

Gary it should be part of the estate staff role. Siobhan can you pick this up with Robert/ Paul - they may have been highlighting this already and its not been taken up?

Alasdair

From: Gary Mitchell
Sent: Thursday, February 21, 2013 08:35 PM
To: Peter Maddison
Cc: Alasdair Manson; Janice Wray; Sacha Jevans; Ricki Sams; Don Ruredzo
Subject: Re: Fire safety at Lancaster West

Peter

We have RGE coming in to see us on Monday with a full 2 years maintenance/service reports and we will interrogate the information they provide and hopefully identify any gaps in service and address.

The problem we have is we have been given records that indicate RGE are maintaining their planned programme but Don and I have questioned the validity of the information produced.

This is an ongoing challenge and because of historical behaviours, from both sides, we need to educate this inherited contractor and work with them to achieve the level of service we demand

It's nothing that can't be turned around and at times (due to sheer volume) we don't realise failings until they are highlighted to us. (Like the FRAs) Although once identified RGE are very responsive. We will have this contractor in line very soon.

I will ask after the caretakers' roles and if it isn't part of their role I think it should be, as a visual inspection would take very little of their time and give us an extra pair of eyes on the ground. After all we all wear the same badge

Happy to discuss

Gary

From: Peter Maddison
Sent: Thursday, February 21, 2013 04:00 PM
To: Gary Mitchell
Cc: Alasdair Manson; Janice Wray; Sacha Jevans; Ricki Sams
Subject: RE: Fire safety at Lancaster West

Gary

Thanks very much for this. It is good news that the Fire Safety equipment on Grenfell is now full tested, equipment serviced or replaced as necessary and the next service is scheduled for Feb 2014.

Have RGE confirmed the date of the previous service / inspection? We need to understand why some of the works appeared to be overdue?

Also, the Fire Risk Assessment refers to "Monthly Occupier Tests" by caretakers to check that equipment is in place, operable and within it's service period. Is this task part of the caretakers' roles and responsibilities?

Please let me know your views

Thanks

Peter

Peter Maddison
Director of Assets and Regeneration



t: [REDACTED]
m: [REDACTED]
a: The Network Hub, 292a Kensal Road, London, W10 5BE

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From: Gary Mitchell
Sent: 21 February 2013 15:47
To: Peter Maddison
Subject: FW: Fire safety at Lancaster West

As requested
Gary

Gary Mitchell
Contracts Manager
Assets and Regeneration

t: [REDACTED]
m: [REDACTED]



e: gmitchell@kctmo.org.uk

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292a Kensal Road, W10 5BE

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From: Don Ruredzo
Sent: 21 February 2013 15:38
To: Gary Mitchell
Subject: FW: Fire safety at Lancaster West

FYI

From: Don Ruredzo
Sent: 21 February 2013 15:34
To: Janice Wray
Cc: Ricki Sams; Adrian Bowman; Siobhan Rumble
Subject: FW: Fire safety at Lancaster West

Hi Janet,
RGE report that they have attended site and carried out remedial work – could you please advise if the problematic issues have been attended to satisfactorily.
Kind regards,
Don

From: Dil Singh [mailto:Dil@rgeservices.co.uk]
Sent: 21 February 2013 15:08
To: Don Ruredzo
Subject: RE: Fire safety at Lancaster West

Don,

See attached previously sent.

Many thanks,

Regards

Dil Singh

RGE Services Ltd

Tel: [REDACTED] - Head Office: [REDACTED] - Mob: [REDACTED] - Email:
dil@rgeservices.co.uk

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From: Don Ruredzo [mailto:druredzo@kctmo.org.uk]
Sent: 21 February 2013 10:57
To: Dil Singh
Subject: FW: Fire safety at Lancaster West
Importance: High

Hi Dil,

Your report is still eagerly awaited for onward transmission to the H&S Team.

Kind regards,

Don

Don Ruredzo
Building Services Manager
Assets and Regeneration

druredzo@kctmo.org.uk



292a Kensal Road, London W10 5BE

From: Dil Singh [mailto:Dil@rgeservices.co.uk]

Sent: 19 February 2013 07:06

To: Don Ruredzo

Subject: RE: Fire safety at Lancaster West

Morning Don,

I will have a report sent to you by the end of play today.

Many thanks,

Regards

Dil Singh

RGE Services Ltd

Tel: [REDACTED] - Head Office: [REDACTED] - Mob: [REDACTED] - Email:

dil@rgeservices.co.uk

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From: Don Ruredzo [mailto:druredzo@kctmo.org.uk]

Sent: 18 February 2013 15:17

To: Dil Singh

Subject: FW: Fire safety at Lancaster West

Importance: High

Dil,

Can RGE attend to the issues they are contracted to carry out please? Fire extinguishers, lighting whether emergency or not should not wait for call-out or breakdowns. They should be attended to as a matter of course.

When was RGE's last PPM visit to Grenfell Tower??

Please send an Engineer to attend ASAP to all failures listed in attached reports and provide a service report by end of play tomorrow.

Kind regards

Don Ruredzo
Building Services Manager
Assets and Regeneration

druredzo@kctmo.org.uk



292a Kensal Road, London W10 5BE

From: Ricki Sams
Sent: 18 February 2013 14:26
To: Don Ruredzo
Subject: Fw: Fire safety at Lancaster West
Importance: High

Don,

Sorry to hustle you on this. We need to have a positive outcome on the extinguishers today and respond to Janice, Robert and Jane.

The faulty extinguishers need to be replaced and the others tested and the date entered on the labels.

Regards
Ricki

From: Ricki Sams
Sent: Monday, February 18, 2013 09:02 AM
To: Don Ruredzo
Subject: FW: Fire safety at Lancaster West

Don,

I want the extinguisher issue sorted out today. No excuses. If RGE cannot complete the works, get another company in to do it.

These extinguisher issues have gone on far too long.

I also want RGE to confirm the status for all extinguishers borough wide.

Regards,
Ricki

From: Janice Wray
Sent: 18 February 2013 08:54
To: Ricki Sams
Cc: Tony Gnap; Adrian Bowman; Siobhan Rumble; Alasdair Manson; Robert Black
Subject: FW: Fire safety at Lancaster West
Importance: High

Ricki

This gentleman is very unhappy about fire safety at Grenfell Tower. He perceives this to be an area of great concern and refuses to be placated by us or the LFB's Station Manager from the North Kensington Fire Station (Steve Cunningham). We recently sent him a copy of the FRA carried out in Nov 2012 and amongst other things he has highlighted the issue with the uninspected extinguishers at this block which was highlighted in the Action Plan sent round in Nov (but worryingly this remained outstanding from the previous FRA despite being highlighted by the Action Plan circulated to your predecessor at that time). I would be grateful if you could ensure that RGE have now addressed this as a matter of urgency – removed any “CONDEMNED” extinguishers, replaced only those that are necessary and inspected all hand held fire fighting appliances at this block.

Please confirm when this has been completed

Appreciate your urgent assistance with this

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: Francis O'Connor [REDACTED]
Sent: 18 February 2013 01:24
To: Cllr Blakeman
Cc: Teresa Miles; Eddie Daffarn; Steve Cunningham; Siobhan Rumble; Robert Black; Chiefex@rbkc.gov.uk; Laura Johnson; Janice Wray; Cllr Coleridge
Subject: Fw: Fire safety at Lancaster West

Dear Judith,

We are grateful for your recent interventions on the Verity Close windows issue, and no less, on the Grenfell Tower fire safety issue, where your intervention appears to have had immediate effect. However, while we welcome the proposed fire safety exercise by LFB at Grenfell Tower we still have doubts that this will fully address the issues at this site.

Please see below our recent correspondence with Steve Cunningham at LFB. I have to say that we found his response disappointing, in particular his advice that we call the police next time we see vehicles parked illegally in the Grenfell Tower area. This strikes me as more of a fob-off than a genuine response to the issues we raised with regard to repeated obstructions of the emergency access zone by TMO and other service vehicles with the complicity of Lancaster West staff.

We have other concerns, and other evidence, which we have not yet aired. Please see the attached Grenfell Tower Fire Risk Assessment from November 2012, which was supplied to us by Janice Wray some weeks ago. Most of the content is, of course, fairly routine until you get to Page 28 where the following is recorded:

"From the asset records provided to me by the TMO the emergency lighting and fire alarm systems along with the dry riser, fire fighter lifts and the hose reels installed in this building are all subject to a maintenance contracts. Testing, servicing and maintenance is being carried out by professional third party contractors on a planned preventive maintenance programme with records kept centrally by TMO at the "Hub" and by the contractor for all these systems, no test certificates have been seen to confirm this.

RGE Services are under contract to TMO to provide portable fire fighting equipment, testing, servicing and maintenance, the fire extinguisher in this building, the basement boiler room, the lift motor room, the ground floor electrical room plus other areas were out of test date according to the contractors label on the extinguishers.

The last test date was on the 8th August 2011. Some located in the roof level areas had "condemned" written on them in large black writing with a last test date of 2009 or 2010. This seems to indicate that monthly occupier inspections are not being carried out.

It is not known if the caretaker is undertaking the monthly occupier's tests of the installed emergency lighting system, fire extinguishers and structural items as per the caretakers check list this would include the external stairs and lift checks with the results being kept as a record of testing having been undertaken."

On the face of it this is alarming evidence of serious ongoing negligence rendered all the more alarming when considered as part of a history of negligence that in all likelihood stretches back to 2004 and beyond.

I chaired the EMB Property Management Committee in 2004 when we received information that the Grenfell Tower emergency lighting system was in very poor condition, two thirds of the battery backs being dead, and the entire system would have failed in an emergency. We then fought a protracted battle with the TMO for more than a year, during which time they repeatedly denied that there was a problem, or any negligence with regard to inspection and testing of the system. Eventually we badgered them into ordering an independent investigation. This was conducted by Peter West of Capita Symonds. His report, when it was published in May 2005, was a shocking indictment of TMO administration and oversight, and of the electrical contractors whose duty it was to inspect and test the Lancaster West emergency lighting equipment.

The report recommended that all batteries be replaced urgently, and this was done immediately. However, other recommendations appear to have been largely ignored, one of which was that the TMO urgently consider options for replacing the whole system, which was virtually obsolete and unfit for purpose. Another crucial recommendation that appears to have been ignored was that the TMO initiate and enforce in future a far more rigorous testing and inspection regime for fire safety equipment at Lancaster West. The implications of the Capita Symonds report went way beyond

Lancaster West and led to a wide ranging review of TMO fire safety procedures throughout the borough. Unfortunately, the lessons of 2004/2005 appear to have soon been forgotten and the culture of negligence at the TMO with regard to fire safety at Lancaster West appears to have reverted to type and to have continued unabated to the present. Please see attached extract from the Capita Symonds report. Unfortunately I no longer have a copy of the full report, but it should still be on file at TMO

We were intending to simply expose these failings on our blog, rather than waste our time and effort, as we had previously, in non-productive email exchanges with Ms Rumble and Ms Wray, who appear, as far as we can judge, not even to have read the current assessment. However having witnessed more than once your willingness to act on the Grenfell Tower fire safety issue, and the speedier responses your interventions tend to elicit, we have decided to copy this material to you first, in the hope that you can elicit the necessary urgent responses from the responsible authorities.

Incidentally, I note from the account of the recent Trellick Tower exercise that four fire appliances attended on that occasion. We would be very interested to see whether LFB can fit four appliances into the Grenfell Tower emergency access zone, particularly if it is obstructed with multiple parked service vehicles, as it often is during working hours. Given that Lancaster West management and LFB have both dismissed our concerns about such obstructions of the emergency access to Grenfell Tower, we would even dare to suggest that arrangements are made to ensure that a minimum of six service vehicles are intentionally parked in this area, for the duration of the exercise, including three in the gallows-gated area, to test ease of access and manoeuvrability of fire appliances under such circumstances.

Yours sincerely,

Francis O'Connor

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

From: STEVEN.CUNNINGHAM@london-fire.gov.uk

To: [REDACTED]

Cc: JANE.PHILPOTT2@london-fire.gov.uk ; nicolas.comery@london-fire.gov.uk

Sent: Thursday, January 31, 2013 1:17 PM

Subject: RE: Fire safety at Lancaster West

Dear Mr O'Connor,

Thank you for your emails of your latest posts. I have looked at the photograph you have sent and have asked my Station to pay a visit today to make their own assessment on what they find and to relay this to me. I do hope we can work together, with the TMO as well, to ensure the access to Grenfell Tower is always available to us in an emergency. If at any time the access is blocked by illegally parked or inappropriately parked vehicles then I would advise that you should contact the Police to have the vehicles removed.

I look forward to meeting at some time convenient to yourself to discuss your concerns further. Regarding the likely disruption around the works to be carried out at Grenfell Tower I will speak to my colleague in the Regulatory Fire Safety Team and also the TMO in developing a suitable way forward when the works start.

If I can be of any help in the mean time please feel free to contact me.

Best Regards

Steven Cunningham
Station Manager G27
North Kensington
[REDACTED]

From: Francis O'Connor [REDACTED]
Sent: 31 January 2013 00:15
To: CUNNINGHAM, STEVEN
Subject: Fire safety at Lancaster West

Dear Mr Cunningham,

Further to our telephone conversation yesterday afternoon I am writing now just to begin what I hope will be a fruitful dialogue with you on the subject of fire safety in the Grenfell Tower area. Please find the attached photo which was taken on 23rd January and shows two vehicles parked on the tight corner on the final approach to Grenfell Tower, which we discussed in our telephone conversation. The small blue van belongs to the Estate Management Board, and the larger bulk refuse truck behind it belongs to the cleaning contractors OCS. In our opinion both of these vehicles are likely to obstruct a fire appliance responding to an emergency in the Grenfell Tower area.

Later tonight I will send you a further two emails, which are reproductions of the two most recent posts on our website;

<http://grenfellactiongroup.wordpress.com>

These WebPages reproduce the text and accompanying pictures of the web content in question, which I hope will provide you with enough background information and photographic evidence to understand why we are pursuing this issue so vigorously, and some of the difficulties we have had dealing with the authorities at Lancaster West. We tried to deal with this issue by exchanging emails with Ms Rumble at LW, and MS Wray at TMO, and only resorted to the nuclear option (i.e. embarrassing them publicly via our blog) when we had tried repeatedly but failed to resolve this issue by more conventional (and more confidential) means.

Our campaign will continue until we are satisfied that these issues have been dealt with responsibly.

I told you on the phone that we also have a copy of the most recent (November2012) Fire Risk Assessment for Grenfell Tower and that some of the detail of this is disturbing also. With your permission I intend to copy this document to you and inform you of our concerns regarding some of the failings identified in this report.

In closing, I would like to repeat the assurance I offered you on the phone that we will not quote on our website from any response you make to us, as you have made it very clear that you are not allowed to make public statements on behalf of the LFB. Please rest assured that we will respect your wishes in this regard.

Yours Sincerely,

Francis O'Connor
Grenfell Action Group