

Message

From: [REDACTED]
Sent: 12/05/2017 14:17:34
To: jwray@kctmo.org.uk
Subject: Fwd: Flat FED closers - advise please
Attachments: image001.jpg; image001.jpg; image001.jpg; image002.jpg; image002.jpg

All premises fitted with manse masterdors removed from the list

The doors to flats used for short term or temporary accommodation are checked before each new person/family moves in, this could mean that these doors are checked weekly or monthly because of the turn over of persons using these dwellings.

In the "sheltered schemes" the flat entrance doors are checked by staff on a 6 monthly basis.

1. Then I would say the highest priority buildings would be any tower blocks or over 6 storey buildings left.
2. Then internal staircase buildings over 5/6 floor levels.
3. Internal staircase buildings over 3/4 floor levels.
4. Internal staircase buildings over 2 floor levels.
5. Flats accessed from open staircases
6. Flats accessed from open external walkways/balconies with a single direction of travel
7. All other flats accessed from open external walkways/balconies

On going.

As part of all on going maintenance checks of properties the flat entrance doors are checked to see that the self closing devices are fitted and that they work correctly, this is all doors including the manse masterdors.

It is a given that all new flat entrance doors fitted by the TMO should be self closing 30 minute fire rated doors fitted with intumescent strips and cold smoke seals

Carl

-----Original Message-----

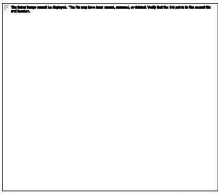
From: Janice Wray <jwray@kctmo.org.uk>
To: carlstokes <[REDACTED]>
Sent: Fri, 12 May 2017 13:46
Subject: RE: Flat FED closers - advise please

Hi Carl

Are you able to come back to me on this please

J

Janice Wray
TMO Health, Safety & Facilities Manager
t: [REDACTED]



w: www.kctmo.org.uk

a: 292a Kensal Road, London, W10 5BE.



Before printing, please think about the environment

From: Janice Wray

Sent: 10 May 2017 16:45

To: [REDACTED] <[REDACTED]>

Subject: RE: Flat FED closers - advise please

Thanks [REDACTED] really helpful. Couple of queries [REDACTED]

1. Think we still need to inspect the manse masterdor flats as they may have been disconnected [REDACTED] but appreciate they will be down the list of priorities. Bearing this in mind where would you put them on your prioritised list
2. Hostels & Temporary accommodation flats [REDACTED] where should we put those (I know the Hesketh & Runcorns were Manse doors) but in view of the vulnerability of the residents and the rapid turnaround which will increase the fire risk where should these be?
3. Street properties are often either 2 storey (internal stair case) or separated basement flat plus 2-storey internal staircase - would that put them at 5 in your current list and move the others down?
4. Are there any other factors that we should consider such as conversions, timber frame, secondary moe no longer meets LFB requirements (such as 9 Colville), ventilation issues, communal area storage policies etc.

The sheltered officers are now undertaking checks on the self-closers in their schemes as part of the 6-monthly flat checks so will add that info the final list.

Please let me have your thoughts

J

PS [REDACTED] interesting meeting with Hammersmith & Fulham last week [REDACTED] will update you when I next speak to you

Janice Wray

TMO Health, Safety & Facilities Manager

t: [REDACTED]



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a: 292a Kensal Road, London, W10 5BE.



Before printing, please think about the environment

From: [REDACTED] [mailto:[REDACTED]]

Sent: 10 May 2017 16:15

To: Janice Wray <jwray@kctmo.org.uk>

Cc: Alex Bosman <abosman@kctmo.org.uk>

Subject: Re: Flat FED closers - advise please

Janice/Alex

My first thoughts are that the buildings where the Masdors were fitted should be compliant, these were all self closing fire rated doors.

There will only be the leaseholder flats to look at in these buildings, I am assuming that leaseholder doors will be outside of the scope of the works involved?

So these premises could be struck off the list of buildings.

All premises fitted with manse masterdors removed from the list

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Carl

-----Original Message-----

From: Janice Wray <jwray@kctmo.org.uk>

To: carlstokes <[REDACTED]>

Sent: Thu, 4 May 2017 15:52

Subject: FW: Flat FED closers - advise please

Carl

Please see below from Alex. We have agreed with RBKC that we will instigate a 5-year self-closer installation programme on tenanted flats - so it seems that Alex has been asked to do some work on this. As per his e-mail would you be able to give us a steer as to how best to prioritise our properties for this programme?

Please advise

Thanks

Janice

Janice Wray
TMO Health, Safety & Facilities Manager

t: [REDACTED]



w: www.kctmo.org.uk

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Before printing, please think about the environment

From: Alex Bosman
Sent: 04 May 2017 15:33
To: Janice Wray <jwray@kctmo.org.uk>
Subject: RE: Flat FED closers

Hi Janice,

Apologise; would Carl also be able to prioritise need for each block based on risk; high, medium and low?

Thanks,

Alex

Alex Bosman

Head Strategic Investment
Kensington & Chelsea TMO
292a Kensal Road
W10 5BE

[REDACTED]



From: Alex Bosman
Sent: 04 May 2017 13:34

To: Janice Wray <jwray@kctmo.org.uk>

Subject: Flat FED closers

Hi Janice,

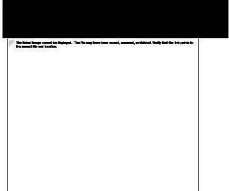
Iâ€™m doing some work on pulling together the flat front door self closer program; are you able to provide a list of blocks from Carlâ€™s FRAs where self closers are required?

Thanks,

Alex

Alex Bosman

Head Strategic Investment
Kensington & Chelsea TMO
292a Kensal Road
W10 5BE



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