

# ESTATES SERVICES MONTHLY CHECKS AT GRENFELL TOWER

16 November 2016 (note defects period runs until 4 July 2017)

## 1 ROOF

### A Electrics to the communal ventilation dampers: in the main tank room



Metropolitan Police Service

Exhibit No. PCS 1	Cust No.	Serial No. MPSZ09678829	
Ex. Book No. 5916	OCU: SC01	Other Stn. Ref.	Lab Ref. No.

Description of exhibit: Pictures and instructions of checks completed in Grenfell Tower.

From place/person: Paul STEADMAN

Taken by: S. SEFFEY Date: 18/11/16 Time: 1.22.0

Sealed by: S. SEFFEY Date: 18/11/16 Time: 1.22.0

I IDENTIFY THIS EXHIBIT AS THAT REFERRED TO IN MY STATEMENT

Signature: *P. Steadman*

Signature(s) of additional witness(es): *S. Seffey*

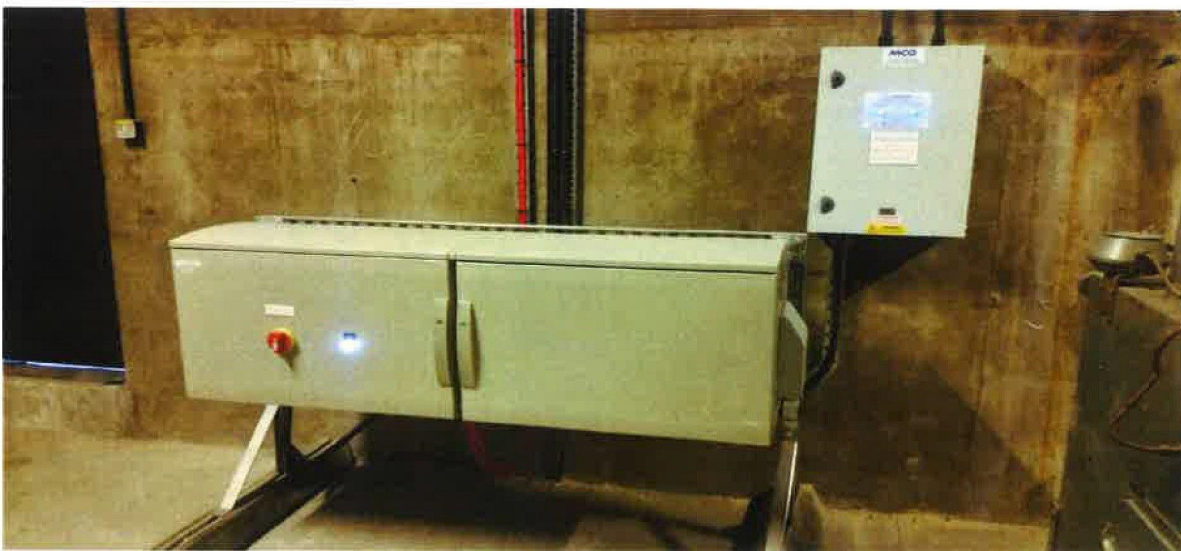
MP 1404/04

MPSZ09678829

Form 4208



If there is a problem this should show up on the BMS panel at ground floor, but a visual check should be to look at the primary and secondary supply lights (blue and white). If these lights are not on, then a defect needs to be reported to Rydon.



## B Water booster sets

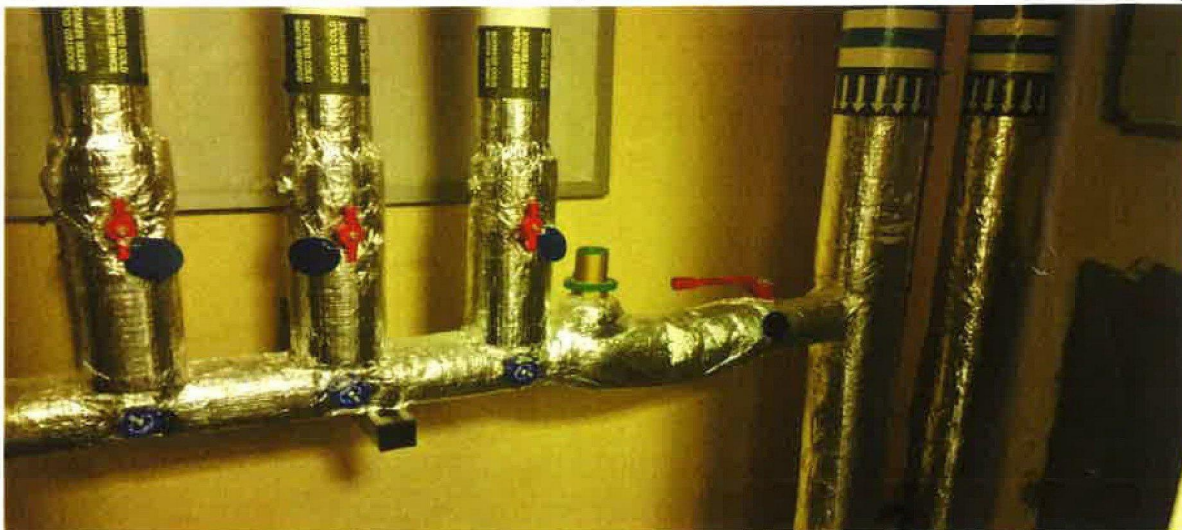
These are in the tank room accessed from the other side of the roof. They serve the top 7 floors only, one works with the other on standby unless the demand is high. The water pressure is usually about 1.6 bar. If anything is wrong an error message will appear, until 4 July 2017 this needs to be reported as an urgent defect to Rydon.



## 2 COMMUNAL LOBBY LANDINGS

### A Cupboards containing hot and cold water feeds from basement

These cupboards are accessed by using an H5 Gerda key. In these cupboards is the cold water main serving each flat, as well as the hot water and heating supplies. The pipework runs from the basement to each floor in these vertical supply pipes, then in horizontal ducts in the ceiling to each landing/flat. In these cupboards you can isolate each floor and each flat, the flow and return valves are clearly marked.





## B Smoke extract system

The system operates on a pressure differential between the landings and the staircase. If a smoke detector is set off in the landing, the system comes into play so that the fire door can be opened to allow residents to escape using the staircase.

The key is kept in the box in the entrance lobby and should only be used by the fire brigade after an incident.



## 3 GROUND FLOOR ENTRANCE

### A Smoke detection system

In order to check the system, a red box/dry riser key is needed (which is in the hub room). On the main screen you choose 'check status', which in the case of fire will inform on which level the smoke detector has been set off.



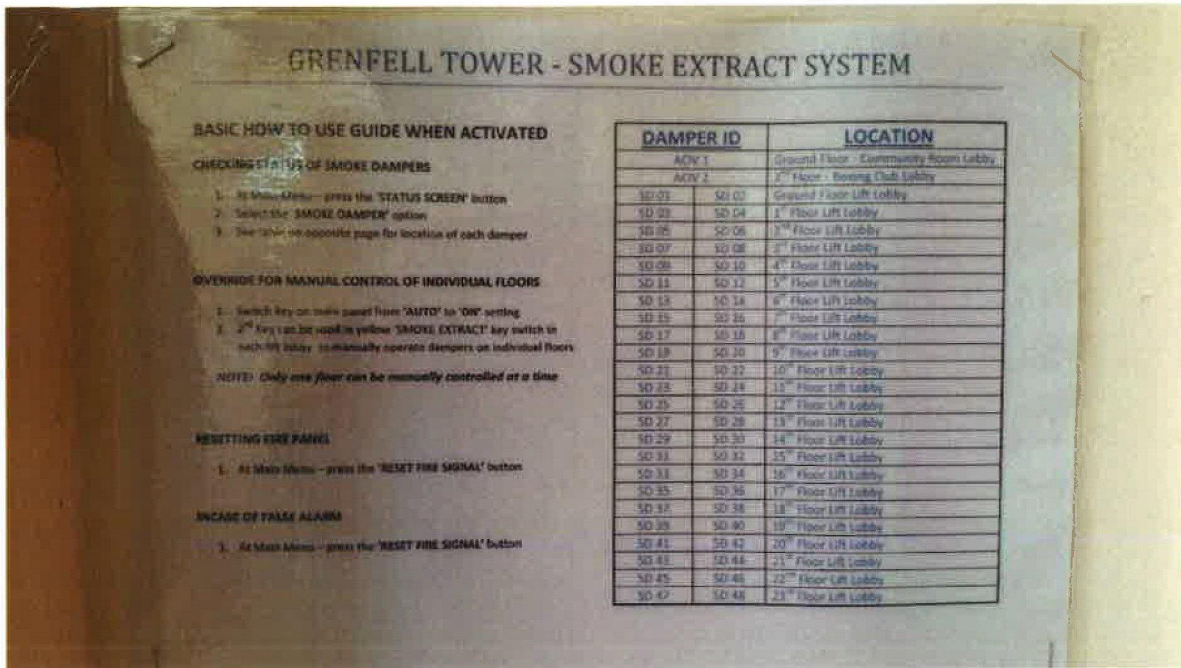
Weekly - the TMO need to check that the smoke ventilation system is working. This entails ringing Tunstall on [REDACTED] giving the postcode W11 1TQ and note that they manage the fire panel as a dispersed unit, and that a fire test is due. Grenfell's ID is 54000 9001. They then:

- Ring 999 for the fire brigade
- Ring TMO/Pinnacle/estates services –
  - o Boilers: Engie on [REDACTED]/JSWright (Rydon sub-c)
  - o Smoke vent system: estates services
- Ring CAS (community alarm service) to update on [REDACTED]

To do the test you can activate an alarm by using 'smoke in a can' and then press 'reset'. (The tel no of the autodialler is [REDACTED])







## B Hub room

The hub room contains the inverter, smoke ventilation system, main lobby environmental AOV and cctv. A quick visual inspection each month will ensure that everything is working and no issues are arising.

## 4 BASEMENT

### A Electrical isolation (main system) and water valve



It is possible to disconnect the water by using the red valves if necessary, Engine manage this system.





B New boiler panel

Press the rectangular panel at the top of the photograph, and any alerts will come up. Photograph them and send them as a defect to Rydon.





C Pressurisation unit (black rectangular receptacle), plate exchanger (large grey box), buffer vessel (insulated cylinder)

If you notice anything untoward, take a photo and report as a defect to Rydon.

