

.RECORD OF SIGNIFICANT FINDINGS and ACTION PLAN.

PREMISES OCCUPIER: The Tenants Management Organisation (TMO) of the Royal Borough of Kensington and Chelsea
ADDRESS: GRENFELL TOWER, GRENFELL ROAD, LONDON W11 1TQ 2016.06.20
COMPLETED BY: MR C STOKES **DATED:**

GENERIC COMMENTS:

PRIORITY TIME SCALES: **HIGH:** 2 to 3 WEEKS. **MEDIUM:** 2 to 3 MONTHS.
LOW: 6 to 8 MONTHS.

* The item number refers to the section number in the Fire Risk Assessment form, from which these significant findings and action plan are the result of

Total per selected item: 46 **Total Overall: 3297**

Process No	ITEM	cdescription	PRIORITY	IDENTIFIED RISK OR HAZARD	A
2692720		GRENFELL TOWER, GRENFELL ROAD, LONDON W11 1TQ 2016.06.20	High	No Item Number High When the construction/refurbishment work is completed on this building all information as	D
2692740		GRENFELL TOWER, GRENFELL ROAD, LONDON W11 1TQ 2016.06.20	Information Only	The layout floor level drawings of this building now do not reflect the building	I
2692771a		GRENFELL TOWER, GRENFELL ROAD, LONDON W11 1TQ 2016.06.20	High	The electrical fixed wiring in this building is presently within test date, but this building has had major	I
2692781b		GRENFELL TOWER, GRENFELL ROAD, LONDON W11 1TQ 2016.06.20	High	At the time of this assessment the lighting was not working in some roof level areas of this building.	N
2692802		GRENFELL TOWER, GRENFELL	High	Behind the wire mesh gate	T
2692813		GRENFELL TOWER, GRENFELL	Information	There is no fireman override	N
2692824		GRENFELL TOWER, GRENFELL ROAD, LONDON W11 1TQ 2016.06.20	High	The contractor's are presently working on the boilers in the basement area, o	I
2692835		GRENFELL TOWER, GRENFELL ROAD, LONDON W11 1TQ 2016.06.20	High	At the roof level the last entry in the service book for the plant and extraction equipment located here was t	C

2692849b & 12a	GRENFELL TOWER, GRENFELL ROAD, LONDON W11 1TQ 2016.06.20	High	There is a secondary exit route from the basement boiler room area. This metal hatch and the frame is badly rusted.	T h e s e
2692909b	GRENFELL TOWER, GRENFELL ROAD, LONDON W11 1TQ 2016.06.20	High	There is a lot of contractors	A
26929412b	GRENFELL TOWER, GRENFELL ROAD, LONDON W11 1TQ 2016.06.20	High	The timber doors of the new cupboards erected on each of the flat/lift lobby areas are not marked as 30 minute fire rated doors.	T h e c o n t
26935612c	GRENFELL TOWER, GRENFELL ROAD, LONDON W11 1TQ 2016.06.20	High	Some of the new doors in this building are not fitted with cold smoke seals as required by the Building	I f t h
26935712d	GRENFELL TOWER, GRENFELL ROAD, LONDON W11 1TQ 2016.06.20	High	It was noted that some of the intumescent strips on the newly installed fire doors have been painted over.	A l l n e w
2693611a	GRENFELL TOWER, GRENFELL ROAD, LONDON W11 1TQ 2016.06.20	Information	Raised in error	R
26936312e	GRENFELL TOWER, GRENFELL ROAD, LONDON W11 1TQ 2016.06.20	High	There is a metal louvered door separating the ground floor lift lobby area from the shaft and electrical intake	T h i s
26936412f	GRENFELL TOWER, GRENFELL ROAD, LONDON W11 1TQ 2016.06.20	High	The door and frame at the base of the basement staircase is badly damaged as are other fire doors in this basement area.	N e w c e r t i
26936612g	GRENFELL TOWER, GRENFELL ROAD, LONDON W11 1TQ 2016.06.20	High	The flat entrance door of flat	T
26936712h	GRENFELL TOWER, GRENFELL ROAD, LONDON W11 1TQ 2016.06.20	High	12h High The flat entrance door of flat 112 is being replaced, this new door is not marked as a fire rated door and it does not have a self closing device fitted to it. Cold smoke seals are fitted.	T h e o c c u p i e r
26936812i	GRENFELL TOWER, GRENFELL ROAD, LONDON W11 1TQ 2016.06.20	High	Some of the staircase doors are not being closed fully by the self closing devices fitted	A n y
26937412j	GRENFELL TOWER, GRENFELL ROAD, LONDON W11 1TQ	High	The staircase door at the 16th floor level is damaged.	T h

269393	17e	GRENFELL TOWER, GRENFELL ROAD, LONDON W11 1TQ 2016.06.20	High	In some of the new dwellings the domestic fire detection systems are not fitted as per the requirements of BS5839 Part 6 2013. The installed devices are to LD3 standard in some flats, to LD 1 in others, some have 2 smoke detectors in the hallway a couple of meters apart others only one detector.	W it h i n t h e n e w
269394	17f	GRENFELL TOWER, GRENFELL ROAD, LONDON W11 1TQ 2016.06.20	High	At the roof level there is a coil of fire alarm cable not connected at one end to anything.	W h a t i s t h i s c o i l o f fi
269423	17g	GRENFELL TOWER, GRENFELL ROAD, LONDON W11 1TQ 2016.06.20	High	BS 5839 Part 1 2013 fire alarm systems are being provided in the boxing club and children's nursery areas of this building. These are stand alone systems.	W il l t h e T M O b e
269424	17h	GRENFELL TOWER, GRENFELL ROAD, LONDON W11 1TQ 2016.06.20	High	There are 2 smoke detectors fitted on the 7th floor level ceiling, the 2nd detector is a	W h a
269425	19a	GRENFELL TOWER, GRENFELL ROAD, LONDON W11 1TQ 2016.06.20	High	There are no operating instructions or as installed diagrams located next to the Automatic Opening Vents (AOV) control panel, how is this control panel accessed?	P r o v i d e o

269427	19b	GRENFELL TOWER, GRENFELL ROAD, LONDON W11 1TQ 2016.06.20	High	It is not known if training on the operating of the AOV system has been given to all TMO staff who requires it.	P r o v i d
269432	19c	GRENFELL TOWER, GRENFELL ROAD, LONDON W11 1TQ 2016.06.20	High	The keys to operate the manually operated individual AOV over ride devices should	T h e
269439	19d	GRENFELL TOWER, GRENFELL ROAD, LONDON W11 1TQ 2016.06.20	High	There is an AOV in the area outside of the ground floor electrical room, how is this AOV activated as there is no smoke detector in this area?	P l e a s
269441	19e	GRENFELL TOWER, GRENFELL ROAD, LONDON W11 1TQ 2016.06.20	High	The AOV system and the installed fire alarm systems in this building is remotely monitored.	W h a t i s t h e p r o c e d u r e a n d p o l i c e
269444	19f	GRENFELL TOWER, GRENFELL	High	It is not known if the fire	C
269445	22	GRENFELL TOWER, GRENFELL ROAD, LONDON W11 1TQ 2016.06.20	Information Only	When the boxing club and the children's nursery occupy their areas of this building	W h e
269446	23a	GRENFELL TOWER, GRENFELL ROAD, LONDON W11 1TQ 2016.06.20	High	In the roof level lift motor and plant rooms and in the basement boiler room there is BS 5839 Part 1 fire detection systems fitted. Where is the control panel(s) for these BS5839 Part 1	P l e a s e c

26944723b	GRENFELL TOWER, GRENFELL ROAD, LONDON W11 1TQ 2016.06.20	High	There are BS 5839 Part 1 fire detection systems fitted in this building, is weekly occupier testing of these	W e e k
26944923c	GRENFELL TOWER, GRENFELL ROAD, LONDON W11 1TQ	High	The lightning protection system installed on this	C a
26948223d	GRENFELL TOWER, GRENFELL ROAD, LONDON W11 1TQ	High	There are emergency lighting units installed on the means	C a
26952023e	GRENFELL TOWER, GRENFELL	High	Are the monthly occupier	M
26952123f	GRENFELL TOWER, GRENFELL ROAD, LONDON W11 1TQ	High	According to the contractors labels on the fire	A ll
26952223g	GRENFELL TOWER, GRENFELL	High	Are the weekly occupier's	W
26952423h	GRENFELL TOWER, GRENFELL	High	Caretaker testing and	C
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INGS and ACTION PLAN.

MO) of the Royal Borough of Kensington and Chelsea

ONDON W11 1TQ 2016.06.20

25 June 2020

MONTHS. **LOW:** 6 to 8 MONTHS.

m, from which these significant findings and action plan are the result of

ACTIONS TO BE TAKEN	BY WHOM	DATE TO BE COMPLETED	ACTIONS TAKEN	COMPLETION DATE
Documentation must include: 1. A Buildings Regulations completion Certificate as issued by the RBKC Building Control department. Claire W confirms	Janice Wray	05 September 2016	Claire Williams confirms that Buildig Regns Completion Certificate received & stored on T:drive A&R / Grenfell	31 August 2016
I would recommend that the buildings floor level drawings are updated.	Janice Wray	06 February 2017	Drawings provided to Fire Risk Assessor by Claire Williams	31 August 2016
I would recommend that a full fixed electrical periodic wiring test of the landlords areas of this building is undertaken	Alex Bosman	05 September 2016	Confirm RMA have completed the testing and on asite works & Certificate awaited	07 November 2016
Nicky Could Paul Steadman check if the lighting in this area is now all operational and if not put it	Nicola Bartholomew	05 September 2016	Alex Bosman confirms that RMA have completed works on site - Certificate	07 November 2016
These used cigarette ends	Nicola	05 September 2016	inspections ongoing	13 March 2017
No actions are required.	Janice Wray	06 February 2017	CONFIRMED	31 August 2016
I would recommend that once all work connected with the gas boilers is completed that a final	Claire Williams	05 September 2016	Documents attached. In O&M manual - not in basement.	16 August 2016
Can the frequency of inspection / testing visits by the ppm contractors please be confirmed. (Paperwork	Alex Bosman	05 September 2016	Completed. Equipment on Engie servicing programme. Monthly inspections carried out	06 January 2017

An emergency light unit should be fitted in the disabled toilet of the new community area.	Claire Williams	06 September 2016	Emergency light fitted at the end of July. Elec cert in O&M manual.	16 August 2016
Once all the work is completed an installation/commissioning certificate to BS 5266 Part 1 should be provided for all the	Claire Williams	06 September 2016	Elec certs in O&M manual. CW to try and upload onto W2 in next week	16 August 2016
All other fire action notices which give different information should all be removed.	Nicola Bartholomew	06 September 2016	Fire Action Notices installed on each lift lobby adjacent to lift - design and content agreed with assessor	13 March 2017
Where is the fire alarm panel (s) for these fire detection systems? Are these 2 fire alarm systems in full working order?	Janice Wray	06 September 2016	Rydons did not work in the roof area. Need to investigate requirement further with assessor & seek inspection /maintenance records ACTION CLOSED DOWN ON W2 on 19th Oct 2017 as system will no longer be available ACTION REMAINS PARTIALLY COMPLETE	19 October 2017
How is this smoke vent activated? CW to check with Rydons	Claire Williams	06 September 2016	Whole of lift lobby is treated as one area for fire purposes. See strategy drawing attached.	16 August 2016
Can the installation and commissioning certificate be provided for the installed fire detection devices? With CW It should be confirmed by a	Janice Wray	06 September 2016	CW confirms that EXOVA fire strategy agreed with Building Control Commissioning Certificate dated March	09 December 2016
I would strongly recommend that the gas supply system in this building is NOT interfaced with the AOV system. Can it be confirmed if any other system are interfaced with the AOV system? If so which systems? I would also say that no systems should be interfaced with the AOV systems. Claire - can you confirm that	Claire Williams	06 September 2016	Specification to separate main smoke system from basement with gas boilers is in production, with works due to take place this financial year. ACTION CLOSED DOWN ON W2 on 19th Oct 2017 as system will no longer be available ACTION REMAINS PARTIALLY COMPLETE	19 October 2017

Within the new dwellings all domestic detection must be installed as per the requirements of BS 5839 Part 6 2013, this is a Building Regulations requirement. This is normally to LD2 standard, the same standard as the TMO have retrospectively fitted in all the original tenanted dwellings of this building. Why has a	Claire Williams	06 September 2016	Rydon responded that the new flats have a lesser specification because of their size and their lower location in the building. We have the building regulations certification on the building - in the O&M manual.	16 August 2016
What is this coil of fire alarm cable for? Could Paul arrange for his to be removed please?	Nicola Bartholomew	06 September 2016	Order raised for Allied Protect to attend site with ESA, investigate and report back. To be raised with Rydon's at Defects Inspection. (currently not connected) ACTION CLOSED DOWN ON W2 on 19th Oct 2017 as system will no longer be available ACTION REMAINS PARTIALLY COMPLETE	19 October 2017
Will the TMO be required to monitor these systems? Who will be responsible for testing and servicing these systems? Will these fire systems be connected to or interfaced with any system in the TMO residential parts of this building?	Janice Wray	07 September 2016	No FA in Boxing Club - AOV only Nursery responsible for testign fire alarm in their area and ensuring any hirers are aware of procedure Grenfell FA linked to CAS / Tunstall Telecom	31 August 2016
What is the reason for the 2nd smoke detector fitted on the 7th floor level ceiling near to	Nicola Bartholomew	07 September 2016	Confirmation that second "detector" is actually a CCTV camera	09 December 2016
Provide operating instructions and as installed diagrams located next to the AOV control panel along with access information. Written instruction provided & diagram within Hub Room	Janice Wray	07 September 2016	Written instructions provided - diagram within Hub Room on site. (Hub room accessed via key stored in keysafe installed in bin room - accessed via FB14 key)	31 August 2016

Provide training on the operating of the AOV system to all relevant TMO employees.	Janice Wray	07 September 2016	2 sessions in familiarisation completed by Rydons. LFB also attended for familiarisation	31 August 2016
The keys to manually operate the individual AOV over ride devices should be freely	Janice Wray	07 September 2016	Keys stored in Keysafe located in bin room - accessed via FB key	31 August 2016
Please provide details on how this AOV will activate? Cross reference with 17b	Janice Wray	07 September 2016	Whole of lift lobby is treated as one area for fire purposes. See strategy drawing attached	15 November 2016
What is the procedure and policy if the installed fire alarm or AOV systems in this building activate?	Claire Williams	07 September 2016	The alarms go to CAS, who: - tell estates services - whether in working hours or OOH - call the fire brigade 1 Indicators at gf panel show the fire brigade where alarm has been activated. Discussion with fire brigade over how they evidence they have been on site and resolved issue and reset system knowing all is safe. 2 Local estates services teams have been shown how to reset alarms once fire brigade have visited. 3 Residents been notified of stay put policy unless at risk.	16 August 2016
Can it be confirmed that the	Janice Wray	07 September 2016	COMPLETED	09 December 2016
When the boxing club and the children's nursery occupy their areas of the building they	Janice Wray	08 February 2017	Confirmed this is a requirement of the lease in both cases	31 August 2016
Please can it be confirmed that testing and servicing of the installed BS 5839 Part 1 fire alarm systems installed in this building are being undertaken? If servicing and testing of the installed fire alarm systems is	Janice Wray	07 September 2016	ACTION CLOSED DOWN ON W2 on 19th Oct 2017 as system will no longer be available ACTION REMAINS PARTIALLY COMPLETE	19 October 2017

Weekly occupiers testing of the installed fire alarm systems must be undertaken and the results recorded as proof of	Nicola Bartholomew	07 September 2016	ESA (Paul Steadman) confirms fire alarm tested on weekly basis - Fridays at 10am	24 May 2017
Can it please be confirmed that the lightning protection system	Janice Wray	07 September 2016	Certificate provided to assessor	31 August 2016
Can it please be confirmed when the installed emergency	Alex Bosman	07 September 2016	Last service carried out 17/1/17	05 June 2017
Monthly occupier testing and	Nicola	07 September 2016	Confirmed	09 December 2016
All of the fire extinguishers in this building should be	Alex Bosman	07 September 2016	All serviced on 24th Oct 2016	07 November 2016
Weekly occupier inspections of	Nicola	07 September 2016	tested weekly on	13 March 2017
Can it be confirmed that the	Nicola	07 September 2016	Confirmed	09 December 2016