

## **Fire Risk Assessments in high risk blocks**

### **Progress meeting 1st April 2010**

#### **Present:**

Janice Wray (JW)	TMO Health & Safety Advisor
Andrew Furness (AF)	Salvus Consulting – Managing Director
Russell Thompson (RT)	TMO Interim Director of Asset, Investment & Engineering
Adrian Bowman (AB)	TMO Safety Advisor
Ann Muchmore (AM)	RBKC Client-side Officer

#### **1. Apologies**

Valerie Sharples	TMO Project Manager
Abigail Accosta (AA)	TMO Project Manager

#### **2. Minutes of Previous Meeting**

##### **2.1 Lifts – Requirements of fire fighting lifts etc.**

Robin Cahalarn and JW had documented the criteria that the TMO's fire fighting lifts meet and advised Salvus of this. AF confirmed that they had received this info and had subsequently included it in the relevant FRA reports.

JW advised that it was her intention to advise the Borough Fire Commander of the TMO's approach to fire fighting lifts – letter to be drafted

**Action: JW to write to Borough Fire Commander**

#### **3. Reports & Plans received to date**

3.1 AF confirmed that the assessment programme was now complete and JW advised that she had now received all the electronic FRA reports. AF advised that there were still a number of hard copies of reports and some plans outstanding but these would all be with the TMO by the end of the month at the latest.

#### **4. Plans**

4.1 John Parsons, TMO Property Data Analyst, attended the meeting to request that Salvus investigate whether they are able to submit the plans of our blocks in CAD format. RT emphasised how useful these would be and AF agreed to come back to us on this and provide the plans as requested.

#### **5. Queries arising from the FRA reports**

5.1 JW advised that we had agreed an approach to several of the actions which were coming up at most blocks and would welcome AF's view of whether this was reasonable –

- Door Survey proposal – aim to investigate a 10% survey starting with voids where the doors would be cut up to demonstrate their compliance. Also seeking to include door inspections into the current Stock Condition Survey (which is covering 25% internals). AF agreed that this was a reasonable approach and should be documented in FRA Action Plans
- Progressing smoke alarm installation within dwellings – currently we estimate that approx. 30% of the stock have coverage. In order to increase this coverage, a range of options are being considered / made available – joint working with the LFB, installation done by gas engineer as part of gas servicing visit. AF advised that we should ensure that we prioritise the vulnerable residents by linking this up with the TP Tracker information and once again we must record the strategy on the Action Plan.
- Automatic detection in remote plant areas – JW had held off on progressing this as these areas all fitted with high security locks, inspected regularly, no evidence of arson or vandalism and more importantly there is no obvious method of monitoring alarms here. AF reiterated the importance of these and there was a discussion about the possibility of remote monitoring at an alarm receiving centre. JW advised that she had asked Keith Fifield to investigate with his electrical contactors if they could suggest how this could be taken forward. RT asked JW to raise with Graham Sidaway the need to include installation of hard-wired alarms in these areas and if necessary upgrading of access doors in the maintenance schedule for the central plant.

**Action: JW to raise with GS the need**

## **6. Requirement for dry riser, standard-setting etc.**

6.1 JW asked that now that the LFB Assistant Commissioner had declined all meetings how could we get definitive answers on some of these issues – particularly whether there is an absolute requirement for us to install dry rising fire fighting mains in buildings over 18meters in height. AF reiterated that we should seek the view of the Borough Fire Commander and specifically ask if his crews are able to readily get water to the uppermost floors of these buildings. JW advised that it was her intention to emphasise that we felt the resources could be used more effectively elsewhere e.g. on the front door upgrade , installation of automatic detection, thermal links etc.

**Action: JW to write to the Borough Commander to seek his view**

## **7. Meeting with the LFB**

7.1 JW advised that the LFB Fire Safety Team had requested a further meeting seeking updates on our progress. This had been scheduled for the 20<sup>th</sup> April and RT, AM & JW would attend.

## **8. Trellick Tower**

8.1 JW advised that Collette O'Hara from LFB had phoned yesterday to advise of a very minor fire in the communal area of the 12<sup>th</sup> floor of Trellick on the 13<sup>th</sup> March. As a result she had attended the block yesterday at approx. 9.30am to audit and she was concerned about the amount of refuse bags in evidence in the communal areas and the amount of fire doors which were not self closing. Whilst she accepted that the doors were included in the fire safety works which would be on site in September she insisted that we must come up with "interim measures" to ensure these doors self-close in the meantime. JW agreed to get back to her asap. Further Collette advised that we would have to seek "a formal extension of time" from the LFB to allow the proposed fire safety works to extend beyond the Nov 10 deadline in the Deficiency Notice. AF advised that no extension is required as there is no formal provision for extension of time regarding a deficiency notice. AF advised that the Deficiency Notice has 'no legal standing' and the notice is merely a letter indicating a perceived contravention. (There is also no right of appeal.)

NOTE: Following this meeting the TMO has instigated a repairs programme starting on the 6<sup>th</sup> April to ensure that all current doors are operational.

## **9. Invoicing – no issues**

### **10. Medium Risk Assessments**

10.1 JW advised that in consultation with RBKC it had been agreed that this programme of work should also be tendered. JW asked if Salvus would like to be included in the tender list – AF confirmed they would wish to be included.

## **11.0 Any Other Business**

11.1 JW took the opportunity to thank AF and his assessors and admin team for all their hard work and for doing a thorough job in a very tight timescale.

### **Distribution:**

Those attending plus:

Valerie Sharples	Project Services Manager
Abi Accosta	Project Manager
Lornette Pemberton	Director of P & OD