

INCOMING EMAIL

From: Grenfell Tower Leaseholder's Association
To: home ownership , Siobhan Rumble , Daniel Wood
CC: laura.johnson@rbkc.gov.uk [REDACTED] , Merrick Cockell , Judith Blakeman ,
[REDACTED] , Robert Black , Mark Anderson , Paul Dunkerton , Sacha Jevans
Date: 18/11/2012 20:11:18
Subject: FIRE SAFETY AND LEASEHOLD FLAT ENTRANCE DOORS -VERY IMPORTANT

Grenfell Tower Leaseholders Association

c/o 185, Grenfell Tower, Grenfell Road, London W11 1TQ, Email: grenfellleaseholdersassociation@hotmail.co.uk

David Ward
The Home Ownership Manager
& Ms Siobhan Rumble
The Area Manager of Lancaster West Estate
Kensington and Chelsea Tenant Management Organisation
292a Kensal Road
London
W10 5BE

14th November 2012,

Email/by post/hand delivered

Cc: Denial Wood, Mark Anderson, Paul Dunkerton,

Ms Laura Johnson, Councillor Tim Coleridge

Dear Mr Ward,

We are writing as the Grenfell Tower Leaseholders Association, in relation to your letter dated 7th March 2011 in reference to flat/unit door entry replacement programme 2011-2012. This letter was circulated and sent to the tenants of Grenfell Tower but not to the leaseholders of Grenfell Tower.

You mentioned in your letter, following our recent Fire Risk Assessment Surveys it has been identified that your door requires upgrading to meet current standards. Surely if replacement is required for doors to meet certain health and safety and fire regulation standards, then this applies to all the doors of Grenfell Tower. There was no difference between the doors of tenants and leaseholders. Thus it would have been quite logical to request that leaseholders were a part of the communal upgrading. The leaseholders of Grenfell Tower are not immune from fire risk. We find this matter, inhuman on your behalf in relation to your lack of communication to leaseholders.

On 11th October 2012, individual leaseholders received a letter ref: Fire safety and leasehold flat entrance door following a fire Risk Assessment which has been carried out in your block. The Grenfell Tower Leaseholders Association would like to know which fire risk assessment you are referring to. If you are referring to your letter dated 7th March 2011 it is apparent that KCTMO has excluded us from this flat/unit door entry replacement programme 2011-12.

Some leaseholders have been residents of Grenfell Tower since it was build. But we have never had any health and safety training or drills in case of an emergency. Despite this, all of a sudden in your letter you write, "You will appreciate that compliance with fire regulations in blocks of flats is an important issue as it affects safety and wellbeing not only of you and your family but all the residents in the entire block, as well as visitors and workers. Flat entrance doors are of particular importance because they protect the means of escape from the building in an emergency situation. This is especially important within blocks where the communal lobbies and walkways are enclosed and as such they are required to meet standards laid down by building Regulations and Fire Regulations".

"You are therefore required to ensure that your flat entrance door meets the required fire safety standards and is fully compliant with fire safety regulations".

We were not made aware, when all the tenants of Grenfell Tower were notified over 19 months ago, that our entrance doors were not fully compliant with fire safety regulation. This is absolutely stupendous. You have deliberately put, as you say, the safety and wellbeing of our lives and those of our family, as well as visitors and workers lives at risk, by informing us 19 months later. You are totally liable for not informing us over this period and the consequences could very well have been severe.

As you are aware, a fire broke out at Grenfell Tower on 30th April 2010. It is almost three years on and the leaseholders have never been instructed by the KCTMO as our managing agent, that the entrance doors are not fit for the purpose. Why did the KCTMO choose not to include leaseholders when they replaced all others entrance doors in the building? This begs the question, when the fire broke out on 30th April 2010, was the health and safety equipment including the fire exit door in working condition and fit for the purpose.

We have been regularly paying through service charges for the maintenance and good working condition of potentially life saving equipment. Please confirm that this was the case.

The Grenfell Tower Leaseholder's Association would like to have copies of the following reports in relation to the fire on 30th April 2010.

Supervisor accident Report.

Safety representative's accident report.

Minutes of the relevant Health and safety committee meetings

Instructions or recommendations made to the KCTMO/EMB

All reports, conclusions or recommendations following an enquiry or investigation into the accident.

The KCTMO dropped a Grenfell Tower Residents consultation survey dated 28th February 2012 regarding the regeneration project for Grenfell Tower. We quote "In recognition of the investment requirements of the Lancaster west Estate, RBKC has taken the decision to provide "6.9m of funding for the regeneration of Grenfell Tower and its immediate surroundings". We know that now it's "6m not "6.9m. Why was the "0.9m allocated elsewhere when Grenfell Tower and its immediate surroundings are in dire need of improvement? Why was full funding not protected by our appointed managing agent The KCTMO? The landscape of Lancaster Green will never be the same again and the construction of the academy is under way. We the residents of Grenfell Tower expected the KCTMO/EMB to protect the funding for the Grenfell Tower not reduce it. We are in dire need to bring it in line with rest of the project. In the survey, dated 28th February 2012 the following question was asked:

Q2 If the money were available what would you like us to spend it on?

Examples:

Improved insulation to the low rise blocks

Individual heating/hot water systems

Improving the estate open spaces

New Windows
Improved security
Improvements to the internal streets
Improved lighting
Improvements to the garages and parking

But there was no mention of the following ominous needs for improvement within the allocated funding affected by the health and safety fire regulations.

Fire exit doors
Unsafe building
Smoke vent and smoke alarms
Internal decoration and repairs

We, the Grenfell Tower Leaseholder's Association, have been working tirelessly with the RBKC and KCTMO for the past three years. Our contribution was acknowledged by the Director of Regeneration Project Mr Mark Anderson and he displayed his willingness to work closely with us. We were by your assertion that "We bring to your attention that legal proceedings will be taken against your flat entrance door does not meet the standards described above." It is not our intention to disobey the guide lines of fire safety regulation and put other people's lives at risk and above all our own lives. It is wholly unwarranted to make such a warning when you have left a 19 month gap to inform us. In actual fact, the TMO have endangered people's lives. The TMO have not fulfilled their duty in informing us of such a significant safety hazard at an appropriate time, and this is quite frankly shameful. Additionally, we would like to know why the KCTMO failed to upgrade the communal entrance door under the entry replacement programme.

We shall be very grateful if you could clarify the above raised issues and concerns immediately.

Yours Sincerely
On behalf of GTLA
Tunde Awoderu
The Vice Chairman
The Grenfell Tower Leaseholder's Association