

## **Bi-monthly meeting – LFB Fire Safety & KCTMO H&S**

**19<sup>th</sup> August 2015 at 10am at Network Hub, Kensal Road.**

### **Present:**

LFB – Rebecca Burton

LFB - Suhail Dadabhoy

LFB – Dan Hallissey

KCTMO – Claire Williams (part of meeting)

KCTMO – Janice Wray

### **Notes of meeting**

#### **1. Matters Arising from previous minutes**

- Janice confirmed that she had now received a letter from Ben Dewis following his audit of Burgessfield and a broadly compliant letter from Suhail in relation to Blantyre Tower.
- Fire-stopping works at Cremorne – the position was the same as that outlined at the last meeting with an anticipated start date on site of late September. Suhail sought reassurance that the afd installed at these blocks was subject to regular testing.
- Dan confirmed that, after much chasing, fees for lift shut-in attendances had now been waived in relation to two invoices. Janice expressed thanks for this.
- Janice thanked Dan for arranging LFB attendance at the TMO's Resident Roadshow in June – this had been well received. Dan advised that, unfortunately, LFB are unable to attend the Residents' Conference in Sept as Fire Safety staff etc. are not available at weekends.
- Energy Act – Janice queried whether the LFB had been made aware of how the LA intends to enforce this legislation but Rebecca confirmed no update had been received.
- Strike Action – Dan stated that he believed the dispute was ongoing, however, strike action had been suspended currently whilst a legal challenge was being progressed.
- Information Plates on high-rise buildings – Janice sought the outcome of the recent pilot as she had been given conflicting views from colleagues who had been involved. Dan confirmed that he had investigated with his HQ and, whilst nothing has been published, it seems that the version of the plate used in the pilot was supplied by Strathclyde and was now considered to be overly complicated. There is

now a simplified London version but it seems likely that this will be optional for landlords.

- Fire retardant bedding – Janice thanked Dan’s team for their input with the resident of [REDACTED] and for promptly allocating flameproof bedding to mitigate the fire risk. (This resident has very poor sight and is a very heavy smoker.) Dan confirmed that, further to yesterday’s visit to the resident of [REDACTED] [REDACTED] flame-retardant bedding would be delivered to this resident today.

## 2. Fires in KCTMO Properties

Janice advised that since the previous meeting she was aware of the following minor fires (no injuries) in KCTMO stock –

- 6<sup>th</sup> July - & Carton House – leak in cooker hose – LFB attended
- 24<sup>th</sup> July – external roof of Dartrey Walk (at 1<sup>st</sup> floor level) – caused by discarded smokers material – LFB attended
- 3<sup>rd</sup> August – 333 Ladbroke Grove – minor fire, LFB attended and had advised that this appeared to have been started deliberately by someone setting alight to cardboard / paper in the bedroom.
- 9<sup>th</sup> August – Elgin Mews fire in communal garden involving some bushes. Again LFB had attended and concluded fire started accidentally most likely by carelessly discarded smokers materials.

## 3. Lift Shut-ins – procedures, amnesties & stats

Janice circulated the statistics that Suhail had provide on LFB attendance at false fire alarm activations at our sheltered blocks between 29<sup>th</sup> May and now. Specifically attendances were -

- 1 at Whitchurch House – due to system not being isolated before testing
- 2 at Nursery Lane – one due to a faulty call point which has been repaired. Unfortunately, there is no flat number for the second so not able to investigate
- 7 at 70 Tavistock Road – all attributed to different flat numbers. 6 were due to “cooking” and the seventh due to “dust in detector”.

After some discussion Dan volunteered to send some of his team to speak to residents about fire safety and carry out Home Fire Safety Visit where access is available. **Action: Janice to provide contact details for the Sheltered Officer so that LFB can contact her directly.**

An extract from the info Dan had provided on LFB attendance at lift shut-ins since mid-July was circulated. Seven of the attendances had been to KCTMO lifts but only one lift had been attended twice – Adair Tower. As per the discussion at the previous meeting it was not possible to prevent residents ringing the 999 on their mobile phones but TMO will be publicising the arrangements we have in place to deal with these incidents and encouraging residents to make use of them.

## 4. Enforcement Action / Deficiency Notices & Correspondence with LFB

### 4.1 Lowerwood Court

Janice advised that we had been contacted by Peter Judd from Fire Safety who had attended Lowerwood Court. Mr Judd had advised informally that he was happy with the residential aspects of the block but he had raised concerns in relation to the garage area and would be issuing a Deficiency Notice outlining these concerns. (We believe these relate to un-serviced fire extinguishers and possibly discarded LPG cylinder – but have no further details at this stage.)

Claire confirmed that she had been contacted by RBKC who advised that LFB were raising issues about the Boxing Club which is currently using a floor in the car park. (Presumably this relates to the same audit.) This club has been temporarily decanted from Grenfell Tower for the duration of the major works there and Claire confirmed that we had sought and been granted temporary planning approval for the club to use this area until December 2015. The area is accessed exclusively from the staircase in Ladbroke Grove and is an open plan area (with the exception of the toilet and changing area) with no heating, smoking etc. Further, in advance of the move an electrical test had been undertaken. Carl Stokes has inspected and produced a report highlighting issues to be addressed to mitigate any fire risks to the Boxing Club in this area and his report had formed part of the lease with the club. Claire confirmed that Carl's recommendations had been instigated. Rebecca asked that a copy of this report be forwarded to her so she could discuss with Peter Judd and clarify his concerns. **Action: Janice to forward copy of Carl Stokes' report to Rebecca**

### 4.2 Audit of Adair Tower & Clarendon Walk

Janice advised that Julie-Anne Steppings had contacted her and they had agreed to audit these blocks on 8<sup>th</sup> September. (FRAs have been provided.)

### 4.3 Audit at Balfour of Burleigh Estate

Ben Dewis had requested copies of the FRAs for all of the blocks on the Balfour Burleigh Estate. Ben had carried out the post-fire audit following the fire at 333 Ladbroke Grove and Rebecca had asked him to audit the rest of this estate.

## 5. Lessee flat doors

Janice advised that discussions with both of the remaining two residents were ongoing in an effort to get their doors upgraded / replaced and compliant. Unfortunately, this had become protracted and ultimately if legal action is required there is still no clear breach of the lease that can be cited. Janice queried whether the LFB's position had changed and specifically whether they were willing to engage more and assist in bringing pressure to bear on non-compliant lessees. Rebecca advised that there had been no change.

## 6. Stable Way

No issues currently. (As discussed previously Rob North from White Watch at North Kensington is the unofficial liaison with the residents on this site.)

## 7. FRA issues

Janice confirmed that the programme of FRAs and reviews was continuing. No issues were raised.

## 8. LFB fire safety familiarisation exercises across the stock

The 6-pump exercise planned for Trellick Tower on 4<sup>th</sup> September will go ahead. Janice will produce a poster to publicise this with the residents and, further to approval from LFB HQ, the TMO may send their Comms Team to take some photos for a future article in our Residents magazine.

## 9. Update on KCTMO Major works programme

### 9.1 Grenfell Tower

Claire advised that the ventilation & extraction system was not yet fully up and running. This is being treated as priority by the contractor and parts are now on site but a realistic timescale is now October. Claire reiterated that all of the measures that have been put in place to mitigate fire risk whilst this system is not operational remain in force – increased inspections and h&s visits, regular familiarisation visits by local LFB crews, no hot work by contractor etc.

Further works to the dry riser are required but have yet to be programmed. Claire agreed to advise the LFB in advance of these in case they wish to be in attendance.

### 9.2 Scaffolds in place now that contractor in liquidation

Claire advised that one of our contractors had recently gone into liquidation and we had a small number of scaffolds in place around occupied blocks (Notting Hill Library / 1 Pembridge Square etc.). These must remain in situ until we are given permission by liquidators to strike them. She confirmed that they are inspected regularly and should not present a risk.

## 10. Carnival 2015

Janice advised that it was our practice to erect “heras” fencing (and in some locations plywood hoarding) around the most vulnerable areas of the TMO blocks that are located on the Carnival route. In addition, we employ security guards to patrol these and have a number of staff on duty to attend to issues as and when they arise. **Action: Janice to send information on the estates where security guards will be on patrol to Dan.**

## **11. Any Other Business**

### **11.1 Constitution of this group**

Suhail confirmed that this is his final meeting as he takes up a new role in the LFB's Transport Section in September. The group thanked him for all his contributions.

Rebecca confirmed that she will still be attending and she is about to take on several new team members so she is not yet able to confirm who will replace Suhail.

Dan advised that he will retiring in December but his successor had not yet been appointed. However, he should still be able to attend the next meeting.

### **11.2 New LFB Borough Commander**

Rebecca advised that Rob Davies has been appointed as the new K&C Borough Commander.

### **11.3 Edenham Way (blocks 15-50 and 51-80)**

Janice advised that the Fire Risk Assessor had recommended that, as these blocks have additional controlled entry doors at the entrance to each walkaway, we seek confirmation from the LFB that they are happy with the access arrangements. Dan asked Janice to e-mail him with the details of the blocks and his crews will investigate.

### **11.4 Date of next meeting**

Suggested that we meet again on Tuesday 20<sup>th</sup> October at Network Hub – **Janice to send out invitations.**

#### **Distribution:**

Those Attending