

**KCTMO HEALTH & SAFETY COMMITTEE -16<sup>th</sup> March 2017**

**Review of Fire Strategy - update on self-closers**

**FOR INFORMATION**

**1. Introduction**

At several previous meetings the Committee has reviewed in detail the TMO's existing Safety Policy & Strategy. Amendments and additional areas for inclusion were discussed and agreed and the document re-drafted. However, several issues required further discussion and consultation with RBKC and Counsel and the outcome of these discussions is set out below.

**2. Installation of Self-closing devices**

Following initial discussions with RBKC's Chief Housing Officer a discussion paper outlining the issues around the fitting of these devices was presented to the Joint Management Team Meeting on the 1<sup>st</sup> March. Following the meeting Laura Johnson confirmed her view that the TMO should adopt a 5-year installation programme and that this should be reflected in our Fire Strategy document.

**3. Inspection / maintenance programme for self-closing devices**

This issue was also discussed with RBKC on 1<sup>st</sup> March and in conclusion it has been agreed that, at this stage, we will not be instigating a dedicated inspection / maintenance programme for these devices. Concern was expressed that the real value of such a programme in terms of improving resident safety is impossible to quantify and so it is difficult to justify committing limited resources to a programme which would then be ongoing indefinitely.

Further, if the London Fire Brigade (LFB) were to make this a priority and look to introduce this as a London-wide standard that they will enforce against (rather than on a borough by borough basis) we would take legal advice and make representations to the GLA in advance of instigating an inspection programme.

**4. Counsel's opinion on Leaseholder flat door**

RBKC have sought Counsel's opinion on what, if any, enforcement action we can take to ensure that leasehold flat entrance doors (and transom lights) are compliant with fire safety regulations. Advice received to date confirms and reiterates that received from Counsel previously. Specifically, in the absence of LFB Enforcement Action, we cannot insist that leaseholders upgrade / replace non-compliant doors.

## **5. Access for retro-fitting of self-closing devices on tenants' flat entrance doors**

Initial discussions with RBKC Legal Services have confirmed that the Conditions of Tenancy can be used to obtain access for this work to be undertaken on tenanted properties. It is anticipated that the access procedure that was agreed with Legal Services in advance of the fire safety works at Adair & Hazlewood Towers can be used as a basis for access for this work. Legal Services are currently reviewing this procedure and their definitive access procedure is awaited.

## **6. Fire Action Notices**

A supply of Fire Action Notices for fitting throughout the stock is currently on order. A risk-based approach will be adopted with regard to installation - with blocks of 6+ floors and higher completed in the first phase. Estate Staff will be fitting these self-adhesive signs as part of their regular block inspections and the LFB will be advised of our approach and our indicative timescale for completion.

Janice Wray  
Health, Safety & Facilities  
10<sup>th</sup> March 2017