
From: Peter Maddison <pmaddison@kctmo.org.uk>
Sent: 11 October 2016 12:23
To: Ian Lines; Ian Lines
Subject: RE: Adair Fire
Attachments: FW_ Front Entrance Door Closers (37.1 KB); image001.jpg

Ian

As detailed in Daniel's email (attached), the Council are seeking Counsel opinion on this matter.

We need to give a brief to the RBKC solicitor by tomorrow detailing the issues that we need to clarify. Some of these are detailed in my initial email (included in the attached). Have you been able to pull together what data we hold?

Have you made enquiries about other Authorities approaches?

What questions do we want to be included in the brief to Counsel? My initial thoughts on the key questions we want Counsel to clarify include:

Do all FED's need door closers in order to comply with the Regulatory Reform Order / Building Regs (and is this retrospective?)?

Can we enforce door closers under the terms of our leases and tenancy agreements?

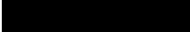
Peter

Peter Maddison

Director of Assets and Regeneration

<<http://www.kctmo.org.uk/>>

t: 

m: 

a: The Network Hub, 292a Kensal Road, London, W10 5BE P Before printing, please think about the environment

From: Ian Lines

Sent: 07 October 2016 16:55

To: Peter Maddison <pmaddison@kctmo.org.uk>

Subject: FW: Adair Fire

Peter

Janice's response below .

Compliance vs 'desire for Borough wide door programme'

The enforcement notice for Adair is useful reading too.

Once we've looked at the data , which at first glance doesn't appear to be what we need , we might be clearer .

There might be information from existing FRA's which might guide us and i'll pick this up with Janice next week.

Cheers

Ian

Ian Lines

Head of Strategic Investment

KCTMO

From: Janice Wray

Sent: 06 October 2016 13:30

To: Ian Lines

Subject: RE: Adair Fire

Hi Ian

It might be helpful if we meet to discuss but here is some of the background to this -

- Have attached a copy of the Enforcement Notice for Adair Tower and highlighted the references to the requirement for all flat entrance doors to be self-closing
- Our policy at the time of the Adair fire – which we had shared with the LFB - had been that where new flat doors are fitted these would be self-closing FD30s with intumescent strips and cold smoke seals and be fully compliant with Building Regns. In addition, we would fit retro-fit self-closers to the flat entrance doors of void properties and to doors in locations where our fire risk assessor highlighted the need for these to be installed. Finally, several years ago we completed a programme of flat entrance doorset replacement of approx. 1200 tenanted properties. (These doors had been highlighted as potentially non-compliant by the FRA and then surveyed by stock condition surveyors to clarify whether they were sufficiently fire-resisting and those that were not were included in the programme.)
- The LFB had audited Adair Tower several weeks prior to the fire there and had issued a Deficiency Notice which highlighted the need to ensure all flat doors in this block were self-closing.
- I have spoken at length with the LFB's Fire Safety Team Leader and her view is that all of our flat entrance doors should be self-closing and that with our existing policy it would take too long for all of our flat doors to comply. (I consulted peers at similar organisations and in general they confirmed that their policy was to ensure all flat entrance doors were self-closing.)
- Therefore it is likely / possible going forward that every time one of our blocks is audited by the LFB they will raise this as a requirement and issue a Notice of Safety Deficiencies.
- Unfortunately, the LFB interpretation of the Regulatory Reform Order goes further than this and they are requiring landlords to have procedures in place whereby self-closers are inspected and those which are faulty or have been disabled or removed are replaced. Whilst the LFB state that it is up to the landlord to set the frequency and arrangements for the inspection of self-closers they have confirmed that waiting for the property to become void would not be considered sufficient. (They recently audited Lonsdale House where the tenants doorsets were replaced in 2013 as part of the programme referred to above and the Inspecting Officer has stated that he wants us to ensure all doors are self-closing. I pointed out that they had been relatively recently replaced with fully compliant door sets and that we were unable to control any resident who wished to disable their door closer – but he still sees this as our responsibility and believes this is the correct interpretation of the RRO)
- It is also worth pointing out that Laura Johnson at RBKC is not keen on the idea of a borough –wide programme of fitting self—closers to all doors.
- However, in discussion at the recent H&S Committee there was a general consensus that we needed to be more proactive about fitting these and the possibility of including this in the cyclical des programme (complete in 7 years?) appeared to be the most effective way of proceeding (?)

Hopefully this gives you most of the background. Let me know if you want to discuss or if it would be helpful to meet with our Fire Risk Assessor to get his take on this

Regards

Janice

Janice Wray
TMO Health, Safety & Facilities Manager
t: [REDACTED]
<<http://www.kctmo.org.uk/>>
w: www.kctmo.org.uk
a: 292a Kensal Road, London, W10 5BE.

P Before printing, please think about the environment

From: Ian Lines
Sent: 06 October 2016 10:08
To: Janice Wray <jwray@kctmo.org.uk>
Subject: Adair Fire

Hi Janice

Peter advises that following the Adair Fire the FB want us to install automatic closing devices to doors .

Is there a report available re Adair which might help with assessing where to consider upgrading doors and closers ?

If possible i'd like to gain an understanding / overview based on existing FRA actions and any likely FB enforcement anticipated.

It would be good to get to the bottom of what the FB intended as their 'recommendation' , eg doors in communal areas , FED's, and relevant flat lobbies depending on detection systems etc...

Peter is aiming to coordinate a report to exec which considers the enforcement / legal / technical & logistical aspects of the issue.

Any help wold be welcome . Many thanks

Ian

Ian Lines
Head of Strategic Investment
KCTMO