

## KCTMO HEALTH & SAFETY COMMITTEE

**29<sup>st</sup> September 2015**

## Health & Safety High Level Exception Report

## 1. Access to Street Properties – for info

Fitting of the one outstanding lock from the programme in hand – complete?. Further work is required to get copies of keys for blocks fitted with Banham locks (approx. 12). Possibility of approaching residents and requesting copy of key being considered.

**Alex, Maria & Dan to update on progress**

## 2. Lancaster West Garage doors

Works to inspect and undertake any necessary door replacement or repair of the individual garage doors at Lancaster West have been ongoing for some time. Alex and Siobhan had met with the contractor in order to expedite this work.

**Alex to report on progress made to date, programmed work & timescale for completion**

### 3. Lancaster West - Hurstway, Testerton & Barandon Walks – Automatic Openable Vents (AOVs)

Non-operation of vents had been highlighted by the fire at 522 Barandon Walk. LFB had expressed concern and specialist contractors (Colts) surveyed & carried out remedial works. However, further issues with these vents immediately following completion of the works so additional work required. Alex assessing quotation. (Alex has confirmed that the vents which are not opening automatically have now been fixed open to ensure fire safety and the LFB have sought reassurance that this is the case.) Timescale for completion of the reinstatement work (and installation of the new control panels) is awaited.

**Alex to update on progress with remedial work & timescale for completion.**

#### 4. Grenfell Tower – fire safety - ongoing

Refurbishment of smoke ventilation system in hand but elevated level of risk until this work is completed, however, actions to mitigate risk in place (regular familiarisation by local LFB crews, regular inspection by Fire Risk Assessor, no hot works by contractors, increased / enhanced inspections by estate staff etc.) Project Manager has confirmed that passive ventilation system has yet to be completed and target for completion now 4<sup>th</sup> Dec 2015.

## 5. Locks on landing cupboards at Worlds End Estate

Recent instances of items being stored in these cupboards has meant we need to consider replacing the current locks and upgrading the security. Alex has agreed to investigate a suited lock and report back. (Blocks have been prioritised by Neighbourhood Team and this info has also been passed to Alex.) Police are chasing us on this in the light of recent instances of illicit storage in these cupboards.

**Alex to update on progress please.**

## 6. Asbestos removal issues at Grenfell Tower

Rydons used own asbestos contractor to remove damaged decorative ceiling artex – but incomplete strip carried out and asbestos remnants left on ceiling. Taken up with Rydons – initial response received but further concern raised with Rydons – await response. (Liaised with Chris Davis who shared our concern.) Claire continues to chase Rydons for update.  
***Await further detailed response.***

## **7. Current Accident Investigations / dangerous occurrence / potential claims**

Fire at 52 Manchester Drive – 20<sup>th</sup> Sept 15

421 Hurstway – slip allegedly due to defective vents in atria allowing water to come in

Stable way – claim in relation to child falling allegedly due to defective surfacing – will have to settle.

Attempted arson in lift car Manchester Drive – minor damage to lift flooring only – 26<sup>th</sup> Sept 15

Janice Wray  
28th September 2015