
From: carlsstokes
Sent: 25 May 2017 17:43
To: 'jwray@kctmo.org.uk'
Subject: RE: FRA's
Attachments: image001.jpg

No other comments are need then .

Only comments from GF none from anyone else so I doubt LFB have looked at it only him.

C

Sent from Samsung Mobile on O2

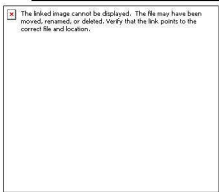
----- Original message -----

From: Janice Wray
Date: 25/05/2017 17:31 (GMT+00:00)
To: [REDACTED]
Subject: RE: FRA's

Thanks " the only comment I have made when requesting a meeting with my colleague I that I am surprised they consider the FRA for Whitchurch not "Suitable & sufficient" as the LFB Inspection team have just been over it with a fine tooth comb and are happy


J

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



w: www.kctmo.org.uk

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

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From: [REDACTED]
Sent: 25 May 2017 17:26

To: Janice Wray
Subject: Re: FRA's

Not even going to respond in detail but

From page 3 Sandhills

GF Comment: 44mm is 30 minutes and 54 is 60 minutes the assessor should know this

35 mm thick certified 30 minute fire rated doors.

**Paint Grade 30 minute fire door
35mm**

**Price starting
at: Â£48.19 Exc
VAT**

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[x] The linked image cannot be displayed. The file may have been moved, renamed, or deleted. Verify that the link points to the correct file and location. (2)

**Foil veneered oak 30minute fire
door 35mm**

**Price starting
at: Â£55.85 Exc
VAT**

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**Foil veneered 35mm Walnut
30min fire door**

**Price starting
at: Â£58.11 Exc
VAT**

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[x] The linked image cannot be displayed. The file may have been moved, renamed, or deleted. Verify that the link points to the correct file and location. (1)

Yes 60 minute fire doors are normally 54 mm thick but 30 minute doors can be 35 mm or 44 mm thick

Page 5 of Whitchurch House

He refers to a stay put on page 5 of his report however there are communal use areas with fire alarms so a strict stay put is wrong advice. There is no reference to the "Fire Safety in Specialized Housing" which is now out but the draft was released last year. It would appear the assessor has no idea about this important guidance that would have major implications to all properties requiring special consideration or the people centred approach

I am very confident that this FRA would not be considered "suitable and Sufficient" by the London Fire brigade.

It appears the assessors has given no consideration to "redcare lines" if he had used the guidance and there is plenty of other comments by LFB about ensuring two lines for the system. It might have this but the FRA does not say.

As far as I know the Fire Safety in Specialized Housing document has not been released, the email is dated the 19th May 2017, last Friday, I spoke with the authors last week and it is not due to be released by CFA until this week,

Page 9 of Whitchurch's FRA

This review of this premises Fire Risk Assessment has been undertaken using current fire safety guidance and documentation, the Fire safety in specialized (sic) housing document is due to be released on the 10th May 2017. When this document is released by the Chief Fire Officers Association then a review of this premises FRA will be undertaken so that any new guidance in this document can be incorporated into the reviewed FRA.

Page 7

If any of the apartments in this building are leaseholder apartments, this is unlikely but could happen, rather than tenanted apartments then the entrance door of the flat is demised to the leaseholder. The TMO does not have any control over or legal powers to intervene if the leaseholder changes the flat entrance door. The lease agreement clearly defines that the entrance door is demised to the leaseholder so if there is an issue

over the conformity of the flat's entrance door to either the standards required of the Fire Safety Order or the Building Regulations **this is a private matter between the leaseholder and the enforcement authority.**

GF Comment: The first comment about *This stance on cold smoke seals is backed up by the Secretary of State's determination issue in May 2012.* Is wrong for this type of property as this was about a hotel as previously shown copy of determination sent.

The other comment about front doors are ***legally wrong*** and it is clear the assessor is not aware of a decision of parliament on this subject. **Andy Jack** Head of enforcement at LFB has spoken in the fire safety arenas on many occasions, it is important assessors keep up-to-date with such matters. I have spoken with Andy many times about this subject over a pint over the last 10 years and his view on flat front doors has not changed and parliament has given a determination on this.

From LFB fire safety officers internal enforcement policy.

5.4 Where the front doorset belongs to a leaseholder, or on the rare occasion a freeholder, then due to the control they can exercise over the front doorset, it is considered that under the Order they become a 5(3) person and those duties are placed upon them. In these cases the Authority can serve notices on them but before doing so any notice must be referred to the FSR Central Enforcement Group.

Andy Jack and the whole of the LFB enforcement team have looked at the FRAs in detail especially after the Adair Tower Fire, if they were that bad the TMO would have heard about it and also have been served enforcement notices years ago.

Carl

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

From: Janice Wray <jwray@kctmo.org.uk>
To: carlstokes [REDACTED]
Sent: Thu, 25 May 2017 16:15
Subject: FW: FRA's

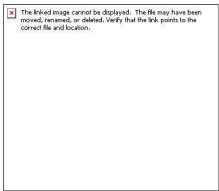
Carl

Prepare to be cross! One of my colleagues asked for a couple of our recent FRA reports - was a bit vague but said he had been to some seminar and wanted to look at these with Andy Jack and Graham Fieldhouse (H&S consultant currently working at Southwark I believe). He has now given me the attached reported with a load of issues raised and points challenged. I am going to try to meet with him next week to discuss in more detail but you will no doubt want to respond to some of the points they are raising

I will be back in the office tomorrow if you want to discuss


Janice

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



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From: Raymond Hylton
Sent: 19 May 2017 11:34
To: Janice Wray <jwray@kctmo.org.uk>
Subject: FW: FRA's

Hi Janice

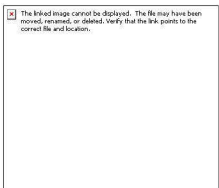
Attached are comments following a review of the two FRA's.

Happy to discuss.

Regards

Raymond Hylton


Contracts Manager



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t: (b) (6) m (b) (6)

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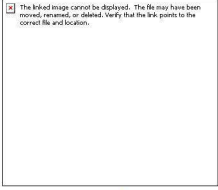
From: Janice Wray
Sent: 10 May 2017 09:32
To: Raymond Hylton <rhylton@kctmo.org.uk>
Subject:

Hi Raymond

Here are 2 of the most recent we have received – let me know if you require more


Janice

Janice Wray
TMO Health, Safety & Facilities Manager
t: (b) (6)



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