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**From:** Janice Wray  
**Sent:** 22 July 2013 12:05  
**To:** Robert Black  
**Cc:** Anthony Parkes; Jane Clifton  
**Subject:** RE: Copy of email sent to Cllr.F-M re possible fire safety issue at Longlands Court  
**Attachments:** Fire Safety in TMO Blocks.Briefing Note for Cllr's Digest.July 2013.docx;  
jawr\_Lakanal House & Shirley Tower briefing note for Cllr R F-M.July 2013.docx

Robert

I appreciate we don't yet have a date for this but as I am going on Annual Leave after tomorrow I have out together a draft for comment in case you need it whilst I'm away. I am enclosing a draft briefing note on fire safety and a briefing note on Lakanal House and specifically the Coroner's recommendations and our response to them

Grateful for any comments

Janice

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



w: [www.kctmo.org.uk](http://www.kctmo.org.uk)  
a: : The Network Hub, 300 Kensal Road, W10 5BE

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**From:** Robert Black  
**Sent:** 15 July 2013 10:32  
**To:** Anthony Parkes; Janice Wray; Jane Clifton  
**Subject:** Fw: Copy of email sent to Cllr.F-M re possible fire safety issue at Longlands Court

Anthony and Janice

Laura is suggesting we do a fire safety catch up for Cllr RFM at digest. I will get jane to agree a date but can you and Janice pull this together for me. Thoughts and suggestions welcome

Robert

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**From:** [Laura.Johnson@rbkc.gov.uk](mailto:Laura.Johnson@rbkc.gov.uk) [<mailto:Laura.Johnson@rbkc.gov.uk>]  
**Sent:** Monday, July 15, 2013 10:14 AM  
**To:** Robert Black  
**Cc:** [Amanda.Johnson@rbkc.gov.uk](mailto:Amanda.Johnson@rbkc.gov.uk) <[Amanda.Johnson@rbkc.gov.uk](mailto:Amanda.Johnson@rbkc.gov.uk)>

**Subject:** RE: Copy of email sent to Cllr.F-M re possible fire safety issue at Longlands Court

Robert,

I've done a very quick response to Cllr FM directing him to Michael Clarke to discuss the Good Fairy Development and gave him a couple of sentences confirming that Peter had spoken to Sarah and would take any issues she had personally and respond accordingly.

It may be worth at the monthly TMO Digest doing an update on fire safety generally for Cllr FM then you can include Grenfell, Trelick, Tower Block safety and leaseholder doors, you could reference in there Sarah's comments about Longlands Court. It may be timely in light of the fire this weekend in Bow which looked nasty but was dealt with really efficiently by the Fire Service and all the press about Lakanal and how the TMO has reacted. Cllr Coleridge knew all about it but Cllr FM doesn't so worth an update.

Hope you had a good weekend jolly hot wasn't it.

Laura

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**From:** Robert Black [<mailto:rblack@kctmo.org.uk>]

**Sent:** 12 July 2013 19:07

**To:** Johnson, Laura: HS-Housing; Maddison, Peter: RBKCTMO Ltd; Wray, Janice: RBKCTMO Ltd

**Subject:** Re: Copy of email sent to Cllr.F-M re possible fire safety issue at Longlands Court

Laura

I have now had a chance to read this and feel again she is making unfounded accusations which I would like my team to comment on for your reply. If she did not go to so many people which this is an example then she might get response.

Peter and Janice I would like us to review this and address the accusations she is making

Enough bile for this week

Robert

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**From:** [Laura.Johnson@rbkc.gov.uk](mailto:Laura.Johnson@rbkc.gov.uk) [<mailto:Laura.Johnson@rbkc.gov.uk>]

**Sent:** Friday, July 12, 2013 05:27 PM

**To:** Robert Black

**Subject:** Fw: Copy of email sent to Cllr.F-M re possible fire safety issue at Longlands Court

Robert,

We did quite an extensive response to something very similar on this issue from Sarah Frater a few months ago, I can't find my copy, do you have what we wrote?

Regards

Laura

Director of Housing

[laura.johnson@rbkc.gov.uk](mailto:laura.johnson@rbkc.gov.uk)

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The Royal Borough of Kensington and Chelsea

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**From:** sarah frater [mailto: [REDACTED]]

**Sent:** Wednesday, July 10, 2013 09:22 AM GMT Standard Time

**To:** Johnson, Laura: HS-Housing

**Subject:** Copy of email sent to Cllr.F-M re possible fire safety issue at Longlands Court

Dear Ms Johnson,

I have pasted below a copy of an email I have sent to Cllr. F-M for your information.

With thanks, Sarah Frater (co-chair, Longlands Court Residents Association)

STARTS

Dear Cllr. Feilding-Mellen,

Greetings, and further to the TCC yesterday, I'm emailing you from Longlands Court to flag our concerns about the "Good Fairy" development that abuts the estate on two of its four sides.

The Good Fairy was granted planning permission for a four-story building of two retail units and two flats above in 2007, which was renewed in 2010 (planning ref: pp/10/00363). The developer has submitted a Traffic Management Plan and Construction Method Statement, and state they are preparing a Scaffolding License application (planning ref: con/13/03553) – so it seems they intend to start work.

We have multiple concerns about the development's impact on Longlands Court, including the Party Wall issues; the Right of Way over Longlands Court required by the development's side door; the subterranean development and associated piling; and the restitution of damage to Longlands' gardens, drains, and hard standing. However, our main concern is the erection of scaffolding/hoarding which may pose a fire safety risk.

The only vehicle entrance to Longlands Court is from the Portobello Road immediately alongside the Good Fairy plot. The erection of scaffolding/hoarding INSIDE Longlands Court will restrict this sole access point, and hinder the flow of fire engines, ambulances, etc. It will also prevent the closure of the main gate, which is necessary on market days to prevent intruders getting onto the estate. As you will know, the Portobello Road is log-jammed on market days, with double and triple parking, stalls, shoppers, buskers, and street caterers. This congestion slows vehicular traffic. Combined with any restriction to the Longlands drive, and you have a potential fire safety disaster. FYI, two people were killed in a fire on the estate in 2003 (Mr. & Mrs Percy Bishop of [REDACTED]) so there is acute sensitivity about fire safety.

As mentioned yesterday, I have contacted several RBKC and TMO officers, and it is their high number – and split responsibilities – that causes real concern. For example, one RBKC officer told me he had "forwarded an email" to a colleague to make a decision on the TMP, but couldn't/wouldn't tell me who the colleague was. Another said they had referred the developer to the TMO, but the TMO say they have no record of being contacted. Some officers just don't answer emails. No TMO personnel I contacted were aware of the developer's TMP and Construction Method Statement despite their being on the RBKC planning website. One TMO officer said they followed due process under the Party Wall Act/Access to Neighboring Land Act. This may be true, but the developer has a history of flouting planning regulations (and receiving planning enforcement orders). This does not inspire confidence in the TMO's fire safety forethought.

Your etc, Sarah Frater (co-chair, Longlands Court Residents Association)

ENDS

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