

**Outgoing
Email**

from

Matt Smith

on

06/01/2015 12:43

Create Mail Reply

File Ref 1 Client

File Ref 2 None

File Ref 3 None

To: Claire Williams <clwilliams@kctmo.org.uk>

cc: "d.campbell@maxfordham.com" <d.campbell@maxfordham.com>; VALENTE Nick <nick.valente@uk.arteliagroup.com>; BOOTH Philip <philip.booth@uk.arteliagroup.com>

Subject: RE: Grenfell Smoke system

Associated Documents

created by: **Matt Smith** on 06-Jan-15

Afternoon Claire

The ERs envisaged a system consisting of new smoke detectors at the lobbies of each floor (new and existing floors) linked to a new fire alarm panel at Ground Floor Level. This panel would indicate the floor at which a detector had been activated and provide override controls for the smoke extract system. This would be connected to an auto-dialler.

Rydon/Wrights should confirm that this is acceptable with Building Control and the Fire Officer. It can also be discussed with them where the most suitable place for the auto-dialler to connect to would be (Fire Station or other monitoring organisation).

Kind regards,

Matt

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From: Claire Williams <clwilliams@kctmo.org.uk>
To: "M.Smith@maxfordham.com" <M.Smith@maxfordham.com>, BOOTH Philip <philip.booth@uk.arteliagroup.com>,
Cc: "d.campbell@maxfordham.com" <d.campbell@maxfordham.com>, VALENTE Nick <nick.valente@uk.arteliagroup.com>
Date: 06/01/2015 12:17
Subject: RE: Grenfell Smoke system

Matt

Sorry not to ring you, but I suspect you are still wading through emails.

Are we asking Rydon to confirm regulation-wise, whether the dial up connection from the smoke release control panel goes straight to the fire brigade or the 24 hour call out service the TMO use (called CAS)?

Thanks for the specification below, which I understand means that Rydon are to provide a new smoke release control panel at the ground floor which will note activation of any of the motorised dampers and the status of the supply and extract fans. There may also be a separate fire alert panel if required by the Fire Brigade, but is this only for the 'new areas', ie the lower floors?

Please confirm.

Thanks

Claire Williams
Project Manager



t: [REDACTED]
m: [REDACTED]

a: The Network Hub, 292a Kensal Road, London, W10 5BE

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From: M.Smith@maxfordham.com [<mailto:M.Smith@maxfordham.com>]
Sent: 05 January 2015 14:18
To: BOOTH Philip
Cc: Claire Williams; d.campbell@maxfordham.com; VALENTE Nick
Subject: RE: Grenfell Smoke system

Afternoon Philip / Claire

We have been pretty clear in our ERs about what should be allowed for by the contractor for this. We have stated that a central control panel shall be provided with a dial-up connection to the local fire brigade or approved monitoring centre. Whether this is connected to the

phone line used for the existing auto dialler (our initial assumption) or to a new line is less clear.

The relevant sections of the ERs are below and are from pages 35 and 41 respectively:

Smoke Control:

It is not viable to adapt the existing system to comply with current standards. Given the physical constraints of the existing building, the design approach has therefore been to retain the existing system and replace all of the existing components with new, equivalent or better components.

There are no design records for the existing system and it has not been possible to establish the fan duties. As there are no directly applicable standards which can be referred to, it is considered that it would be preferable to have a mechanical ventilation system and that it would be reasonable to design the system to provide an air-change rate of 15 air-changes/hour.

The following new work shall be carried out as a minimum:

- The existing fresh air shafts and smoke extract shafts will be reused.
- The system shall be extended to serve the Walkway +1 floor.
- New motorised dampers shall be fitted to all fresh air and smoke extract vents in each lobby.
- New grilles shall be installed at all lift lobby levels – N.B. - this must be done with minimum damage to adjacent tiling.
- New 'run and stand-by' fresh air supply and smoke extract fans shall be provided.
- New central fresh air supply and smoke extract motorised dampers shall be fitted (see temperature control proposals below)
- New smoke detectors shall be fitted in the lobbies.
- A new fire panel shall be installed on the ground floor.

On detection of smoke within any lift lobby served by the smoke control system, the fresh air and smoke dampers serving that particular lobby will open fully, the central fresh air supply and smoke extract motorised dampers would open and the supply and extract fans would operate. The fresh air and smoke dampers on all other levels will be closed.

The fire panel will have a ventilation selector switch which will enable the Fire Brigade to control the supply and extract fans.

Dual power supplies will be provided to give normal/stand-by power from different sources to the fans and to the fire panel.

Indication will be provided on the fire alarm panel to indicate activation of any smoke detector, the location of the detector and the status of the fans.

Central Panel:

As described in Section U10 above, a central control panel shall be provided for the lift lobbies smoke control system. In addition to the indication provided for the smoke system, provide indication of fire being detected in any of the new areas described above. The Contractor shall include for the cost of this panel, but shall discuss with Building Control to agree if this is required or not.

Include for a dial-up connection to the local Fire Brigade or an approved monitoring centre.

Kind regards,

Matt

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From: BOOTH Philip <philip.booth@uk.arteliagroup.com>
To: Claire Williams <cwilliams@kctmo.org.uk>,
Cc: VALENTE Nick <nick.valente@uk.arteliagroup.com>, "M.Smith@maxfordham.com" <M.Smith@maxfordham.com>, "d.campbell@maxfordham.com" <d.campbell@maxfordham.com>
Date: 05/01/2015 11:44
Subject: RE: Grenfell Smoke system

Claire,

My understanding was the smoke detection system was designed and tendered assuming that a concierge would be in attendance as this was the operation at that time. However the concierge has now been removed and you were checking with your team what arrangements TMO need to put in place now you don't have a concierge.

It was thought that you would want the alarm to be forwarded onto a 24hour manned arrangement for the smoke detection alarm. This will require an additional phone line to be ordered and installed and confirmation given where you want the alarm forwarded onto. My pre Christmas brain remembers you requesting this from your maintenance team but I can't remember what the answer was as to where you wanted the alarm to go to. The phone line will need to be ordered by TMO for the ongoing payment arrangements.

The other systems you were going to check were:

- Could the AoV and smoke detection for finger blocks be turned off and so rely on natural ventilation only.
- Is the CCTV to be remotely monitored or just record on site

Kind regards

Philip

	Philip BOOTH
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From: Claire Williams [<mailto:clwilliams@kctmo.org.uk>]
Sent: 23 December 2014 09:50
To: BOOTH Philip
Cc: VALENTE Nick; M.Smith@maxfordham.com; d.campbell@maxfordham.com
Subject: RE: Grenfell Smoke system

Philip

Will you see if Rydon have had their contractor's report on the smoke/fire system at Grenfell?

I am concerned that the system designed at tender may not meet the standard, now that the concierge is no longer on site – and I would not want to leave the residents vulnerable or the TMO open to any risk. If the system does need to change and be linked to the fire brigade direct, then Rydon need to put this on the table pdq.


Thanks

Claire Williams
 Project Manager



t: [REDACTED]
 m: [REDACTED]

a: The Network Hub, 292a Kensal Road, London, W10 5BE

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From: BOOTH Philip [<mailto:philip.booth@uk.arteliagroup.com>]

Sent: 08 December 2014 10:35

To: Claire Williams

Cc: VALENTE Nick

Subject: RE: Grenfell Smoke system

Claire,

Building control approval will be required for the fire safety and smoke extract system. This is what Rydon have been discussing with building control to ensure they can secure this.

It is recognised that the existing system will not meet 'new build' standards but they are aiming to provide the best possible design within the existing building constraints.

Is this the reassurance you were seeking?

Kind regards

Philip

	
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From: Claire Williams [<mailto:clwilliams@kctmo.org.uk>]

Sent: 05 December 2014 17:07

To: BOOTH Philip

Cc: VALENTE Nick

Subject: FW: Grenfell Smoke system

Philip

I will talk to our in-house people next week, as I need to be reassured that everyone knows how the existing system works.

Meanwhile, can you please confirm that the new system as designed will meet the required standards? Then I will talk to my in house team as to what we do in the interim.

I just had a look thro our tender info, and in the FRA pages 23-25 it does cover some of the system workings.

Claire Williams
Project Manager



t: [REDACTED]

m: [REDACTED]

a: The Network Hub, 292a Kensal Road, London, W10 5BE

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From: Simon O'Connor [<mailto:SOConnor@rydon.co.uk>]

Sent: 05 December 2014 16:38

To: Claire Williams

Cc: philip.booth@uk.arteliagroup.com; VALENTE Nick (nick.valente@uk.arteliagroup.com); Simon Lawrence

Subject: Grenfell Smoke system

Afternoon Claire,










Following our conversation earlier and the visit from the fire safety specialist I would like to confirm the following.

The system currently installed appears to be a smoke vent release system and operates with the activation of a smoke detector on the lift lobbies. (This is currently out of operation). This in turn sets off a sounder in the old concierge to alert the duty operative who will then look at the fire panel to see what floor the alarm has gone off on and manually press the button on the Tunstall system to call CAS who alerts the fire brigade. As the concierge is no longer in place, in the event of a fire there is no autodial procedure to alert the Fire brigade at present.

I have requested a report on his findings and will forward this when I receive it.

Should you have any queries regarding the above please let me know.

Regards

Simon O'Connor, ACIOB, M InstLM Project Manager		 www.rydon.co.uk
T	[Redacted]	
D		
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