

**KCTMO HEALTH & SAFETY COMMITTEE**

**31<sup>st</sup> July 2015**

**Health & Safety High Level Exception Report**

**1. Access to Street Properties – for info**

Fitting of the one outstanding lock from the programme in hand. Further work is required to get Banham suite of keys for blocks where these locks are fitted.

**Alex to *update on progress with this.***

**2. Lancaster West Garage doors**

Works to inspect and undertake any necessary door replacement or repair of the individual garage doors at Lancaster West have been ongoing for some time. Alex and Siobhan had met with the contractor in order to expedite this work.

**Alex to *update on further progress and timescale for completing this programme.***

**3. Lancaster West - Hurstway, Testerton & Barandon Walks – Automatic Openable Vents (AOVs)**

Following on from the fire at 522 Barandon Walk when vents had not opened and LFB had expressed concern specialist contractors (Colts) who have now carried out a full survey & design. Alex has confirmed that the vents which are not opening automatically have now been fixed open to ensure fire safety and a timescale for completion of the reinstatement work is awaited.

**Alex to *update on progress with remedial work & timescale for completion.***

**4. Grenfell Tower – fire safety - ongoing**

Refurbishment of smoke ventilation system in hand but elevated level of risk until this work is completed, however, actions to mitigate risk in place (regular familiarisation by local LFB crews, regular inspection by Fire Risk Assessor, no hot works by contractors, increased / enhanced inspections by estate staff etc.) Project Manager has confirmed that passive ventilation system has now been reinstated and system due for completion in mid-September.

**5. LFB Familiarisation at Trellick Tower – 4<sup>th</sup> September 2015**

Further to a request from the LFB this exercise has now been confirmed.

**6. Locks on landing cupboards at Worlds End Estate**

Recent instances of items being stored in these cupboards has meant we need to consider replacing the current locks and upgrading the security. Alex has agreed to investigate a suited lock and report back. (Blocks have been prioritised by Neighbourhood Team and this info has also been passed to Alex.) Police are chasing us on this in the light of recent instances of illicit storage in these cupboards.

**Alex to *update on progress please.***

**7. Asbestos removal issues at Grenfell Tower**

Rydons used own asbestos contractor to remove damaged decorative ceiling artex – but incomplete strip carried out and asbestos remnants left on ceiling. Taken up with Rydons – initial response received but further concern raised with Rydons – await response. (Liaised with Chris Davis who shared our concern.)

**Await further detailed response.**

**8. Current Accident Investigations / dangerous occurrence / potential claims**

(a) **Treverton Estate** – claim submitted from resident who fell on roadway at this estate in July 2012 referred to Insurance who have now confirmed that they have “**contacted the claimant to advise that her claim cannot proceed as she has not lodged it with the courts within the 3-year time limit for personal injury claims**”.

(b) **Base Jumping off the roof of Trellick – 6am Sunday 14<sup>th</sup> June**

Trellick roof access doors have now had bespoke **GERDA** locks fitted & only concierge and **ESA** have key.

(c) **flat 20, 67 EPG** – kitchen cb fell off wall and injured tenant (possible broken nose) – Surveyor attended same day, found one bracket loose & other wall-mounted cb not secured properly. Surveyor concluded workmanship issue & ordered all cupboards to be overhauled asap. Accident Report submitted but unclear if tenant wishes to pursue a compensation claim.

(d) **4 Sunningdale Gdns** – tenant injured herself on scaffolding located on our land by contractors working on the adjoining private property (no. 2) – permission not given for this. Scaffolding has now been struck and hoarded off. Resident sent an Accident Report Form but has not made reference to making a claim for compensation yet.

(e) Very minor fire at **8 Carton House** – leak on cooker hose which was disconnected by **LFB**.

(f) **Burgessfield** – very minor smoke from toaster – **LFB** attended.

(g) **Mobility Scooter** – **Treadgold House** – being charged in communal area.

Janice Wray  
29th July 2015