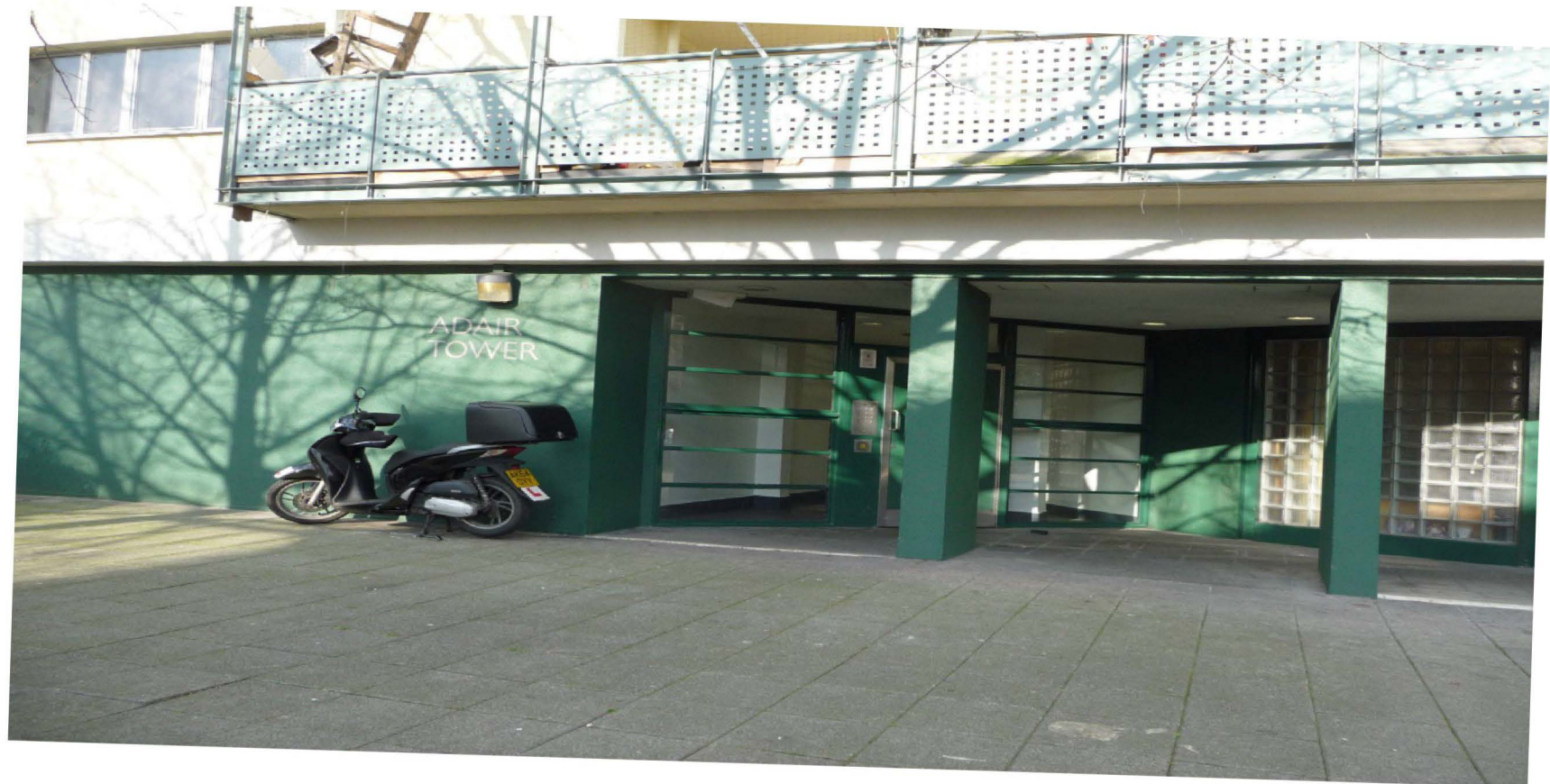


Fire Safety Training – Objectives

- To remind ESAs about responsibilities under Fire Safety legislation
- To look in detail at communal storage policies and what these look like in practice so that ESAs can make a judgment on when to escalate
- To outline specific responsibilities in relation to inspection of fire safety features of blocks - Emergency Lighting, Fire Alarms, AOVs, dry risers, fire doors etc. & the explain the importance of these
- To outline the TMO's approach to Fire Risk Assessments and the issues being highlighted by these
- To clarify Evacuation Strategies for residents
- To reiterate current procedures & identify any areas for improvement

Adair Tower



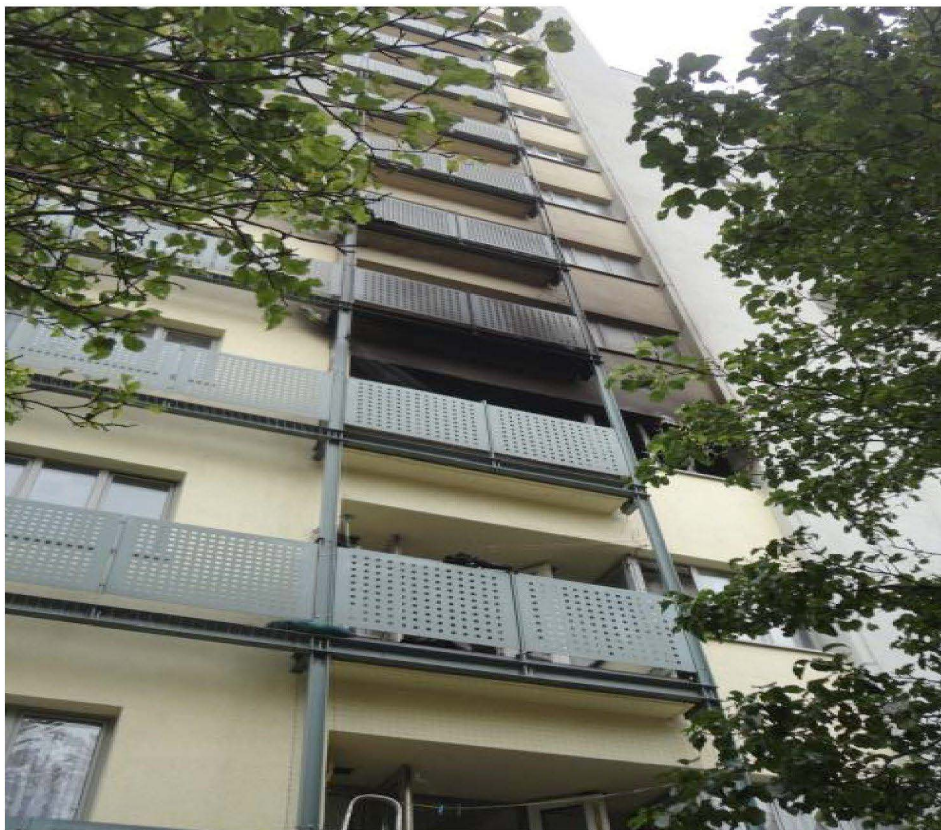
Adair Tower – Saturday 31st October 2015

- Fire broke out in flat 15 on 3rd floor – bedsit. (Just before 9am)
- LFB notified & attended – initial confusion about extent of fire as quite a volume of smoke being produced
- LFB evacuate entire block (78 flats on 13 floors)
- Local church hall opens up to act as rest centre for residents
- fire extinguished
- No serious injuries but a number of residents taken to hospital with smoke inhalation – released later same day
- Police and LFB investigation teams arrive

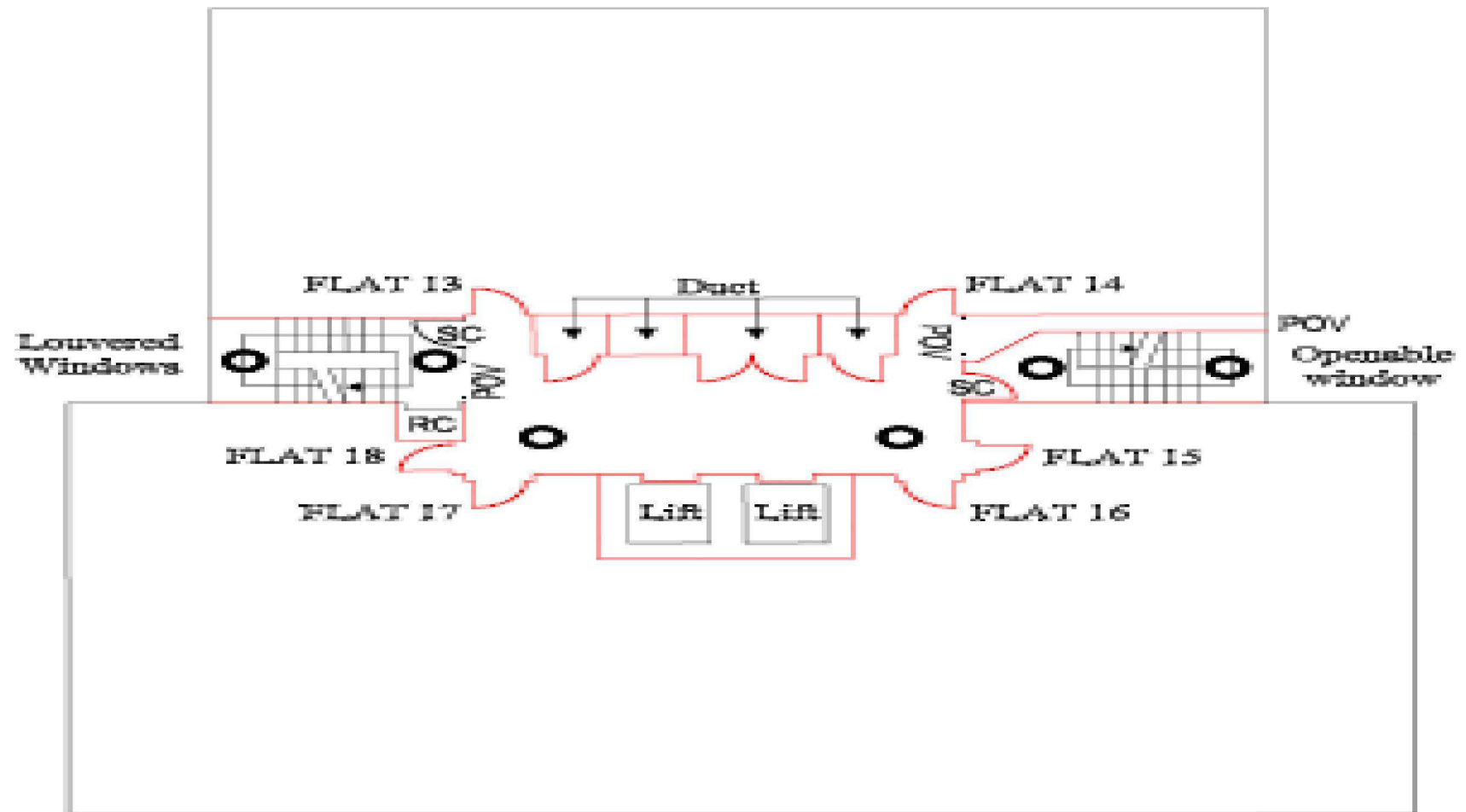
Adair Tower – Saturday 31st October 2015

- Majority of residents eventually allowed to return to their flats in early evening
- 3rd floor crime scene – no access for several days, **damage to flats by LFB**
- LFB undertake thorough audit of both Adair Tower & Hazlewood Tower on 2nd November
- LFB raise a number of concerns - possibility of enforcement action and / or prosecution of TMO (and RBKC)
- Enforcement Notices issued on 23rd Dec with 6 month timescale to progress required works
- Remains a real possibility of a prosecution as LFB “investigation ongoing”

31st October 2015



3rd Floor — 1M —



Inside Flat 15 – bedsitting room



Bedsitting Room



Bathroom



Kitchen



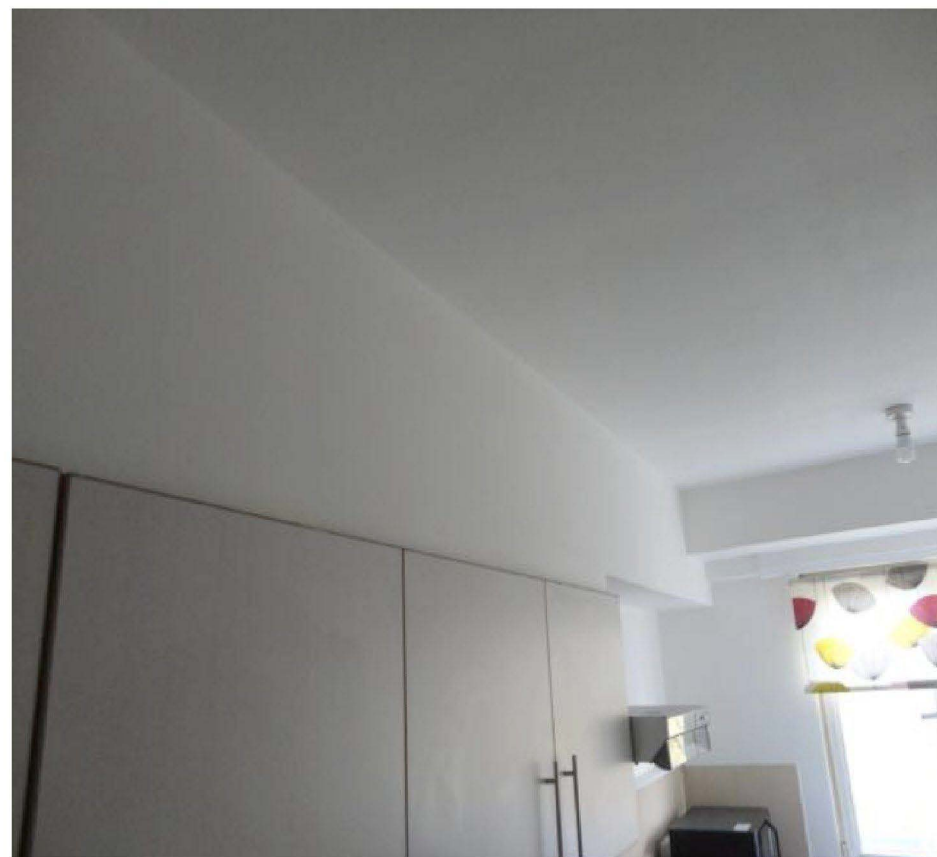
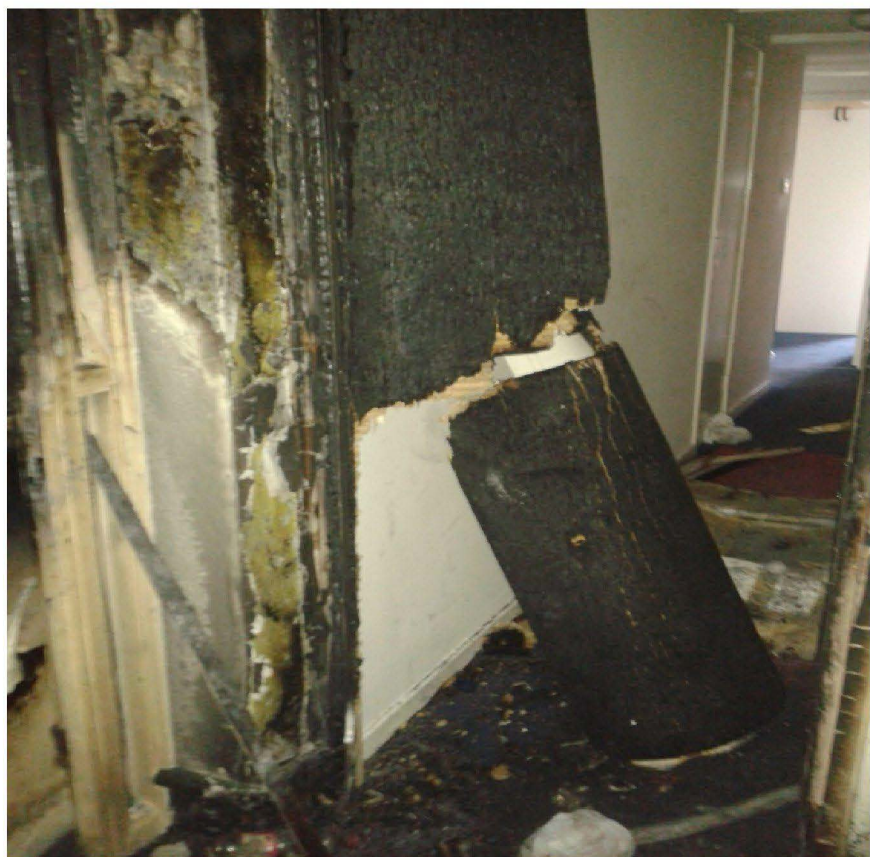
View of flat from 3rd floor lobby



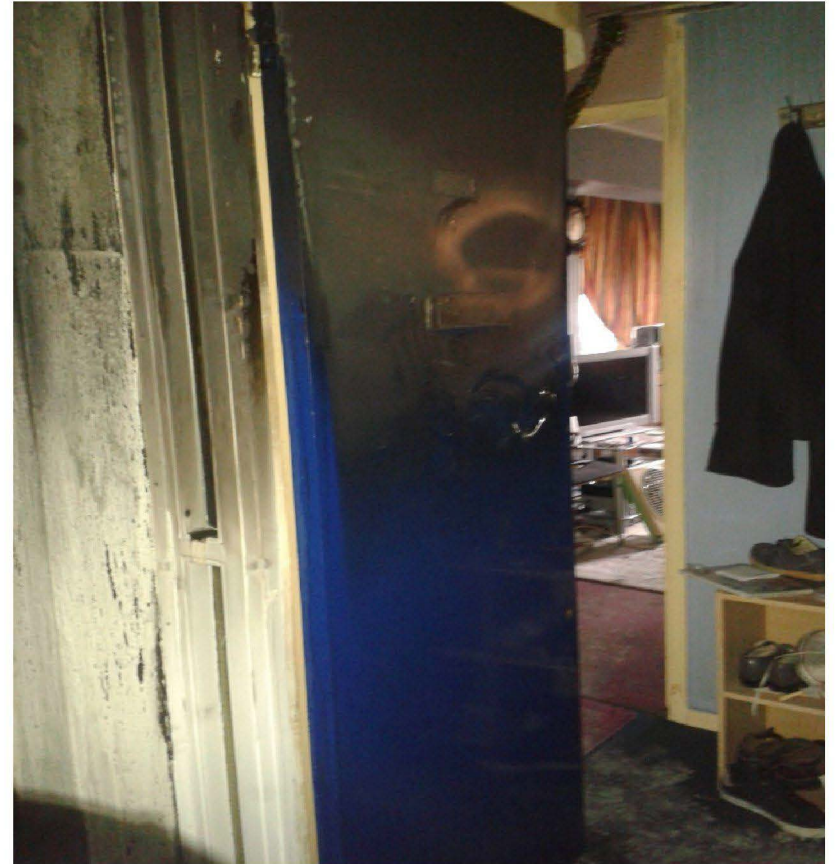
3rd floor Lift Lobby



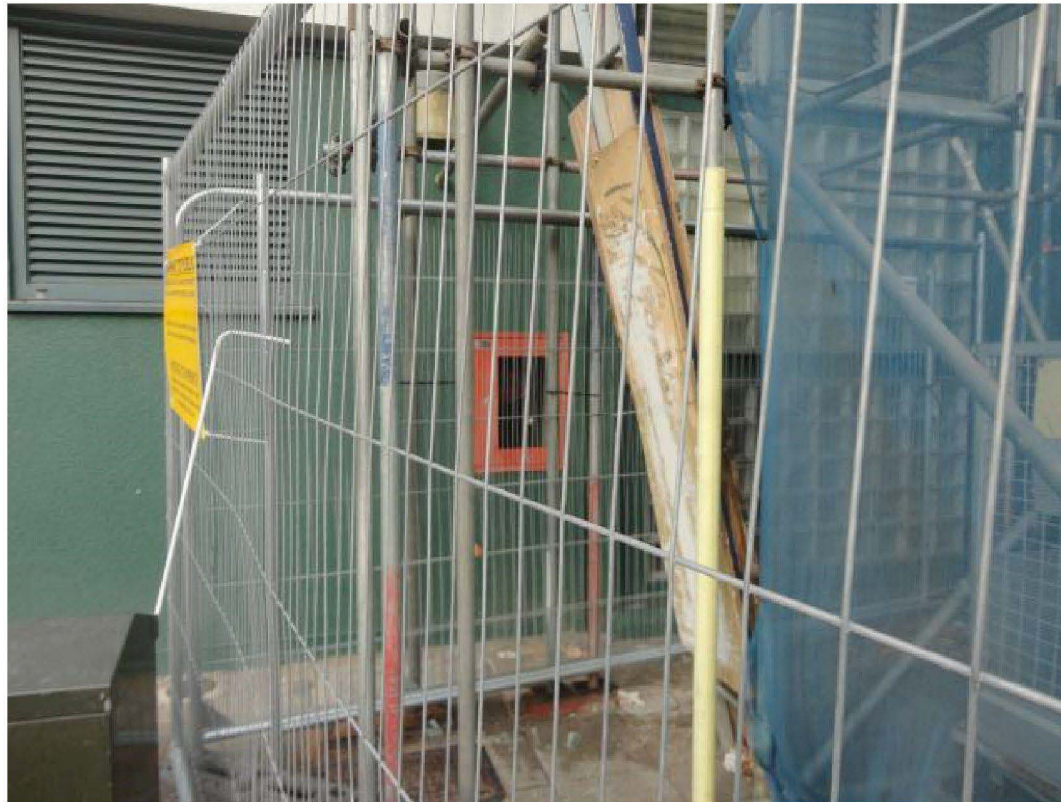
Flat 16 – front door & kitchen adjoining flat 15



Flat entrance doors - 17 & 18



Dry Riser inlet - access





Communal Storage

- Case Study One - work in groups
 - Feedback from exercise
 -

Fire Safety Regulations – Inspection Requirements

- Maintenance of communal areas - risk-free, free of obstructions, waste, flammable items etc
- Communal Storage
 - “Managed Use” policy – what does this look like? (Guidance doc draft)
 - Zero Tolerance policy

Inspection Requirements & Why?

Fire Extinguishers - inspected / serviced within the previous 12 months, NOT be “CONDEMNED”, partially or fully discharged

RGE SERVICES
Tel: [REDACTED]
Fax: [REDACTED]
www.rgeservices.co.uk

MANUFACTURE DATE: 2002

DATE	CODE	WEIGHT	ENG	NEXT SERVICE DUE
12/12	S	5.8kg	RM	11/12
11/11	S	4.9kg	RS	11/12
11/12	CA	4.9kg	RM	—

Condem!
Discharg over due.

DISCHARGE 2002

CODES
S - SERVICE
R - REFILL
SH - FULL OVERHAUL
CA - ACTION REQUIRED



Inspection Requirements & Why?

Dry Rising Fire Fighting mains (“Dry Riser”) & Wet Rising mains –

- labelling with date of last inspection (within last 12 months)
- access unobstructed (to inlet & outlet),
- riser and housing maintained risk-free – no broken glazing, secured with approved lock (FB padlock), no vandalism, tampering, leakage
- Purpose / location / operation

Inspection Requirements & Why?

Emergency Lighting (EL)

- What is this? What does it look like?
- Where is it required?
- Maintenance requirements
- **ESA Responsibility** – to report defects, light outage, vandalism, diffuser obscured/ dirty/ sprayed & light levels affected & led not lit?
- **Monthly** – “flick test” & RECORD

Inspection Requirements & Why?

Fire Alarms

- **Where do we have these & what they consist of** - communal area only?
Integrated with flats & communal area??

- **Maintenance Requirements**

- **ESA Responsibilities**

Ongoing visual checks – “supply healthy”, no defect highlighted in panel, not vandalised, damaged etc., no broken call points (break glass units), signage in place, Zone chart etc. Weekly / Monthly testing and recording

Inspection Requirements & Why?



Inspection Requirements & Why?

AOVs (automatic openable vents) and OV (openable vents – manually opened)

- Purpose of these & how they operate
- **ESA Responsibilities**

Inspection Requirements & Why?

Communal doors

Flat Entrance Doors

- Requirements
- Damaged flat entrance doors
- Temporary doors

ESA Responsibilities

Flat doors




Flat doors



Flat doors



Fire Safety Signage

Fire Action - ADAIR TOWER 

There is a "stay put" policy for residents unless the fire is in or affecting your flat

IF YOU DISCOVER A FIRE IN YOUR FLAT/BLOCK

1. Leave at once shutting the doors behind you.
2. Use the fire escape staircase and exit the building.
3. Telephone the Fire Brigade by dialling "999" or "112" and advise -
" Fire at Adair Tower, Appleford Road, W10 5EA"
Wait for the Fire Brigade to arrive. Do not re-enter the building

IF YOU ARE SAFELY WITHIN YOUR FLAT & THERE IS A FIRE ELSEWHERE IN THE BLOCK

You should initially be safe to stay in your flat keeping the doors and windows closed.
On arrival the Fire Brigade will make an assessment and will assist with evacuation if required.

If you wish to evacuate, leave closing the door behind you and use the fire escape staircase to exit the building.

IF YOU ARE IN A COMMUNAL AREA & BECOME AWARE OF A FIRE

Leave the building at once via the fire escape staircase & alert the Fire Brigade by telephoning "999" or "112"

IF LEAVING THE BUILDING PLEASE

- Do NOT use lifts
- Do NOT re-enter the building until instructed to do so.

Your Assembly Point is:
OUTSIDE FRONT OF ADAIR TOWER

TMO Inspections Procedures

- Escalation - how and when ?
- What works well and what could work better

Fire Risk Assessments & TMO approach

- Legal requirement – what is covered
- Frequency
- Significant Findings & Actions Plans
- Common issues being highlighted

QUIZ

Q & A Session