

Bi-monthly meeting – LFB Fire Safety & KCTMO H&S

18th September 2014 at 9.30am at Network Hub, Kensal Road.

Present:

LFB - Suhail Dadabhoy

KCTMO – Claire Williams and Janice Wray

Notes of meeting

1. Apologies

Michael Lyons and Dan Hallissey.

2. Matters Arising from previous minutes

- On the issue of whether the TMO is required by the fire safety legislation to take any additional action in relation to self-closers on leaseholders doors no further advice had been received.
- No paperwork had been received in relation to the threatened Prohibition Notice at 9 Colville Square.
- Suhail advised that he had not yet received confirmation from the Principal Contractor that all of the installed smoke alarms in the four high rise blocks at Cremorne Estate had now been recalibrated. Janice agreed to chase this.

ACTION: Janice

- Suhail agreed to investigate whether the LFB Call Centre could store TMO contact details as this would facilitate a faster response particularly to out-of-hours incidents. **ACTION: Suhail**

3. Fires in TMO Properties since last meeting

Janice advised that the TMO were aware of two fires in the stock since the previous meeting. The first was in a dwelling at 12 Longlands Court and was caused by a faulty dishwasher. One tenant was admitted to hospital with smoke inhalation but released later the same day. The second incident occurred at a flat in the 70 Tavistock Road sheltered scheme and was caused by the tenant leaving a saucepan on the cooker and forgetting about it. No-one was injured.

4. AFD false alarms & lift shut-ins

Statistics on false afd activations at TMO blocks had been provided in advance of the meeting by Suhail. This covered the period from 1st June until the 15th September and showed 10 activations. Janice advised that we are investigating these and to date we can advise as follows –

- 36C Oxford Gardens is “Rolfe’s Nursery” and not a TMO property
- Nursery Lane on 17th June – Manager confirms that a contractor completing some work on a fire door and had then tested the fire alarm at the conclusion of his work but had failed to notify the remote monitoring station and therefore the LFB had been alerted.
- Nursery Lane on 29th June – resident had overheated his food & resultant steam had activated the fire alarm.

Dan was away ill currently and so no lift trap-in stats had been provided. Janice advised that in recent weeks she had received no notifications for LFB attendance at lift trap-ins and so she wondered if the notification procedure may have broken down. She will query with Dan on his return.

5. Enforcement Action / Deficiency Notices & Correspondence with LFB

5.1 Lancaster West – Hurstway, Barandon & Testerton – dry riser signage

Janice advised that one of Dan’s operational crews, whilst carrying out a routine familiarisation visit to these blocks, had expressed concern about the lack of information on the locations of the dry riser inlets and outlets and had requested we provide a plan to assist. Janice confirmed that the TMO had produced a draft plan of the ground and first floor levels of these blocks with the locations of the dry risers clearly highlighted and had sought approval from Dan and his colleagues. Laminated copies of these had now been placed inside every riser cabinet on these floors. Janice showed the group a copy of these plans.

5.2 Longlands Court / Good Fairy Development

Janice thanked Suhail and Dan for attending the recent meeting on site with the Residents Association Representatives and her colleagues, David Gibson and Celia Caliskan. Suhail confirmed that the LFB had no concerns about the proposed changes to the vehicle access for the duration of the works to the adjacent property. He confirmed that they appeared to meet the requirements of the LFB’s internal guidance note (GN29) which is based upon the Building Regulations. Janice advised that, even though Dan & Suhail had confirmed compliance at the on-site meeting, one of the Reps was reluctant to accept this and so it would be very helpful if Suhail could provide a written confirmation that LFB are satisfied. Suhail agreed to provide an e-mail to confirm. **ACTION: Suhail**

6. Grenfell Tower – update

Claire confirmed that the Principal Contractors, Rydons, are now on site. She advised that all of the watches from North Kensington Fire Station have attended site and familiarised themselves with the altered layout (main entrance has now been relocated to walkway level however, the dry riser is still accessed at street level).

Rydons are very grateful for the proactive approach the local crews have shown and welcome an ongoing close relationship with them.

The dry riser is to be relocated to outside the building. Dan has been advised and requested that the LFB be in attendance during this work.

Claire also advised that the ventilation / extraction system in the communal lobbies is to be upgraded / refurbished as part of the project. This work is being prioritised and plans are currently being finalised. Suhail requested a timescale and Claire advised that we were hoping this would be completed by Christmas. Claire highlighted that whilst works were being undertaken the system would not be working at full capacity. This had been brought to Carl Stokes's attention and he will be working closely with Rydons to undertake a review of the FRA early next week. In order to reduce the fire safety risks whilst the works are being undertaken the contractor has given a commitment that no hot works will be undertaken, care will be taken to control dust, operatives will be made aware of any interim measures and their work will be closely monitored.

Claire advised that Rydons had been liaising with Dan to agree arrangements for LFB emergency vehicle access to the Tower as, in order to facilitate their works, they are having to make use of the area of roadway to the side of the tower. However, they are hopeful that a compromise can be reached whereby the area is kept as clear as possible and access to it is via an FB padlock and temporary fencing which can be easily moved back. Rydons have been asked to obtain a written agreement with the LFB and provide a copy to Carl for inclusion in the FRA.

Janice advised that one resident is very critical of the project and produces a blog to convey his views. He has been in contact with Ben Dewis and has implied that Ben is unhappy with existing fire safety at the block. TMO are anxious to refute this view and so it is likely that we will submit the reviewed FRA to Ben and cc Rebecca and seek a written response so that this can be conveyed to this resident.

7. Asset & Regeneration Projects

Claire advised of the other areas of work that her team were involved in. Specifically, these included -

- two large cyclical decoration projects (to make properties wind and water tight) – one in the north of the borough and one in the south
- Some roofing contracts
- Proposed window replacement at Swinbrook Estate
- Kitchen and bathroom replacement programme (includes installation of smoke alarms)
- Electrical inspections, rewiring & associated installation of smoke alarms
- Hidden homes project – identifying existing unused areas of estates and converting into flats

8. FRA issues

Janice provided an update on the position on non-compliant leaseholder doors. Currently 3 of the original 107 doors remain on our list. However, one of these has just been replaced by the lessee and Carl is arranging to assess to confirm compliance. Work continues with the other 2 lessees.

Janice advised that she had contacted (at the request of RBKC's Chief Housing Officer) with regard to a leaseholder with a non-compliant door who had consistently refused to engage with us despite our many repeated attempts. We were hopeful that in this extreme case, we could seek LFB assistance with enforcement. Rebecca had contacted the LFB Policy team and agreed to come back. Janice advised that she was still anxious to know what, if any, assistance would be forthcoming in this type of situation. **ACTION: Suhail agree to raise with Rebecca**

9. LFB familiarisation / fire safety exercises

Standing Agenda item – not discussed as Dan was absent.

10. Any Other Business

10.1 Suhail asked about the Golborne Youth Development Centre and Claire agreed to forward contact details for the users. **ACTION: Claire**

10.2 Suhail advised that he would be carrying out a post fire audit at an address at Blantyre Tower and requested a copy of the FRA. Janice was not aware of this fire and asked for details – small fire in utility room. **ACTION: Janice**

10.3 Janice extended the TMO's appreciation in relation to prompt LFB assistance with making safe a property at Holland Road where masonry had fallen off the parapet.

10.2 Janice also confirmed that the LFB had attended an estate to assist us with dealing with a leaking hydrant.

11. Date of next meeting

Suggested date of Thursday 13th November 2014 at 9.30am at TMO offices at Network Hub.

Distribution:

Those Attending

Dan Hallissey

Michael Lyons