobby area landings will be inside the new cupboards, in some cases, can the contractor please provide the scope of works for the new fire alarm detection installation?
26. Can the contractor please provide information of the materials to be used to construct the new cupboards?
27. Can the contractor please provide information on how fire stopping will be achieved between each for level for the pipe work?

The existing smoke extraction system installed on each floor level lift lobby area and in each refuse chute room is to be replaced/upgraded.

28. Can the contractor please provide the design information for these smoke extract systems including any smoke calculations, how the system will work in the event of a fire and drawing showing ant dampeners installed etc.

When I undertaken the FRA review next week additional items may be found and these will be incorporated into the reviewed FRA and the significant findings sheets.

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