
From: Janice Wray <jwray@kctmo.org.uk>
Sent: 01 July 2016 13:34
To: 'Alex Bosman'; 'Alex Bosman'
Subject: RE: [REDACTED] Golborne Road, Fire Risk Assessment
Attachments: image001.jpg; image002.jpg; image003.jpg

Hi Alex

I have drafted a response and given to Carl to comment on - so should have a response to you later today. I suspect Carl would be happy to attend with you – will double check with him and come back

Janice

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

w: www.kctmo.org.uk
a: : The Network Hub, 300 Kensal Road, W10 5BE

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From: Alex Bosman
Sent: 01 July 2016 13:32
To: Raymond Hylton ; Janice Wray
Cc: Charlie Saul
Subject: RE: [REDACTED] Golborne Road, Fire Risk Assessment

Hi Janice,

Once a response is received from Carl I will be meeting with the resident to run through the reasoning behind our decision; would it also be possible for Carl to attend this meeting from a technical position?

Thanks,
Alex

Alex Bosman

Head of Contract Management
Kensington & Chelsea TMO

292a Kensal Road
W10 5BE

[REDACTED]

From: Raymond Hylton
Sent: 01 July 2016 12:12
To: Janice Wray
Cc: Charlie Saul ; Alex Bosman
Subject: FW: [REDACTED] Golborne Road, Fire Risk Assessment

Hi Janice

We still have this matter outstanding, which is now an open complaint.

Can you please have Carl Stokes provide further comment against the items raised below, in order that a reply can be prepared.

Regards

Raymond Hylton
Contracts Manager

w: www.kctmo.org.uk
a: Unit A, Network Hub, 292 Kensal Road, London W10 5BE

t: [REDACTED] m: [REDACTED]

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From: Charlie Saul
Sent: 17 February 2016 13:33
To: Raymond Hylton
Cc: Janice Wray
Subject: FW: [REDACTED] Golborne Road, Fire Risk Assessment

FYI

From: Martin Dunne [mailto:martin@firecare999.com]
Sent: 17 February 2016 11:54
To: [REDACTED] Charlie Saul
Cc: carmen.rooke@rbkc.gov.uk; Katie.Meehan@rbkc.gov.uk; j.wray@kctmo.co.uk
Subject: Re: [REDACTED] Golborne Road, Fire Risk Assessment

Dear [REDACTED]

Thank you for the copy of the kctmo Fire Risk Assessment for the common parts of your residence at [REDACTED]
Golborne Road London [REDACTED]

I have copied in your your Landlord as a matter of urgency as the Fire Risk Assessment which was conducted by Carl Stokes on 7th January 2016 is unsuitable and insufficient as the elementary fire safety deficiencies have not been identified by the fire risk assessor.

To enable compliance to the Regulatory Reform (Fire Safety) Order 2005 the following matters are required to be addressed with remedial action by your Landlord.

1. Replace / upgrade the existing fire doors to include Intumescent combi seals, automatic door closing devices to contain any fire, smoke and unburnt gases for at least 30 minutes to protect the single staircase which forms part of the escape route from the building.
2. Electrical Intake cupboard adjacent to the entrance door: Upgrade the existing fire door with intumescent combi seals to offer 60 minutes fire protection to prevent the escape route from being compromised within this high risk area.
- 3..Conduct a fire alarm survey and install a fire alarm system to BS 5839 Pt 1 to give an early warning of a fire and provision to raise the alarm by installing manual break glass call points.
4. Install Emergency Lighting to BS 5266 Pt 1 to illuminate the escape route in the event of a power cut to enable the residents to evacuate the building.
5. Equality Act 2015: Make reasonable adjustments for the provision for the storage and recharging of the mobility scooter within the storage cupboard on the ground floor. This can be achieved by upgrading the existing fire door and installing a ceiling mounted smoke detector to BS 5839 Pt to enhance your quality of life.
- 6.Equality Act 2015: Make reasonable adjustments for the provision of a stair lift leading from the Ground Floor and the 1st floor to enhance your quality of life. Explore compliant and cost effective solutions to enhance quality of life and as a means of escape in the event of a fire with an early warning system in place. The building is unsuitable for a Stay Put evacuation policy.

Kindly contact me if you require any further information. Thanks

On Mon, Feb 15, 2016 at 2:29 PM, Charlie Saul wrote:
Good afternoon [REDACTED]

Please see attached the FRA report as requested.

This has been completed to the recognised standard (PAS 79) and that the assessor consults the following benchmark in completing this -

- Sleeping Accommodation H M Government fire safety document
- Local Government Group Fire safety in purpose-built blocks of flats (July 2011)
- The Building Regulations 2010 Approved Document B (Volume 2) inc FPA information
- Managing Agents management policy's, procedures and associated documentation
- LACoRS (now Local Government Regulation) Housing Fire Safety Guidance
- The Equality Act 2010

Our assessor confirms that the building converted complies with Building Regulation standards and therefore is appropriate for a stay put fire strategy. A fire alarm is not, therefore, required in the common parts of this block.

To mitigate the fire risk within tenanted dwellings the TMO has been undertaking a programme of installation of hard-wired with battery back-up heat and smoke detection across the housing stock.

Leaseholders are encouraged to fit their own automatic detection within their homes.

At the time of the assessment there was a mobility scooter parked within the communal area and a trailing cable presumably for use to charge the scooter. Based upon the potential fire risk and in line with LFB guidance the TMO's policy is not to permit charging of mobility scooters within communal areas of residential blocks. Therefore, this has been highlighted a significant finding which needs urgent action.

As I have advised previously an official enquiry or complaint should be made through our complaints department and not through emails and phone calls to various members of staff. Should you require more information please follow the advised process, the details of the complaints department are available on the KCTMO website.

Kind regards,

Charlie

Charlie Saul

Assistant Contracts Manager

Assets and Regeneration

Kensington & Chelsea TMO

www.kctmo.org.uk

292a Kensal Road, London, W10 5BE

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From: [REDACTED]
Sent: 12 February 2016 13:26
To: Charlie Saul
Cc: Martin Dunne; carmen.rooke@rbkc.gov.uk; Katie.Meehan@rbkc.gov.uk
Subject: Re: [REDACTED] Golborne Road, Fire Risk Assessment

Afternoon Charlie

Just to clarify

I made a formal request for Fire Risk Assessment in my email to you on Tuesday Feb 8th.

And I certainly do wish to proceed with this request.

My conversation with you today was to ask when I could expect the information as it has become a serious concern of mine.

If you could help speed up this process that would be great.

Thank you
[REDACTED]

On 12 February 2016 at 12:49, Charlie Saul wrote:

Good afternoon [REDACTED]

This email is a follow up to our telephone conversation today in which I advised you to make a formal enquiry for the information you have requested.

You have advised that you do not wish to follow the formal process for such a request.

Please take this email as acknowledgement of your initial email and we aim to respond to your request accordingly next week with further advice.

Kind regards,

Charlie

Charlie Saul
Assistant Contracts Manager
Assets and Regeneration
Kensington & Chelsea TMO

www.kctmo.org.uk

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From: [REDACTED]
Sent: 08 February 2016 11:37
To: Charlie Saul
Cc: Martin Dunne
Subject: [REDACTED] Golborne Road, Fire Risk Assessment

Morning Charlie

As part of the recent stair lift proposal, I commissioned an independent Fire Risk Assessment for the building (see attached).
Could you please send me the TMO's up to date Fire Risk Assessment for the building, and in particular I'm interested at what my means of escape is.
As you can see from my assessment there are a few concerns, so If I could have this by the end of the week that would be brilliant.

Thank you
[REDACTED]

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Kind Regards

Martin Dunne MIFPO
Mobile 