

Freephone:
0800 137 111
www.kctmo.org.uk



Delivering excellent
Housing services
Through resident led
Management

Direct Line: [REDACTED]
Facsimile: [REDACTED]
E-mail: pdunkerton@kctmo.org.uk

Date: 20th November 2012

Our Reference

Your Reference

Please Contact
Paul Dunkerton

Dear Mr. T. Awoderu

Ref: Flat entrance Fire doors

Thank you for your email dated 14th November 2012.

Fire Risk Assessments were completed on the communal areas of all RBKC blocks by a specialist Fire Consultant following extensive consultation between the TMO, RBKC and the London Fire Brigade.

I would further confirm that the assessor has used the guidance which is considered to present current best practice in the area of fire safety as his reference during the assessment programme. (The initial guidance was superseded in July 2011 with the publication of the Local Government Group's "Fire safety in purpose-built blocks of flats" which is now considered to be definitive guidance on residential fire safety.)

Investigations were undertaken on tenants doors highlighted by Fire Risk Assessments and as a result of these investigations a door replacement programme was instigated to tenanted flats.

Whilst the majority of the replacement flat doors in the tenanted programme have now been installed, there are some properties where this work remains outstanding and as such the existing door remains non-compliant. The TMO is currently addressing this and where necessary will consider enforcing their tenancy agreement to ensure access is given.

TMO Asset Investment, Network Hub, 292a Kensal Road, London W10 5BE

TMO00842276/1
TMO00842276 0001

It is the TMO's intention to ensure that all tenanted properties benefit from the new improved door replacement programme and to assist leaseholders in ensuring their doors are compliant or whether they require replacement.

As flat entrance doors of leaseholder flats are demised to the lessee in their lease it was our understanding that the Fire Authority, the London Fire Brigade, as the enforcing authority would be taking any necessary notification or enforcement action. However, it is fair to say that there has been some debate about responsibility for enforcement and negotiations with the London Fire Brigade's Head of Policy are ongoing in an effort to clarify specifically how this will be taken forward.

However, whilst this is being resolved RBKC and the TMO considered it important to highlight to all leaseholders the fire safety requirements in relation to flat entrance doors within enclosed blocks and a letter was sent to all leaseholders to this effect.

We apologise that the initial letter that you received gave you cause for alarm. Many leaseholders have contacted us with their queries and concerns which we have worked hard to respond to and provide additional information, as well as guidance, where requested.

With reference to the main entrance door, it was never part of the door improvement programme and deemed to be fit for purpose so there was never a requirement for its improvement or replacement. However the main entrance will now benefit from the improvement works under the Grenfell Tower Regeneration Project.

You're concerned that residents have not had access to fire safety training and fire drills. We advise that the evacuation strategy for Grenfell Tower, in common with virtually all TMO blocks, is "stay put" Specifically, if a fire breaks out anywhere other than in your flat you will be safe initially to remain in your home.

With reference to the fire at Grenfell Tower which occurred on 30th April 2010 I am advised that we investigated the incident and liaised closely with the Fire Brigade and the details are as follows –

- It is suspected that the fire on the sixth floor lobby area of the Tower was started deliberately
- There were no injuries
- The communal detection system was triggered and the fire alarm sounded
- On hearing the alarm a resident came out of her property and used a garden hose to extinguish the fire
- The flat entrance door withstood the fire but was subsequently replaced
- The communal extraction system removed the smoke from the lift lobby, however, imminent remedial works to this system (scheduled to start on the 4th May 2010) did mean that the system did not perform as effectively as it should have. However, all remedial works were completed and system continues to operate effectively.)

A subsequent on-site meeting between officers of the TMO and the London Fire Brigade (LFB) clarified the manual operation of the mechanical fan and agreed there was a need for improved fire safety signage.

In reference to your concerns regarding funding for Grenfell Tower Regeneration Project, It would seem you may have been misinformed as RBKC and TMO have looked to support the blocks needs as much as possible with The Royal Borough of Kensington & Chelsea (RBKC) making available £6m for investment in the regeneration of Grenfell Tower and the immediate surroundings, with Mark Anderson informing residents via consultation meetings and newsletters the funds available.

KCTMO and RBKC wish to ensure that the regeneration of the tower delivers maximum benefit to the residents and the community. The proposals for Grenfell Tower and its immediate surroundings also include additional CCTV and improved lighting to areas of concern to residents. Further, I can confirm that improvements will be made to the existing smoke extraction and ventilation system which links to the fire alarm.

We understand that more improvements are required across Lancaster West Estate however are working towards this with our immediate priority focused on Grenfell Tower.

I do hope this addresses your concerns and please do not hesitate to contact me if you wish to discuss this further or if you require any further clarification.

Yours Sincerely,

Paul Dunkerton
Project Manager

TMO Asset Investment, Network Hub, 292a Kensal Road, London W10 5BE

TMO00842276/3
TMO0042276_0000