
From: Alex Bosman <"/O=KC TMO/OU=EXCHANGE ADMINISTRATIVE GROUP (FYDIBOHF23SPDLT)/CN=RECIPIENTS/CN=ABOSMAN">
Sent: 06 July 2016 11:53
To: [REDACTED]
Subject: Golborne Road
Attachments: image001.jpg

Dear [REDACTED]

I am writing in relation to your Occupational Therapist referral relating to the possible installation of a stairlift within the communal area to your home.

I understand that you have been advised that this installation would not be approved due to concerns in relation to safe access and egress by neighbouring homes and visitors to [REDACTED] Golborne Road in the event of an emergency. Following this you have received conflicting advice from an independent fire risk assessor who you commissioned. I have responded to these concerns below and provided some further detail around the fire risk assessment we have had carried out, our fire strategy and how this informed the decision that approval to install the stairlift on the internal communal stairs would not be granted.

In addition, I would like to clarify the Occupational Therapist referral process and the different roles of the teams involved which is completed under the Housing Grants, Construction and Regeneration Act 1996, Disabled Facilities Grants legislation. The Occupational Therapy Team are responsible for assessing residents needs and identifying equipment or adaptations which would enable independence at home. Under the legislation the Occupational Therapist is responsible for determining whether the works are necessary and appropriate. A joint visit is completed and these options are then discussed on site with the TMO surveyors to assess if they are reasonable and practicable based on the legislation. This takes into consideration the construction of the building, any planning permission and building regulations required. Also if works are proposed in the communal area consideration is given to the impact on neighbouring homes including day to day use of the area and health and safety considerations such as safe use of the communal areas for visitors and residents and emergency situations such as fire risk.

During this process the Occupational Therapist and the TMO surveyors will work towards developing a suitable solution which best meets the needs of the resident and is practically possible within the existing building ensuring the safety of the resident themselves and any others who may be impacted by the works. Unfortunately it is not always possible to identify a compromise which achieves both of these elements and works are not possible.

Following the joint visit to your home by the Occupational Therapist and surveying team concerns were identified in relation to fire safety as there may be insufficient room when the proposed stairlift was in use for visitors or residents to pass on the stairs. Due to these concerns an assessment was arranged by our fire risk assessor; during this visit two concerns were raised the first being that the installation of a stairlift in the

communal area would compromise the ability of residents and visitors to safely exit the building in case of an emergency and could compromise the ability of emergency services to gain safe access in case of an emergency. The second concern raised was in relation to charging of your mobility scooter in the communal area but again I understand that this has been resolved .

Based on this information consent has not been granted for the installation of the stairlift in the communal area. I understand the concerns in relation to charging of your mobility scooter have now been resolved and a solution has been identified.

Following the feedback that permission would not be granted for the communal stairlift I understand that you have commissioned a independent fire risk assessment which has raised some concerns in relation to the suitability of our fire risk assessment and proposed some works; I have copied the queries raised by your fire risk assessor below and provided responses to each of these:

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.

We work closely with the London Fire Brigade (LFB) who act as the enforcing body of the Regulatory Reform (fire safety) Order 2005; the LFB are familiar with our methodology and approach to carrying out fire risk assessments and regularly audit different blocks which we manage. For this reason, I would like to reassure you that the fire risk assessment for ■■■ Golborne road is suitable and sufficient.

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.

Retrofitting of cold smoke seals etc onto existing nominally fire-rated doors is not required as per the determination of the Secretary of State - May 2012; When tenanted flat entrance doors do require major repair or replacement works are carried out to current standards including intumescent seals and self closers. In addition to this we work with leaseholders to ensure that any works they carry out such as front entrance door renewal are completed to necessary standards.

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.

As per the point above these works are not required retrospectively; additionally in many cases electrical meters are not enclosed in a separate compartment / housing and this is acceptable. The Building Regulations at the time of conversion would have allowed electrical meters etc to be wall mounted in the common parts of flats, in the means of escape route, under the current Building Regulations, 2010 electrical supply boards are allowed in

the means of escape route of buildings.

In the LACoRS (now Local Government Regulation) Housing Fire Safety Guidance, item

15.5 Gas or electric meters and/or distribution boards should ideally not be sited in escape routes. However, it should be possible to relax this providing any gas meter is installed in accordance with the gas safety regulations and any electric meter is installed and sited in accordance with current IEE regulations

As the electrical components installation within this building is enclosed within an alcove behind fire rated doors and the fixed wiring is tested it complies with the requirements of the bench mark document.

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.

As per the requirements of the Building Regulations fire alarms systems are not installed within the common parts of buildings containing self contained private domestic dwellings

This block has a stay put strategy in common with the overwhelming majority of our blocks. Dwellings are self-contained and hard-wired detection is fitted within the tenanted flat. There should be no stored items in the communal area and as such this should present very low risk. For this reason a communal area fire alarm is not required.

3. 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.

Building regulations do not require the installation of emergency lighting in communal areas below two storeys; in addition there is sufficient borrowed light from external street lighting during the hours of darkness. For these reasons emergency lighting has not been recommended with the fire risk assessment.

4. 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.

Our policy is in line with LFB's position which is based upon the significant potential fire risk that charging mobility scooters within enclosed communal areas represents. This policy is not to permit charging of mobility scooters within the communal areas of our blocks. If residents make a written request to store a scooter in the communal area this will be assessed and if this can be accommodated without obstructing the means of escape etc. it will be. Where this is not the case the request will be turned down.

5. 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.

Having reviewed the construction of the building and taking into consideration advice received from our fire risk assessor permission will not be granted for the installation of a stair lift in the communal area. This is due to the potential risk which would be created in relation to other residents and visitors and the ability of emergency services having safe access in the event of an emergency.

As the walls onto the staircase are 60 minute fire rated, the flat doors are 30 minute fire rated and the horizontal separation within the building is as required by the Building Regulations for a converted building this building has been assessed as suitable for a stay put strategy; this means that the building offers sufficient compartmentation between individual homes to allow residents to remain safely within their home if a neighbouring home has a fire until the fire brigade attends and assesses the best course of action.

I recognise that this is not the outcome which you were looking for and as discussed With Katie Meehan I am happy to visit your home with our fire risk assessor and the Occupational Therapy team to discuss this and address any concerns you may have. If you would like this visit to take place please let me know if it would be convenient for me to visit with our Fire Risk Assessor and the Occupational Therapy team on the 22nd July and if so what time would be best between 10am and 3pm.

Kind regards,

Alex

Alex Bosman

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