

TMO Fire Safety Strategy

1. Introduction

As acknowledged in the TMO Health & Safety Policy Statement the company is fully committed to providing a safe and healthy environment for residents, employees and contractors. The area of fire safety in particular is highlighted as being of significant importance in a residential setting and as such is an area which is subject to intensive inspection, maintenance and assessment activity.

The TMO manages RBKC's housing stock which is diverse in nature but consists predominantly of purpose-built flats and maisonettes which are principally located in medium- and high-rise blocks. However, there are also a number of low-rise street properties and a smaller number of freehold houses. Additionally, whilst many of these properties were constructed between the 1950s and the 1970s there are a number of properties which were built before these dates.

Statistics indicate that people living in blocks of flats compared to houses – particularly those with social landlords – are at an increased risk of fire and so it is imperative that the TMO takes all necessary steps not just to comply with the legislation but also to protect our residents and reduce the likelihood of them being a victim of fire in their own home.

This strategy document enables us to outline the measures we have put in place not just to comply with fire safety legislation but, more importantly, to minimise the risk of fire throughout the housing stock. Specifically, we are committed to reducing the risk of an outbreak of fire and also the risk of a fire spreading in a building but also spreading from one building to another.

2. Legislation

A range of legislation applies in relation to maintaining Fire Safety in residential blocks. This includes the following -

the Building Regulations – a building must be compliant with the Building Regulations that were in force at the time of its construction

the Housing Act 2004 – Environmental Health Officers apply the Housing Health & Safety Rating System (HHSRS) to dwellings and common parts of blocks to identify whether any of the 29 separate potential areas of hazard constitute a “category 1 hazard” when enforcement would be required.

The Regulatory Reform (Fire Safety) Order 2005 applies to the communal areas of residential blocks and also to workplaces. The Local Fire Authority is the enforcing body for this legislation.

For the purposes of Fire Safety legislation, specifically the Regulatory Reform (Fire Safety) Order 2005 (FSO), RBKC and the TMO are considered to be “responsible persons” and as such must ensure that “suitable and sufficient” fire risk assessments are carried out in the communal areas of all the residential blocks.

3. Enforcement

3.1 The Local Fire Authority is the enforcing body for the Regulatory Reform (Fire Safety) Order 2005. For TMO purposes the enforcing body is the London Fire Brigade.

Further, a protocol between the London Fire Brigade (LFB) and RBKC clarifies that fire safety enforcement in relation to RBKC properties will be undertaken by the LFB.

3.3 If the LFB visit an RBKC block to carry out an inspection or safety audit - this could be at the request of a resident, following a fire within the building or as part of a programmed inspection / audit - and they have no specific issues or concerns they will issue a "broadly compliant" letter. If, however, there are concerns, in the first instance they will raise these with the TMO by telephone or by e-mail. This may be followed up with a written "Notice of Fire Safety Deficiencies" outlining the areas of concern and giving a timescale within which these must be addressed. Where the LFB consider there is a serious breach of legislation which is presenting a significant potential risk to residents they may issue an Enforcement Notice or a Prohibition Notice – both of which have legal standing.

4. Standards & good practice applied to residential Housing

4.1 In addition to the legislation outlined above there are a number of guidance documents, British Standards, Codes of Practice, good practice guides etc. that cover fire safety in a residential environment and the TMO is committed to complying with these. The most important of these is "Fire Safety in Purpose Built blocks of Flats" which was published in July 2011 by the Local Government Group following extensive consultation with all stakeholders including ALMOs, the Chief Fire Officers Association etc. This is currently considered to represent good management practice and the TMO has adopted the principles set out in this guidance.

5. Management Arrangements for Fire Safety

5.1 This includes but is not confined to the following –

Programme of regular estate inspection and monitoring by Neighbourhood Staff and Health & Safety staff. Specifically, inspections ensure that combustible items and storage are not present in the communal areas, fire doors are operating effectively, emergency lighting is maintained, final exit doors are operational, signage has not been removed or defaced, wet / dry riser cabinets have not been tampered with, any communal area repairs have been completed to a satisfactory standard etc. All defects / repairs are reported immediately by mobile telephone to the Customer Services Centre who instigate the repair. Repairs to fire doors, self-closers etc. are given priority. (Estate Staff Inspection checklist used for these inspections is attached at Appendix 1.)

Inspection, testing and maintenance of all fire safety systems / plant / equipment as per the requirements of the relevant British Standard by competent contractors under a planned preventative maintenance regime. In the case of emergency lighting the maintenance contractors regular checks are supplemented by monthly inspection and testing by the estate staff. Records are maintained of these checks.

Regular FRAs & reviews and a prioritised approach to progressing action plan items

Information to residents – general fire safety information on evacuation strategy, storage in communal areas, smoke alarms, LFB Home Fire Safety Visits etc. is provided via the TMO's website, in regular articles in the quarterly magazine to all residents ("The Link"), in the Residents Handbook etc. Additionally, more specific fire safety information is available through regular Sheltered Housing Newsletters etc.

Installation of hard-wired mains powered smoke / heat alarms when re-wiring is being undertaken within a dwelling and publicity about the importance of installing these (see previous point), how to book a Home Fire Safety Visit with the London Fire Brigade etc.

Opportunity for residents and employees to report any concerns, defects, outstanding repairs etc. via our freephone. During working hours this is answered by the TMO's Customer Service Centre staff and out of working hours by Pinnacle, the TMO's contracted out of hours call monitoring service.

Conditions of Tenancy prohibit the use of Liquified Petroleum Gas (LPG)

Use of fire retardant carpet, floor coverings and curtains in communal areas (in sheltered schemes)

Upholstered furniture (provided in communal lounges or clubrooms) meets the Furniture & Furnishings Fire Safety Regulations 1988

Achievement of "Class 0" spread of flame of the wall surfaces of the communal areas blocks. (Ensuring that when redecorations are carried out wall coverings are analysed and multi-layers of paint which are not well adhered and able to achieve this rating are stripped back to the substrate.)

Annual servicing of all council-owned individual gas appliances in compliance with the Gas Safety (Installation & Use) Regulations and regular newsletters to leaseholders encouraging them to have their gas appliances serviced.

Regular inspection and testing of individual electrical installations – within dwellings and within common parts of blocks

Fire safety – of residents, staff and contractors - will be considered at every stage of construction projects and will be reflected in Construction stage plans, risk assessments and method statements. Compliance with Building Regulations is paramount. Engagement with contractors to reinforce the need to ensure that all works are "made good to a fire resisting standard" and that contractors adequately train their operatives in order to facilitate this. Post inspections will also scrutinise this aspect of works.

Investigate all reported fires within the stock, liaise with the LFB about the probable causes and identify and instigate any action to prevent a recurrence. Maintain a record of all fires and summarise those occurring in the reporting period in the Annual Health & Safety Report.

Regular liaison meetings between the TMO Health & Safety Manager and the London Fire Brigade's Fire Safety Team Leader to discuss any recent fires, audits, FRAs or any other issues or concerns etc.

6. Fire Alarms & Automatic Fire Detection (AFD)

6.1 AFD within Dwellings

6.1.1 Smoke alarms when installed and maintained correctly are a cheap and effective way to protect people and property. Available evidence suggests that some groups of people are more at risk from fire than others and that these groups are also more likely to live in flats (Local Authority or other) and are less likely to have a smoke alarm fitted in their home. Therefore, in April 2003 the TMO changed the Conditions of Tenancy to ensure that the responsibilities and obligations of tenant and landlord in relation to the installation, cleaning, testing, maintenance and repair of smoke alarms is clear to both parties. In order to increase provision of smoke alarms within RBKC's housing stock it was agreed that the following be implemented -

All re-wiring projects would incorporate the installation of appropriately located mains electrically powered smoke / heat alarms with a battery back-up.

All Capital Schemes which involve internal works within the dwelling but do not include rewiring would incorporate the installation of a battery smoke alarm (larger properties may require two or more smoke alarms.) The tenants' obligations are to clean, test, change the battery and report defects to the Customer Service Centre.

Where battery alarms have been installed and subsequently electrical rewiring works are proposed the battery models would be replaced with hard-wired models.

Battery alarms in void dwellings have their battery replaced and the alarm cleaned as part of the void works and new tenants must be provided with written instructions – preferably at sign-up stage.

In addition the installation of alarms by the caretakers following instruction by the LFB was pursued. Dwellings were prioritised in terms of risk and the higher risk properties targeted first. However, in addition to the vulnerability of the residents we also considered the height of the blocks, the number of escape routes etc. Again clear written instructions are issued at the time of installation.

The LFB leaflets promoting Home Fire Safety Visits etc are widely available so that tenants and leaseholders are aware of these and are clear how this free service from the LFB can be accessed.

6.2 Fire Alarms & AFD in communal areas

In a small number of residential blocks – most of which are sheltered properties - a fire alarm and warning system has been fitted. Where installed, these systems are inspected and maintained on a regular basis by specialist contractors. Generally, these systems are monitored by the local TMO staff. In one location a security guard (contractor) monitors some of the time. However, when these staff leave the site (and also out of working hours) the monitoring of the systems is done by the Community Alarm Service (CAS). (Zone plans for the fire alarm system are fixed adjacent to the alarm panels to assist LFB attending an activation etc.)

Staff are required to test the fire alarm on a weekly basis and maintain a written record of this testing. (Staff attend annual fire safety refresher training to assist with this.) Residents are advised of the regular testing day and the need to be familiar with the sound of the alarm as well as the fire procedure.

6.3 Fire Alarms in TMO workplaces

In locations under TMO control staff carry out and maintain a record of the weekly fire alarm testing. In locations where others have control we endeavour to ensure that the landlord fulfils their obligation in relation to the regular testing and also maintenance.

7. SMOKE ALARMS - Fire Brigade's Home Fire Safety Visit

7.1 The TMO publicises the importance of fitting smoke alarms within the home as the best way to avoid injury or damage from fire. In particular, a smoke alarm provides extra time for residents to get out safely. They are known to be cheap, simple to install and widely available from DIY and hardware shops. However, we also publicise the service offered by the London Fire Brigade which includes installation of a smoke alarm. People who request a Home Fire Safety Visit (phone 08000 28 44 28) will receive a home visit, be given specific fire safety information in relation to their home and the LFB will install a smoke alarm.

8. LFB policy to recharge landlords for their attendance at false activations of AFD

The LFB have announced their intention to introduce a charging regime for their attendance at false activations of automatic fire detection (AFD). A start date of 1st April 2013 has been given but further details have yet to be confirmed. However, it is anticipated that it may follow the British Standard in accepting that a small percentage of detector heads in any building will activate in any 12-month period after which every LFB attendance at a false alarm will incur a cost.

The Health, Safety & Facilities Manager has regular meetings with the LFB's local Fire Safety Team Leader and the issue of false alarms is now a standing agenda item at these meetings. The Team Leader provides the most recent information in relation to our properties and this is interrogated for trends and shared with the Supported Housing Manager and all reasonable efforts are made to reduce the likelihood of further false alarms.

9. Provision of Fire Fighting Equipment

9.1 Handheld extinguishers

9.1.1 Provision in Residential blocks

There are no portable fire fighting appliances provided within the common parts of

the vast majority of our residential blocks. Whilst it was generally considered good practice for extinguishers to be located along escape routes and in close proximity to fire hazard areas, in consultation with the LFB and in accordance with Government guidance it was agreed that these were not required in the communal areas of TMO residential blocks because –

TMO blocks do not have any permanent staff based there and so in the event of a fire there will be no-one trained and competent to use the extinguishers. (There are only a very few exceptions where we have a concierge but even in these locations this may not be manned 24 hours a day.)

The presence of extinguishers may encourage people to stay in a building (or return to their flat with the extinguisher) to tackle a fire when the safest course of action is to evacuate and alert the LFB who are trained to deal with fires.

The LFB operational crews have, unfortunately, had experience of extinguishers being used against them as weapons / missiles. Additionally, it is not uncommon for these to be stolen or mis-used

Therefore, in view of these considerations, where blocks of self-contained dwellings are considered by the FRA to present effective compartmentation thus enabling a “stay put / defend in place” evacuation strategy to be adopted and the assessments confirm that no fire extinguishers need be installed in the communal areas, then TMO policy is not to install any extinguishers in those areas. Further, where extinguisher are already installed in the communal lobbies and corridors and the FRA for that block confirms they can be removed contractors will be instructed to remove them.

Any location where the fire risk assessment recommends siting extinguishers in the communal areas these will, of course, be installed.

Additionally, fire extinguishers are provided in areas where there is shared provision or where the TMO provides cooking or electrical equipment etc. such as within the areas of potentially elevated risk in sheltered housing blocks - communal lounges, laundries, kitchens etc. - and within the temporary accommodation dwellings. Further, in areas of potentially enhanced fire risk used by staff and contractors as workplaces such as lift motor rooms, other plant areas etc. appropriate numbers and types of extinguishers will be provided. However, if the Fire Risk Assessment indicates over- or under-provision in these areas this will also be addressed.

9.1.2 Provision in Workplaces, clubrooms etc.

Provision of fire extinguishers within workplaces (offices, concierges etc.), residents clubrooms, resource centres etc. is also considered by the respective FRA but in general these are required in these locations to take account of the potential fire risk from any plant and equipment supplied by the TMO.

9.1.3 Maintenance of Extinguishers

All fire-fighting equipment is maintained in line with the British Standard and is inspected and serviced by a competent contractor on an annual basis. Visual inspections are also carried out by Neighbourhood Staff and Health & Safety staff on a regular basis and any concerns or defects highlighted and addressed as soon as possible.

9.2 Water hose reels

The TMO provides water hose reels in a limited number of locations. These are maintained by a competent contractor on an annual basis as per the requirements of the relevant British Standard. Additionally, regular visual inspections of the equipment are carried out by Neighbourhood staff and H&S staff. The Fire Risk Assessment takes account of any hose reels present in a property and where the assessment confirms that these are no longer required then TMO will consider taking these out of use.

9.3 Sprinklers

Again sprinklers are installed in only a small number of locations - notably within a few underground garages and storage areas. Additionally, a small number of recently refurbished basement level flats have had domestic sprinkler systems installed. These are inspected and maintained by competent contractors as per the requirements of the relevant British Standard.

9.4 Dry & Wet Risers

The majority of the residential blocks of a height greater than eighteen meters (generally blocks of 7 plus floors) had a dry rising firefighting main incorporated at the time of construction. In the case of Trellick Tower a wet rising firefighting main is fitted. The location of these risers is listed on the Asset Register of fire fighting equipment which forms part of our planned maintenance contract. All wet and dry risers are inspected and serviced on a six-monthly basis by our planned maintenance contractor as per the requirements of the British Standard. Where necessary repairs are identified, defects found or where the test highlights that the pipework does not conform to the required standard then remedial action will be instigated as a matter of urgency. In situations where a period of restricted riser performance (or in exceptional circumstances non-performance) cannot be avoided then effective interim measures will be identified and the local LFB Station Manager notified and kept appraised of progress.

10. Planned Preventative Maintenance (PPM) of Fire Safety Equipment

In addition to the PPM of the fire safety equipment and installations mentioned above the TMO also has contracts in place to facilitate regular maintenance of the following all of which have a direct or indirect impact upon the fire safety of our blocks

Portable Electrical Appliances (PAT testing of TMO owned portable electrical appliances in TMO controlled areas)

Emergency Lighting (units or systems)

Door entry systems (including FB release switches)

Lightning protection systems

11. Definition of "high rise" block

Whilst there is no standard definition it is now generally accepted by social landlords and the LFB that blocks of six floors and above are considered to be "high rise". In RBKC residential stock there are 33 blocks of heights of six or more floors.

12. Criteria for prioritising RBKC blocks on the basis of fire risk

A risk-based approach was adopted to enable Fire Risk Assessments to be prioritised and programmed. It was, therefore, necessary to draft criteria to enable us to categorise all blocks and allocate them to either the High, Medium or Low Risk Assessment Programme. These criteria took account of the blocks (height, age, purpose-built, conversion,

sheltered housing, temporary accommodation, adequate means of escape etc.) and the potential degree of vulnerability of the residents and these are set out in detail at Appendix 2.

13. Regulatory Reform (Fire Safety) Order 2005 (FSO)

This fire safety legislation was introduced in October 2006 and specifically requires that “responsible persons” must ensure that suitable and sufficient Fire Risk Assessments are carried out in workplaces and the communal areas of all residential blocks. For our purposes the “responsible persons” are the TMO and RBKC.

14. Fire Risk Assessments (FRAs)

In order to ensure that our approach to compliance with the FSO met with the approval of the enforcing body (the Fire Authority) the TMO, RBKC and the LFB worked closely to agree how we would progress this. Specifically, we proposed to adopt a risk-based approach which gave priority to the potentially high risk blocks and enabled them to be assessed at an early stage in the assessment programme.

The criteria outlined above (and documented at Appendix 2) were used to identify a high, a medium and a low risk assessment programme.

Procurement was undertaken to appoint a competent specialist fire consultant who could undertake “suitable & sufficient” FRAs for the high risk programme of properties.

At the LFB’s request, in advance of his starting the assessments, the successful consultant was introduced to the LFB’s Fire Safety Team who approved the draft proforma to be used and were further appraised of the following –

Proforma based on PAS 79 (Fire Risk Assessment guidance and methodology for carrying out FRAs published by British Standards Institute) and the risk assessment guidance produced by the Health & Safety Executive (HSE).

The Significant Findings & Action Plan will use a Red / Amber / Green colour coding to assist with prioritising the actions

Legal – required by Regulatory Reform (Fire Safety) Order - to be annotated Red (plus any significant life risk that is found)

Recommended – recommended by BS, good practice etc. - to be annotated Amber

Improvement – considered to enhance fire safety - to be annotated Green

Actions would be progressed in order of risk – with priority being given to those with a Red or Amber rating. However, it must be recognised that where works require significant resources to accomplish e.g they may require capital funding, this is likely to lead to some delay whilst funds are secured and any necessary procurement is undertaken in compliance with our financial regulations.

Further, it was agreed that in the course of carrying out the FRAs any issues / situations identified that required urgent attention would be reported to the H&S Team by telephone so that they could be addressed immediately.

14.2 Shared Buildings

Where a TMO building is shared with another user we will request a copy of the other user’s FRA. The Action Plan and Significant Findings will be merged into one document and TMO will progress actions within their responsibility.

14.3 Reviewing FRAs – frequency & arrangements

Comprehensive (“suitable & sufficient”) FRAs have now been completed for each block, however, these are living documents which cannot remain valid for an unlimited length of time. Therefore, to ensure compliance with the FSO assessments need to be reviewed and / or re-assessed periodically. TMO have adopted the current best practice guidance provided in the “Fire safety in purpose-built blocks of flats” (produced by the Local Government Group and published in July 2011) and as such FRAs reviews will be undertaken regularly -

When “material alterations” take place within a block

When there is a significant change in the matters that were taken into account as the risk assessment was carried out – such as a widespread change in the type of residents occupying the block

When there is a reason to suspect that the original FRA is no longer valid (eg after a fire that occurred within, or spread to, the common parts)

After completion of significant works instigated to address shortcomings identified by the FRA

It is important to clarify that a Review of a FRA is not the same as a repeat of the entire FRA process. In determining the required frequency of FRA Reviews in RBKC blocks we have considered the overall risk rating from the assessment, the inspection regime (management control) for the property, ongoing maintenance and the criteria set out above. Whilst this is not a completely prescriptive approach and there is room for flexibility it is important to have a framework within which to work and this is set out below.

Specifically, as thorough FRAs have been undertaken in all RBKC locations, in blocks where criteria 2. to 5. above do not apply then it is our intention to carry out a shorter review exercise on a regular basis with a more fundamental new FRA completed at less regular intervals. It is anticipated that the shorter, more regular reviews which will tend to concentrate primarily on progress with previous Action Plan and identification of any changes, will be carried out in-house by the TMO Health & Safety Team. However, where completely new FRAs are required – either because some of criteria 2. – 5. apply or on a recurring basis- the services of a specialist fire risk assessor will be procured.

The FRA will usually set out the timescale within which the regular review will be required – generally for properties assessed by us as being “potentially high risk” this will be required on an annual basis. We would aim to carry out a new FRA on a 3-yearly basis.

For blocks assessed by us as being “potentially medium risk” and also those assessed as “potentially low risk” we aim to carry out a review on a 2-yearly basis and a new FRA every 4 years.

14.4 FRA Action Plans

On receipt of the Significant Findings & Action Plan (the “Action Plan”) the Health & Safety Team will update this allocating responsibility for each action to the appropriate team. The updated Action Plan is then sent to each team / individual with responsibility for progressing an action and they are asked to confirm the timescale for completion plus any other relevant information so that the Action Plan can be further updated. (Responsible teams can clearly see the Red / Amber /Green status of their action and are able to address with the appropriate degree of priority / urgency.

Where a high priority action cannot be progressed with the appropriate degree of urgency such as where significant resources and / or lengthy procurement are required then interim measures to reduce the fire safety risk in the short-term will be implemented . Specifically, these interim measures will be contingency plans instigated when fire protection measures out of use, their repair is delayed etc.

Currently an internal business case has been submitted for the development of a workflow on our Electronic Document & Record Management System to facilitate better monitoring of the Action Plan items.

15. Stay put / Defend in Place Strategy

In each case the FRA confirms the appropriate evacuation strategy for the block. Overwhelmingly in RBKC blocks "stay put / defend in place" has been highlighted as the appropriate strategy. The LFB have been made aware of this. Specifically, this means that only the residents in the flat where the fire breaks out are initially required to evacuate because the compartmentation both between flats and between the flats and the common parts of the block are considered to be sufficient to withstand fire for a significant period.

This is communicated to residents by a variety of means – Resident's Handbook, website, "The Link" etc.

16. Storage of items in communal areas of residential blocks

Current guidance in this area sets out two options available to landlords in relation to storage of items within communal areas. These options are either -

"zero tolerance" which is self-explanatory and doesn't permit storage of any items within communal areas and

"managed use" which permits a small amount of non-combustible items to be stored providing they do not obstruct the means of escape in any way.

The TMO have adopted a managed use policy in relation to our blocks and this is policed by our regular inspection regime and further supported by staff training and guidance on what items and what volume of items can be permitted.

17. Flat Entrance Doors

One area where the assessor felt that many blocks were potentially not compliant was in relation to the flat entrance doors in some of our enclosed blocks. In every case where the assessor could not be confident that the flat entrance door met the required fire safety standard or where he was unable to ascertain that any glazed transoms etc. were adequately fire rated or resistant then he highlighted these locations on the FRA. The significance of these doors is that in enclosed blocks the flat entrance doors effectively form parts of the means of escape and so they (and any associated panels above or adjacent to the door) are required to be self-closing and to provide 30 minutes of fire resistance.

A programme of replacement of non-compliant flat entrance door to tenanted properties was instigated and is nearing completion.

17.1 Leaseholders Flat Entrance Doors

The flat entrance door is demised to the leaseholder in the lease. In order to raise the profile of the fire safety requirements for these doors and to put leaseholders on notice of these, RBKC and the TMO wrote to all leaseholders (Appendix 3). This was followed up with a letter to all residents whose doors had been highlighted as potentially non-compliant within the FRA (Appendix 4). This letter was accompanied by an information / guidance note to assist to assess the compliance of their door (Appendix 5).

The Assessor offered a private arrangement to leaseholders who wanted him to assess their door and report.

Negotiations are ongoing with LFB and RBKC's Environmental Health Department to clarify the responsibility for enforcement of any non-compliant doors that lessees are resistant to replace.

17.2 LFB required standards for flat entrance doors within enclosed blocks

To ensure that our assessments are consistent with the standards required by the LFB the TMO's Consultant Fire Risk Assessor has discussed with the LFB's Head of Enforcement the standards for flat entrance doors located within enclosed residential blocks and these are the standards which are being applied to our blocks –

In the first instance check whether documentation is available to confirm that the door is a certified 30 minute fire rated door (FD 30)

Investigate whether door is appropriately marked up using the Trada marking system etc. (details at Appendix 5) to confirm fire resistance standard

If no markings or documents are available then could the door be considered to be a "nominal" fire door – a solid door which is approximately 44mm thick is close fitting within its frame and has a self closing device fitted to it. Where no self-closing device is fitted it will be advised that one is fitted.

In the case of an existing fire door the fitting of cold smoke seals will not be requested

If a new fire door is to be fitted then it WILL require cold smoke seals to meet the standards and requirements of the Building Regulations current at the time of installation.

18. Fire Safety & TMO lifts

18.1 Lift Safety – information for residents who become shut in

Information is available on the TMO's website and is periodically reproduced in the Link magazine. Copy is available at Appendix 6.

18.2 Fire fighting lifts

As much of the housing stock is made up of medium-rise and high-rise blocks a large number of these are served by one or more lifts. Where appropriate "fire fighting lifts" are provided within TMO residential blocks. This is to satisfy the requirements of the Building Regulations because of the height of the building (over 18 meters) etc. When the lifts are installed they are compliant with the relevant standards current at that time. Similarly when replacement lifts are installed these are compliant with the standards current at the time of replacement. The criteria for TMO fire fighting lifts is set out below-

1. Minimum car size (1100mm wide x 1400mm deep) for 8 persons capacity (630kg).
2. Dedicated power supply serving lift (3 phase). Additionally, ancillary items such as lift alarm, lighting etc. are also served by their own dedicated power supply
3. 2-way communication on new lifts includes connection to Customer Service Centre / out of hours monitoring service when the lift alarm is activated
4. Fireman's Control Switch fitted. When operated this causes the lift to return to ground floor and open to allow the fire fighters access. It stops landing calls being registered and allows the authorised person e.g. LFB operative to take control of the lift (by applying a constant pressure on any call button).
5. Lift car and landing doors are composed of stainless steel that is not less than 16SWG thick and over 2 hours fire

resistance.

Additionally, the TMO

6. has a comprehensive servicing and maintenance contract in place for all lifts. This includes monthly inspections.

7. employs engineers responsible for the supervision and monitoring of the contract / contractors.

8. has the Council's Insurers, Bureau Veritas, carry out 6-monthly inspections which include a full safety check.

9. Neighbourhood Management staff (Estate Services Assistants, porters, inspectors and Estate Services Team Leaders) and Health & Safety staff carry out regular estate inspections which include visual inspection of the lift car and testing of the lift alarm.

Attached at Appendix 7 is a comprehensive list of all TMO lifts (fire fighting lifts as described above are indicated by bold type).

19. Workplace Fire Safety

New staff receive induction training which includes general information on fire safety and details of the specific procedure they should follow in the event of a fire or emergency at their workplace.

Designated fire marshals are appointed in each workplace and attend annual fire safety training. Fire Marshals are responsible for ensuring that in the event of a fire alarm activation their area is cleared, staff evacuate safely via the designated escape routes and go to the agreed assembly area. The Fire Marshal then reports his area cleared to the Fire Control Centre. (The roles & Responsibilities of Fire Marshals is set out at Appendix 8.)

20. Fire Safety Training for TMO Staff

To promote competence in the area of fire safety amongst staff the TMO provides annual fire safety training to all fire marshals and all staff who are required to carry out inspections throughout the TMO housing stock. The course content is regularly reviewed to incorporate any issues highlighted in the Fire Risk Assessments etc. but it always has an academic element and a practical element – agenda reviewed to take account of any issues brought up by the assessor. (Human Resources maintain a record of course attendees.)

21. Fire Drills

Records of fire drills carried out within TMO workplaces are maintained locally.

22. Workplace Inspections

In addition to the programmes of inspections throughout the housing stock we also have a workplace inspection programme. Quarterly workplace inspections are carried out by the TMO Facilities Coordinator. In each case a local Unison Representative is invited to attend. Reports of these inspections are sent to the H&S Committee who in turn report to the TMO Executive Team.

23. Security in offices – ID, controlled entry

To ensure the security of our staff and further enhance fire safety of these areas the main TMO offices have controlled entry systems and are accessed by use of a security fob.

24. Fire procedures

Staff who are not fully able-bodied and who may need assistance to be alerted to the fire alarm and / or require assistance to evacuate from the office are required to have a Personal Emergency Evacuation Plan (PEEP). The H&S Team will meet with the individual and together they will complete a proforma clarifying their specific evacuation procedure (in some cases this involves the use of a lightweight “evac” chair and training of staff in it’s use) and any additional assistance they will be provided etc. The PEEP will be reviewed on a regular basis and when the needs / ability of the individual change in any way. (A copy of the PEEP Proforma is at APPENDIX 9.)

25. GERDA Locks

Gerda high-security locks have been fitted across the Borough to replace the Fire Brigade (FB) locks which controlled access to areas such as roofs, plant rooms, lift room doors and electrical intake areas. This was done largely to address the problems associated with the wide availability of FB keys. Gerda keys are borough-specific and can only be obtained from Gerda via authorised officers in the TMO.

Specifically, GERDA locks have been installed in the following locations -

H5 Electrical Intake Cupboards & Cupboards where entry phone equipment is stored

H10 Plant Rooms, Roof Access etc.

H12 Lift Motor Room doors only

All Caretakers have been issued with their own set of Gerda keys and all LFB tenders have been supplied with a GERDA master key.

Estate Staff Inspection Checklist APPENDIX 1

Daily Routine Checks

BLOCK: _____

Date: Staff Name:

A.M/PM Check:

Items

CLEANING

Health & Safety

Repair Issues

REMINDERS

LIFTS

Check lift is operating correctly

Check lift car lights are working

Check lift car alarm system is working

Update spreadsheet

Check lift door “runners” are free of obstructions

Check that lift is clean & litter free

Make call backs to OCS?

Check lift lobby is clean

HIGH- & LOW-RISE BLOCKS

Check roof (periodic)

Check roof doors are locked and ladder is secure

Walk staircase from top to ground

Check all staircase lighting is in working order

No obstructions or storage (including bikes, prams etc.) on corridors, stairwells, entrance lobbies, lift lobbies, in refuse chute rooms, in clubrooms etc.

Report issues to Neighbourhood Officer

Check all staircase are clean & graffiti free

Make call backs to OCS?

Check exterior areas are litter free

Check ground floor cupboard and half landing cupboards

Check content of notice boards

N/Officer & Caretaker details /

Call back details/

OCS schedule

Check trade buttons/ door entry sytem

Check general signage / numbering

COMMUNAL AREAS & WALKWAYS

Check areas are free of obstructions

Check all intake & electrical cupboards are locked

wet / dry riser cabinets – FB-approved locks in place no vandalism / defects / outstanding repairs etc.

Check all areas are free of combustible materials / Fire signage

Signage: where this is installed (particularly above final exit doors) this needs to be in place, not obscured or damaged or vandalised in any way

Visual check on any detection / extraction / ventilation in common parts

Check all area free of litter

Check all bin chute are clear

Check bin chute area are free of rubbish and black bags

Emergency & general lighting – monthly checks & written record of testing needs to be maintained

Check rear doors

Check window locks, glazing and cleaning

Communal Fire Doors (& chute room doors)

not damaged, fully self-closing, not binding on floor, or frame, hinges intact, intumescent strips and cold smoke seal intact where present?

Final Exit door & main entrance door

must check the operation of these (fully self - closing)

EXTERNAL AREA S

Check barriers are in working order

All external areas are free of obstructions

NB especially combustible items

Check all lighting is in working order .

Check all areas are free of combustible materials & inc - empty containers

Check the area is clean and litter free (inc. bin areas)

Check external glazing and windows

HEALTH & SAFETY CHECKS

Check floor covering & condition

need to inspect for any defects and pay particular attention to any areas that could be affected by inclement weather

Wall & ceiling linings - inspected regularly for any defects

Particularly following any repair works – which must all be made good to a fire-resisting standard i.e. should not leave any gaps or holes in ceilings or walls as these could allow smoke to pass thro

Check for evidence of smoking

Update signage

Periodic checks on plant areas and other restricted access areas e.g. electrical intake cupboards to ensure no build-up of waste, no evidence of smoking etc.

TENANT FOLLOW UP ISSUES:

NAME:

ADDRESS:

NOTES:

APPENDIX 2

Fire Risk Assessments - Criteria for prioritising RBKC blocks

High Risk

1. High rise
2. Blocks where original secondary means of escape are considered no longer viable by FB
3. Sheltered Schemes
4. Temporary Accommodation
5. Blocks which have undergone conversions of a questionable standard
6. Blocks over 4 stories with only one means of escape
7. Blocks where specific areas of concern have been raised by the Fire Brigade
8. Lack of adequate compartmentation
9. Storage of hazardous substances

Medium Risk

1. Medium-rise blocks which are not enclosed (communal walkways are open access) and may also have an alternative escape route.
2. Blocks over 4 stories with a viable and operational primary and also a secondary means of escape.
3. Blocks of 4 stories and less which were purpose-built as self-contained flats and where significant alterations have not been undertaken.
4. Medium or low-rise blocks which are designated for the use of the over-50-year-olds.

Low Risk

1. Low-rise blocks – unenclosed (where communal walkways are open access).
2. Low-rise blocks – purpose-built, self-contained residential dwellings.
3. Low-rise & medium-rise blocks of purpose-built, self-contained residential dwellings with very limited communal areas e.g. staircase only, no lobbies / landings, refuse chambers etc.

APPENDIX 3

292a Kensal Road

LONDON

W10 5BE

[REDACTED]

homeownership@tmo.org.uk

Property Ref:

Date: 11th October 2012

Dear

Re: Fire Safety and leasehold flat entrance doors

We write to you regarding fire safety in relation to your flat entrance door following a Fire Risk Assessment which has been carried out in your block.

Your flat entrance door is demised to you pursuant to the terms of your lease. It is therefore your responsibility to ensure your flat entrance door is fully compliant with fire safety regulations.

You will appreciate that compliance with fire regulations in blocks of flats is an important issue as it affects the safety and wellbeing not only of you and your family but of all of the residents in the entire block, as well as visitors and workers. Flat entrance doors are of particular importance because they protect the means of escape from the building in an emergency situation. This is especially important within blocks where the communal lobbies and walkways are enclosed and as such they are required to meet standards laid down by Building Regulations and Fire Regulations.

You are therefore required to ensure that your flat entrance door meets the required fire safety standards and is fully compliant with fire safety regulations. You must ensure that your flat entrance door is either:

1. CERTIFIRE / FIRAS approved (Warrington 3rd party certification scheme)

OR

2. BM TRADA Q-MARK approved as complying with British Standards BS 476 Part 22 (FD30S) or equivalent standard, including door frame, self-closing device and door furniture and be fitted by an approved contractor.

If your door is not approved as indicated by one of the above you will need to replace your door with one which is so approved.

You may be required in the future to provide us with evidence that your flat entrance door meets the standards described above. You must also ensure that in the future should you alter or replace your flat entrance door that your flat entrance door meets with and is fully compliant with fire safety regulations.

We also bring to your attention that the London Fire Brigade are the enforcement body for fire safety legislation, and you may therefore also be contacted directly by London Fire Brigade.

We bring to your attention that legal proceedings will be taken against you if your flat entrance door does not meet the standards described above.

Please contact Home Ownership in the initial instance on the number detailed above if you have any queries or would like to discuss this matter further.

Yours sincerely

/

David Ward

Home Ownership Manager

Kensington and Chelsea Tenant Management Organisation

APPENDIX 4

292a Kensal Road

LONDON

W10 5BE

[REDACTED]

jwray@kctmo.org.uk

Date: 17th October 2012

Dear

Re: Fire Safety and your flat entrance door

We write to you regarding fire safety in relation to your flat entrance door.

A Fire Risk Assessment has been carried out in your block and your flat entrance door has been assessed as being of potentially high risk as it may not provide sufficient fire resistance.

Your flat entrance door is demised to you pursuant to the terms of your lease. It is therefore your responsibility to ensure your flat entrance door is fully compliant with fire safety regulations.

You will appreciate that compliance with fire regulations in blocks of flats is an important issue as it affects the safety and wellbeing not only of you and your family but of all of the residents in the entire block, as well as visitors and workers. Flat entrance doors are of particular importance because they protect the means of escape from the building in an emergency situation. This is especially important within blocks where the communal lobbies and walkways are enclosed and as such the doors in these locations are required to meet standards laid down by Building Regulations and Fire Regulations.

By 30th November 2012, you are therefore required to provide us with written confirmation and evidence that your flat entrance door meets the required fire safety standards and is fully compliant with fire safety regulations. You must provide us with evidence that your flat entrance door is either:

1. CERTIFIRE / FIRAS approved (Warrington 3rd party certification scheme)

OR

2. BM TRADA Q-MARK approved as complying with British Standards BS 476 Part 22 (FD30S) or equivalent standard, including door frame, self-closing device and door furniture and be fitted by an approved contractor.

If your door is not approved as indicated by one of the above, or if you are unable to provide us with such evidence, you will need to replace your door with one which is so approved. You will then need to provide us with evidence that the replacement door meets the standards described above. I have enclosed some guidance to assist should you need to assess your door.

We also bring to your attention that the London Fire Brigade are the enforcement body for fire safety legislation, and you may also therefore be contacted directly by the London Fire Brigade.

Legal proceedings will be taken against you if you fail to comply with the fire safety regulations.

Please contact the TMO Health & Safety Team on the e-mail address or telephone number detailed above if you would like further information on the specific concerns the assessor has raised in relation to your door or if you would like to discuss this matter further.

Yours sincerely

Janice Wray

Health, Safety & Facilities Manager

Kensington and Chelsea Tenant Management Organisation

APPENDIX 5

Is my flat entrance door fire rated? Or does it need to be?

Generally flat entrance doors need to be fire-rated if they are located internally. So –

if your flat entrance is located off an internal / enclosed staircase or corridor it should be fire rated. Whereas,

If your flat entrance door is located on an external / unenclosed balcony or walkway it would not need to be fire rated.

If you have not replaced your flat entrance door or any glazing located above or beside your flat door then you are required to take no further action at present unless you receive additional correspondence from the TMO.

If you replace your flat entrance door in the future then any door that you install or fit including any glazing in the door, above it or to the side of it must be to the requirements of the Building Regulations current at the time of the installation.

It is a Building Regulations requirement that Building Regulations approval is needed to replace a flat entrance door and also a requirement of your lease that you inform the TMO before the installation.

How do I know if my flat entrance door is fire rated?

UPVC covered or coated doors

If your door is a UPVC covered or coated door there will be no markings on the door to indicate that it is a fire rated door. When the door was purchased or fitted documentation will have been provided by the shop / merchant / contractor. This documentation could be in the form of a manufacturers certificate or just the sales receipt but it will state the fire rating of the door etc and have the relevant British Standards numbers, BS 476 Part 22 or BS 8214 etc.

Timber Fire Doors

A timber certified fire rated door could be marked with a colour coded plug or a label, so any one of the three different types of markings indicated below could be used, the plugs can be found inserted in the side edge of the door and the labels on the top edge of the door.

//

The British Woodworking Federation fire door marking schemes

/

or the label

/

The fire rated standard required for a flat entrance door is 30 minutes, so your fire door should have either the label above with FD 30 on it or the red dot or tree.

Please provide a copy of any certification documentation or the sales receipt stating that the door is a fire rated one back to the TMO, this will include any glazing that may surround the door either in the transom light above the door or to the side of it.

If you do not have any documentation and the door has one of the above markings on it please can you provide a photograph of the door in situ and also one of the marking on the door.

If you have no documentation or there are no markings on the flat entrance door you could in the first instance contact the contractor who fitted the door and ask him to provide the required information. It has been a requirement of the Building Regulations that flat entrance doors fitted in protected staircases or on protected corridors should be fire rated since the early 1990s. Contractors undertaking the installation and replacement of fire rated doors should understand the requirements of the Building Regulations and implement them.

If this avenue does not provide the documentation required then you should seek advice from a competent person who can provide you with documentation stating that your flat entrance door is fire rated or not.

The Fire Consultant used by the TMO, Mr Carl Stokes, is professionally competent to carry out this inspection. He has advised that the cost of this service will be £50 including VAT. Should you wish to contact Mr Stokes his details are as follows –

carlstokes@firesafety-consultant.co.uk <mailto:carlstokes@firesafety-consultant.co.uk> mailto:carlstokes@firesafety-consultant.co.uk and mobile phone [REDACTED]

Appendix 6

Lift Safety – information for residents who become shut in TMO lifts

This is to advise you of the procedure to follow in the unlikely event that you become shut in a lift.

As lifts are replaced their alarms are upgraded and linked to a dedicated telephone line which is manned 24 hours a day. In addition, a few of the lifts in larger blocks have also had this facility added. Therefore, if you were to become stuck/trapped in a new lift (generally those replaced within the last fifteen years) such as those now in operation at Worlds End estate, Silchester estate, Edenham Way, Trellick Tower, Grenfell Tower, Chesterton Square, Broadwood Terrace etc. please press the alarm and hold it until a member of staff responds. You will be asked for details of your location so please advise which estate and block you are in. If you live in a block with an older lift then please press the alarm and advise those who respond to contact the TMO on [REDACTED]

Once staff are notified they will contact our lift maintenance contractors to see if they have an engineer in the vicinity who can respond in a reasonable timescale (ideally no more than 15-20 minutes). If an engineer can respond promptly he will be instructed to attend immediately. If the engineers are unable to attend within an acceptable timeframe our staff will contact the Fire Brigade, advise that our engineers are unable to respond on this occasion and the Fire Brigade will then attend and release you.

The Fire Brigade have asked that residents be reminded of this procedure as they will no longer be responding to direct calls from residents stuck/trapped in lifts, but will refer them back to their landlord in the first instance. Clearly in situations where the landlord is unable to arrange for quick release of residents or where those shut in the lift are in great distress or there is a medical emergency the Fire Brigade will be informed and will respond.

I would also take this opportunity to reassure you that the lifts on your estate are maintained to a high standard. In particular, they undergo monthly inspection and maintenance by our lift contractors and daily inspections (visual checks, testing of alarm etc.) by the Neighbourhood staff. However, should you become aware of any defects please do report these using the repairs freephone [REDACTED]

APPENDIX 7

Location of all TMO Lifts

Address

Equipment

lift no.

Location

Greaves Tower, Worlds End Estate, SW10

Passenger Lift

H001

R/H Even

Greaves Tower, Worlds End Estate, SW10

Passenger Lift

H002

L/H Odd

Whistler Tower, Blantyre Street, off Cheyne Walk, Worlds End Estate, SW10

Passenger Lift

H003

R/H Even

Whistler Tower, Blantyre Street, off Cheyne Walk, Worlds End Estate, SW10

Passenger Lift

H004

L/H Odd

Ashburnham Tower, Worlds End Estate, SW10

Passenger Lift

H005

R/H Even

Ashburnham Tower, Worlds End Estate, SW10

Passenger Lift

H006

L/H Odd

Dartrey Tower, Worlds End Estate, SW10

Passenger Lift

H007

R/H Even

Dartrey Tower, Worlds End Estate, SW10

Passenger Lift

H008

L/H Odd

Blantyre Tower, Worlds End Estate, SW10

Passenger Lift

H009

R/H Even

Blantyre Tower, Worlds End Estate, SW10

Passenger Lift

H010

L/H Odd

Chelsea Reach Tower, Worlds End Estate, SW10

Passenger Lift

H011

R/H Even

Chelsea Reach Tower, Worlds End Estate, SW10

Passenger Lift

H012

L/H Odd

Berenger Tower, Worlds End Estate, SW10

Passenger Lift

H013

R/H Even

Berenger Tower, Worlds End Estate, SW10

Passenger Lift

H014

L/H Odd

Blantyre Walk, Worlds End Estate, SW10

Goods Lift/Service Lift

H015

Goods lift

Jean Darling House, Milmans Street, SW10

Passenger Lift

H016

Passenger lift

King Charles House, Wandon Rd, SW6

Passenger Lift

H018

L/H

King Charles House, Wandon Rd, SW6

Passenger Lift

H019

R/H

Lacland House, Anne Lane, SW10

Passenger Lift

H020

Flats 1-16

Lacland House, Anne Lane, SW10

Passenger Lift

H021

Flats 17-32

Riley House, Anne Lane, SW10

Passenger Lift

H022

Flats 1-16

Riley House, Anne Lane, SW10

Passenger Lift

H023

Flats 17-32

Gillray House, Anne Lane, SW10

Passenger Lift

H024

Flats 1-16

Gillray House, Anne Lane, SW10

Passenger Lift

H025

Flats 17-32

Milman House, Anne Lane, SW10

Passenger Lift

H026

Flats 1-16

Milman House, Anne Lane, SW10

Passenger Lift

H027

Flats 17-32

Brunel House, 105 Cheyne Walk SW10

Passenger Lift

H028

Passenger lift

Nursery Lane, Highlever Road, 1 W10

Passenger Lift

H030

Passenger Lift

Mulberry Close, Beaufort Street, SW3 5AB

Passenger Lift

H031

Passenger Lift

Wiltshire Close, London SW3

Passenger Lift

H032

Flats 1-26

Wiltshire Close, London SW3

Passenger Lift

H033

Flats 35-60

Wiltshire Close, London SW3

Passenger Lift

H034

Flats155-180

Wiltshire Close, London SW3

Passenger Lift

H035

Flats 189-214

Wiltshire Close, London SW3

Passenger Lift

H036

Flats 69-146 6 Floors R/H

Wiltshire Close, London SW3

Passenger Lift

H037

Flats 69-146 6 Floors R/H

Curran House, Lucan Place, SW3

Passenger Lift

H038

Passenger lift

Keppel House, Fulham Road, SW3

Passenger Lift

H039

Passenger lift

Elm Park House, Fulham Road, SW3

Passenger Lift

H040

L/H Lift

Elm Park House, Fulham Road, SW3

Passenger Lift

H041

R/H Lift

Elm Park Gardens, 110, SW10

Passenger Lift

H042

Passenger lift

Elm Park Gardens , 104, SW10

Passenger Lift

H043

Passenger lift

Elm Park Gardens, 98,SW10

Passenger Lift

H044

Passenger lift

Elm Park Gardens, 93, SW10

Passenger Lift

H045

Flats 21-40

Elm Park Gardens, 93,SW10

Passenger Lift

H046

Flats 1-20

Elm Park Gardens, 92,SW10

Passenger Lift

H047

Passenger lift

Elm Park Gardens, 86, SW10

Passenger Lift

H048

Passenger lift

Elm Park Gardens, 74 SW10

Passenger Lift

H050

Passenger lift

Elm Park Gardens, 71 SW10

Passenger Lift

H051

Passenger lift

Elm Park Gardens, 68, SW10

Passenger Lift

H052

Passenger lift

Elm Park Gardens, 68,SW10

dustbin hoist

H053

Goods Lift

Elm Park Gardens, 67 SW10

Passenger Lift

H054

Flats 21-40

Elm Park Gardens, 67, SW10

Passenger Lift

H055

Flats 1-20

Elm Park Gardens, 55 SW10

Passenger Lift

H056

Passenger lift

Elm Park Gardens, 40,SW10

Passenger Lift

H057

Passenger lift

Elm Park Gardens, 35,SW10

Passenger Lift

H058

Passenger lift

Elm Park Gardens, 34,SW10

Passenger Lift

H059

Passenger lift

Elm Park Gardens, 28,SW10

Passenger Lift

H060

Passenger lift

Elm Park Gardens, 22,SW10

Passenger Lift

H061

Passenger lift

Elm Park Gardens, 16 SW10

Passenger Lift

H062

Passenger lift

Elm Park Gardens, 10 SW10

Passenger Lift

H063

Passenger lift

Elm Park Gardens, 7,SW10

Passenger Lift

H064

Flats 21-40

Elm Park Gardens, 7, SW10

Passenger Lift

H065

Flats 1-20

Elm Park Gardens, 5, SW10

Passenger Lift

H066

Flats 21-40

Elm Park Gardens, 5,SW10

Passenger Lift

H067

Flats 1-20

Fulham Road, 361, SW10

Passenger Lift

H068

Passenger lift

Fulham Road, 437, SW10

Passenger Lift

H069

Passenger lift

Cecil Court, Fawcett Street, SW10

Passenger Lift

H070

Passenger lift

Broadwood Terrace Pembroke Rd W8

Passenger Lift

H071

Passenger lift

Chesterton Square, Pembroke Road, W8

Passenger Lift

H072

“A” L/H lift

Chesterton Square, Pembroke Road, W8

Passenger Lift

H073

“B” R/H lift

Ingelow House, Holland Street, W8

Passenger Lift

H074

Flats 1-16

Ingelow House, Holland Street, W8

Passenger Lift

H075

Flats 17-32

Campden Houses, Peel Street, W8

Passenger Lift

H076

Flats 1-17

Campden Houses, Peel Street, W8

Passenger Lift

H077

Flats 18-34

Campden Houses, Peel Street, W8

Passenger Lift

H078

Flats 35-53

Campden Houses, Peel Street, W8

Passenger Lift

H079

Flats 54-72

Campden Houses, Peel Street, W8

Passenger Lift

H080

Flats 73-91

Campden Houses, Peel Street, W8

Passenger Lift

H081

Flats 92-108

Campden Houses, Peel Street, W8

Passenger Lift

H082

Flats 109-125

Hesketh Place, 6-16 ,W11

passenger Lift

H083

Passenger lift

Runcorn Place, 7-12 , W11

Passenger Lift

H084

Passenger Lift

Carton House, Henry Dickens Court, W11

Passenger Lift

H085

Big lift

Carton House, Henry Dickens Court, W11

Passenger Lift

H086

Small lift

Marley House, Henry Dickens Court, W11

Passenger Lift

H087

Big lift

Marley House, Henry Dickens Court, W11

Passenger Lift

H088

Small lift

Treadgold House, 25 Bomore Road, W11 4HD

Passenger Lift

H089

Passenger lift

Grenfell Tower, W11

Passenger Lift

H090

“A” L/H lift

Grenfell Tower, W11

Passenger Lift

H091

“B” R/H lift

Grenfell Tower, W11

Passenger Lift

H092

S.S. Office

Dixon House, Darfield Way, W10

Passenger Lift

H093

Even floors

Dixon House, Darfield Way, W10

Passenger Lift

H094

Odd floors

Frinstead House, Shalfleet Drive, W10

Passenger Lift

H095

Even floors

Frinstead House, Shalfleet Drive, W10

Passenger Lift

H096

Odd floors

Markland House, Darfield Way, W10

Passenger Lift

H097

Even floors

Markland House, Darfield Way, W10

Passenger Lift

H098

Odd floors

Whitstable House, Silchester Road, W10

Passenger Lift

H099

Even floors

Whitstable House, Silchester Road, W10

Passenger Lift

H100

Odd floors

Whitchurch House, 3 Kingsdown Close, W11

Passenger Lift

H101

Passenger lift

Talbot House, 10 Ladbroke Crescent, W11

Passenger Lift

H102

Passenger Lift

Lowerwood Court, Ladbroke Grove, W11

Passenger Lift

H103

L/H Odd floors

Lowerwood Court, Ladbroke Grove, W11

Passenger Lift

H104

R/H Even floors

Tavistock Road, 70-80 ,W11

Passenger Lift

H105

Passenger Lift

Clydesdale House, 255 Westbourne Park Rd, W11

Passenger Lift

H106

Passenger lift

Ledbury House, Lonsdale Road, W11

Passenger Lift

H107

Passenger lift

Lonsdale House, Lonsdale Road, W11

passenger Lift

H108

Flats 1-16

Lonsdale House, Lonsdale Road, W11

passenger Lift

H109

Flats 17-32

Lonsdale House, Lonsdale Road, W11

passenger Lift

H110

Flats 33-48

Lonsdale House, Lonsdale Road, W11

passenger Lift

H111

Flats 49-64

Lonsdale House, Lonsdale Road, W11

passenger Lift

H112

Flats 65-80

Longlands Court, Westbourne Grove, W11

passenger Lift

H113

Flats 1-12

Longlands Court, Westbourne Grove, W11

passenger Lift

H114

Flats 13-24

Longlands Court, Westbourne Grove, W11

passenger Lift

H115

Flats 25-36

Longlands Court, Westbourne Grove, W11

passenger Lift

H116

Flats 37-48

Longlands Court, Westbourne Grove, W11

passenger Lift

H117

Flats 49-81

Acklam Road, W10

Passenger Lift

H118

3 Floors

Acklam Road, W10

Passenger Lift

H119

2 Floors

Edenham Way, W10

Passenger Lift

H120

Flats 15-50 L/H

Edenham Way, W10

Passenger Lift

H121

Flats 15-50 R/H

Edenham Way, W10

Passenger Lift

H122

Flats 51-80 L/H

Edenham Way, W10

Passenger Lift

H123

Flats 51-80 R/H

Trellick Tower, 5 Golborne Road, W10

Passenger Lift

H124

L/H lift

Trellick Tower, 5 Golborne Road, W10

Passenger Lift

H125

Middle lift

Trellick Tower, 5 Golborne Road, W10

Passenger Lift

H126

R/H lift

Adair Tower, Appleford Road, W10

Passenger Lift

H127

L/H lift

Adair Tower, Appleford Road, W10

Passenger Lift

H128

R/H lift

Hazlewood Tower, Appleford Road, W10

Passenger Lift

H129

L/H lift

Hazlewood Tower, Appleford Road, W10

Passenger Lift

H130

R/H lift

Manchester Drive, Southern Row, W10

Passenger Lift

H131

Block 1/2

Manchester Drive, Southern Row, W10

Passenger Lift

H132

Block 3/4

Raymede Tower, Treverton Street, W10

Passenger Lift

H133

L/H lift

Raymede Tower, Treverton Street, W10

Passenger Lift

H134

R/H lift

Treverton Tower, Treverton Street, W10

Passenger Lift

H135

L/H lift

Treverton Tower, Treverton Street, W10

Passenger Lift

H136

R/H lift

St. Quintins Avenue, 69 ,W11

Passenger Lift

H137

Passenger lift

Portobello Road, 375, W11

Passenger Lift

H138

Passenger Lift

Oxford Gardens, 34, W10

Passenger Lift

H139

Passenger Lift

Burgessfield, 57 Wornington Road, W11

Passenger Lift

H147

Passenger lift

Cambridge Gardens, 118, W10

Passenger Lift

H149

Passenger lift

Oxford Gardens, 36, W10

Passenger Lift

H150

Passenger Lift

Key

Lifts in bold text are fire-fighting lifts

APPENDIX 8

ROLES & RESPONSIBILITIES OF TMO FIRE MARSHALS

FIRE SAFETY TRAINING:

The TMO will annually hold independent training for fire marshals which you will be required to attend.

FIRE MARSHAL RESPONSIBILITIES:

To ensure all our areas are kept clear of flammable materials and encourage good housekeeping.

To know your escape routes and staircases.

To maintain access to all escape routes.

To attend annual fire marshal refresher training.

To be familiar with the location and use of the fire extinguishers.

IN AN EMERGENCY SITUATION:

Take control of the situation.

Ensure you and your colleagues follow the correct procedure.

Ensure that your areas of the building are evacuated and all rooms are clear.

One Fire Marshal from each office to report their area clear to the Fire Evacuation Co-ordinator

Ensure staff remain in the designated area until instructed to disperse or return to the building.

PERSONAL EMERGENCY EVACUATION PLAN APPENDIX 9

NAME:

LOCATION:.....Offices

AWARENESS OF PROCEDURE

I have received the emergency evacuation procedures:

in Braille on tape in BSL

in print in large print in SSE

ALARM SYSTEM

I am informed of an emergency evacuation by:

existing alarm system pager device

visual alarm system other (please specify)

ASSISTANCE PROVIDERS – if any

For example where an Evac Chair is required assistance will be provided by

Other members of staff in room as required

EVACUATION PROCEDURE: (a step by step account beginning from the first alarm)

1. The alarm sounds
2. Prepare to leave the building.
3. Route to be taken and assistance by whom?
4. Route taken in event of primary route being blocked -
5. Use of refuge?
- 6.. Assembly area?
7. If refuge to be used arrangements for evacuating in event of the Fire Evacuation Coordinator or the Fire Brigade instructing that this is required.
8. Arrangements for returning to building at end of emergency.

NOTES FOR COLLEAGUES ACCOMPANYING :

SAFE ROUTE(S): (Please provide a diagram where necessary).

Describe route from office in detail -

If the fire/emergency is blocking the primary route the alternative fire refuge / escape route is -

Assembly point is at :

METHODS OF ASSISTANCE: (e.g. transfer procedures, methods of guidance etc.)

Evac Chair etc.

EQUIPMENT PROVIDED:

Please detail

SUMMARY OF PROCEDURE:

Jan 2013

To Be included ???

Whilst The TMO endeavours to comply with all statutory requirements and adhere to the good practice set out in the relevant British Standards etc. As the area of fire safety is so important to the organisation, this document seeks to set out the TMO's strategic objectives in this area.

Signage

Premises info boxes – Trellick & Privacy box at Sheltered schemes

Thermal links

Annual H&S Report

Asbestos

Mobility scooters

Reporting – ET, Ops, Board, Chief Housing Officer, Scrutiny, TCC

Competence of assessor

Implementing findings from fires elsewhere (Lakanal – scissor construction etc.)

Hot works permits – who is responsible

Refer to Business Continuity Plan and Emergency Plans

Auditing of arrangements – by who, and frequency

Location of vulnerable residents – info where? Collated how

Tenants security gates / grilles

Liaison with Crime Prevention / Safer Neighbourhood etc. To ensure any improved security measures do not have detrimental effect on fire safety

Sprinklers

Self-closers – fitting to void properties – now incorporated into void spec (Jan 2013)