

Date: 15/08/2013 12:11:15

From: Janice Wray

To: Joanne Burke

CC:

Subject: FW: INFORMATION REF: FIRE SAFETY AT GRENFELL TOWER

Attachments: [Carl Stokes. Fire door information for leaseholders Oct 2012.FINAL.PDF](#) [Fire Door letter to all lessees \(ltr1- non high risk\) Oct 12.FINAL sent out.unnamed.doc](#) [image001.jpg](#)

From: Janice Wray

Sent: 15 August 2013 09:50

To: Peter Maddison

Subject: FW: INFORMATION REF: FIRE SAFETY AT GRENFELL TOWER

Peter

Further to our previous exchange of e-mail here is the correspondence to Mr Awodero confirming the current position on leaseholders flat entrance doors at Grenfell Tower .


Please advise if you require anything further from me

Janice

Janice Wray


TMO Health, Safety & Facilities Manager

t: [REDACTED]

 cid:image003.jpg@01CA3AE4.31B7BD00

w: www.kctmo.org.uk

a: : The Network Hub, 300 Kensal Road, W10 5BE

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From: Paul Dunkerton

Sent: 13 February 2013 09:35

To: 'Grenfell Tower Leaseholder's Association'

Cc: Daniel Wood; (T) Complaints; Siobhan Rumble; Janice Wray

Subject: RE: INFORMATION REF: FIRE SAFETY AT GRENFELL TOWER

Good Morning Mr Tunde Awoderu and Grenfell Tower Leaseholder's Association.

I have attached a copy of the letter that was sent out from the Home Ownership Team to all leaseholders in Oct 2012 at the request of RBKC. (we apologise if you never received a copy)

This was followed up by a further letter from our Health and Safety team but only to a small number of leaseholders whose doors were identified by our fire risk assessor as potentially non-compliant during his assessments.

We have recently had a Fire Risk Assessment for Grenfell Tower reviewed (November 2012) and the assessor advises that none of the properties at Grenfell Tower are highlighted as having "potentially non-compliant" entrance doors and so no leaseholder at this block received the second letter.

The are still some tenanted doors which require replacing as part of our initial scheme but due to access difficulties these have been delayed.

It seems therefore that the doors currently installed provide sufficient fire resistance. However, any door which is replaced would be required to meet the current fire safety standards and these are laid out in the attached leaflet that we have provided to leaseholders who have sought more detailed information.

Thank you

Regards

Paul Dunkerton, Project Manager, Assets & Regeneration Department

 cid:image003.jpg@01CA3AE4.31B7BD00

w: www.kctmo.org.uk

a: Network Hub, First Floor 300 Kensal Road, W10 5BE

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From: Grenfell Tower Leaseholder's Association [<mailto:grenfellleaseholdersassociation@hotmail.co.uk>]

Sent: 11 February 2013 10:13

To: (T) Complaints; Paul Dunkerton; Siobhan Rumble

Cc: laura.johnson@rbkc.gov.uk; Robert Black; Daniel Wood; Judith Blakeman; [REDACTED]

Subject: RE: INFORMATION REF: FIRE SAFETY AT GRENFELL TOWER

Dear Mr Paul Dunkerton,

Thank you for your letter dated 30th January 2013 in relation to fire safety at Grenfell Tower.

As you mentioned in your letter, we quote:

“In relation to your email you stated that neither you, nor other leaseholders within Grenfell Tower received our letter informing leaseholders about fire safety requirements in relation to flat entrance doors within enclosed blocks”.

Please confirm whether we need to change our current doors under the current “Fire safety in purpose-built blocks of flats” & under fire safety regulation.

“We attach copy of our letter for you and will redistribute to Grenfell Tower leaseholders”.

This is to confirm we have not received any attachment with your email (T) Complaints dated 31st January 2013 or by post as of today. We shall be very grateful if you could resend via email, the copy of the letter and redistribute to individual leaseholders without further delay

Yours sincerely,

Mr Tunde Awoderu

Vice chairman

Grenfell Tower Leaseholder's Association

From: TComplaints@kctmo.org.uk
To: grenfellleaseholdersassociation@hotmail.co.uk
CC: pdunkerton@kctmo.org.uk; srumble@kctmo.org.uk
Date: Thu, 31 Jan 2013 17:02:36 +0000
Subject: FW: INFORMATION REF: FIRE SAFETY AT GRENFELL TOWER

Dear Mr Awoderu

Please see attached letter from Paul Dunkerton, Project Manager, Assets & Regeneration Department.

Kind regards

Ms Dulce De Oliveira Watts
Complaints Team

t: [REDACTED]

 cid:image003.jpg@01CA3AE4.31B7BD00

w: www.kctmo.org.uk
a: Network Hub, 292A Kensal Road, London W10 5BE

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From: Paul Dunkerton
Sent: 30 January 2013 11:09
To: 'Grenfell Tower Leaseholder's Association'; Daniel Wood
Cc: Siobhan Rumble; Mark Anderson; Robert Black; laura.johnson@rbkc.gov.uk; maria.memoli@localgovernance.co.uk; cllr.coleridge@rbkc.gov.uk; [REDACTED] Judith Blakeman; [REDACTED]; Merrick Cockell; Sacha Jevans; (T) Complaints
Subject: RE: INFORMATION REF: FIRE SAFETY AT GRENFELL TOWER

Good Morning Tunde Awoderu and Grenfell Tower Leaseholder's Association.

We confirm acknowledgement of your email and will provide our response inline with our enquiry procedures.

Thank you.

Regards
Paul Dunkerton, Project Manager, Assets & Regeneration Department

 cid:image003.jpg@01CA3AE4.31B7BD00

w: www.kctmo.org.uk

a: Network Hub, First Floor 300 Kensal Road, W10 5BE

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From: Grenfell Tower Leaseholder's Association [<mailto:grenfellleaseholdersassociation@hotmail.co.uk>]

Sent: 24 January 2013 10:35

To: Daniel Wood

Cc: Siobhan Rumble; Mark Anderson; Robert Black; laura.johnson@rbkc.gov.uk; maria.memoli@localgovernance.co.uk; cllr.coleridge@rbkc.gov.uk; [REDACTED] Judith Blakeman; [REDACTED] Merrick Cockell; Sacha Jevans; Paul Dunkerton

Subject: INFORMATION REF: FIRE SAFETY AT GRENFELL TOWER

Dear Mr Wood,

This is further to our letter dated 18th November 2012 and email dated 6th January 2013. We have requested you and Mr Paul Dunkerton to provide the following reports and information immediately. It has been over two months and we are yet to receive them.

Fire Brigade reports in relation to the incident dated 30th April 2010

Supervisor accident report

Minutes of the relevant health and safety committee meetings

Instruction or recommendations made to the KCTMO/EMB

All Reports, conclusion or recommendation following an enquiry or investigation into the accident

Any photographs relation in any way to the accident

CCTV footage of the accident

If these reports are not forthcoming we will assume that you are reluctant to provide us these information and we have to press further to obtain them.

Yours sincerely

Tunde Awoderu

Vice chairman

On behalf of

Grenfell Tower Leaseholder's Association

From: grenfellleaseholdersassociation@hotmail.co.uk

To: pdunkerton@kctmo.org.uk

CC: dwood@kctmo.org.uk; srumble@kctmo.org.uk; manderson@kctmo.org.uk; rblack@kctmo.org.uk; laura.johnson@rbkc.gov.uk; maria.memoli@localgovernance.co.uk; cllr.coleridge@rbkc.gov.uk; [REDACTED] cllr.blakeman@rbkc.gov.uk; [REDACTED] leader@rbkc.gov.uk; sjevens@kctmo.org.uk

Subject: RE: FIRE SAFETY AND LEASEHOLD FLAT ENTRANCE DOORS -VERY IMPORTANT

Date: Sun, 6 Jan 2013 21:23:15 +0000

Grenfell Tower Leaseholders' Association

c/o 185, Grenfell Tower, Grenfell Road, London W11 ITQ, Email: grenfellleaseholdersassociation@hotmail.co.uk

Dear Mr Dunkerton,

Thank you for your letter dated 14th December 2012 and the email from Mr Daniel Wood dated 19th December 2012.

In relation to your letter, we are confused as to whether the current doors are fit for the purpose. As you said, "It is the TMO's intention to ensure that all tenanted properties benefit from the new improved door

replacement programme and to assist leaseholders in ensuring their doors are compliant or whether they require replacement.”

You also mentioned in your letter that, “However, whilst this is being resolved RBKC and the TMO considered it important to highlight to all leaseholders the fire safety requirements in relation to flat entrance doors within enclosed blocks and a letter was sent to all leaseholders to this effect.”

We have had regular GTLA meetings and let us inform you that we never received any such letter addressed to leaseholders either individually or collectively. Clearly, if the doors are not fit for purpose and our safety is at risk, we need to take action immediately.

With reference to the fire at Grenfell Tower which occurred on 30th April 2010, you state that you liaised closely with the Fire Brigade. As requested in our earlier letter, please could you provide the following reports?

Fire brigade reports in relation to the incident dated 30th April 2010

Supervisor accident report

Minutes of the relevant health and safety committee meetings

Instruction or recommendations made to the KCTMO/EMB

All reports, conclusion or recommendations following an enquiry or investigation into the accident

Any photographs relating in any way to the accident

CCTV footage of the accident

I shall be very grateful if you could provide the above information immediately.

Yours Sincerely,

Tunde Awoderu

The Vice Chairman

The Grenfell Tower Leaseholder's Association

From: dwood@kctmo.org.uk

To: grenfellleaseholdersassociation@hotmail.co.uk

Date: Wed, 19 Dec 2012 15:14:27 +0000

Subject: FW: FIRE SAFETY AND LEASEHOLD FLAT ENTRANCE DOORS -VERY IMPORTANT

Dear Mr Awoderu,

Further to your email of 18th November, please accept my sincere apologies for the delay of our response.

The points that you raised have been addressed by our Health and Safety Manager and our Asset & Regeneration department and their response is attached.

I trust this is of assistance and please just let me know if there is anything else I can help with.

Kind regards,

Daniel Wood

Assistant Director, Home Ownership

t: [REDACTED] m: [REDACTED]

 cid:image003.jpg@01CA3AE4.31B7BD00

w: www.kctmo.org.uk

a: 292a Kensal Road, London, W10 5BE

From: Grenfell Tower Leaseholder's Association [<mailto:grenfellleaseholdersassociation@hotmail.co.uk>]

TMO10026817/5
TMO10026817_0000

Sent: 18 November 2012 20:12

To: home ownership; Siobhan Rumble; Daniel Wood

Cc: laura.johnson@rbkc.gov.uk; [REDACTED] Merrick Cockell; Judith Blakeman;
[REDACTED] Robert Black; Mark Anderson; Paul Dunkerton; Sacha Jevans

Subject: FIRE SAFETY AND LEASEHOLD FLAT ENTRANCE DOORS -VERY IMPORTANT

Grenfell Tower Leaseholders' Association

c/o 185, Grenfell Tower, Grenfell Road, London W11 1TQ, Email: grenfellleaseholdersassociation@hotmail.co.uk

David Ward

The Home Ownership Manager

& Ms Siobhan Rumble

The Area Manager of Lancaster West Estate

Kensington and Chelsea Tenant Management Organisation

292a Kensal Road

London

W10 5BE

14th November 2012,

Email/by post/hand delivered

Cc: Denial Wood, Mark Anderson, Paul Dunkerton,

Ms Laura Johnson, Councillor Tim Coleridge

Dear Mr Ward,

We are writing as the Grenfell Tower Leaseholders Association, in relation to your letter dated 7th March 2011 in reference to flat/unit door entry replacement programme 2011-2012. This letter was circulated and sent to the tenants of Grenfell Tower but not to the leaseholders of Grenfell Tower.

You mentioned in your letter, "following our recent Fire Risk Assessment Surveys it has been identified that your door requires upgrading to meet current standards". Surely if replacement is required for doors to meet certain health and safety and fire regulation standards, then this applies to all the doors of Grenfell Tower. There was no difference between the doors of tenants and leaseholders. Thus it would have been quite logical to request that leaseholders were a part of the communal upgrading. The leaseholders of Grenfell Tower are not immune from fire risk. We find this matter, inhuman on your behalf in relation to your lack of communication to leaseholders.

On 11th October 2012, individual leaseholder's received a letter ref: Fire safety and leasehold flat entrance door following a fire Risk Assessment which has been carried out in your block. The Grenfell Tower Leaseholders Association would like to know which fire risk assessment you are referring to. If you are referring to your letter dated 7th March 2011 it's apparent that KCTMO has excluded us from this flat/unit door entry replacement programme 2011-12.

Some leaseholders have been residents of Grenfell Tower since it was built. But we have never had any health and safety training or drills in case of an emergency. Despite this, all of a sudden in your letter you write, "You will appreciate that compliance with fire regulations in blocks of flats is an important issue as it affects safety and wellbeing not only of you and your family but all the residents in the entire block, as well as visitors and workers. Flat entrance doors are of particular importance because they protect the means of escape from the building in an emergency situation. This is especially important within blocks where the communal lobbies and walkways are enclosed and as such they are required to meet standards laid down

by building Regulations and Fire Regulations”.

“You are therefore required to ensure that your flat entrance door meets the required fire safety standards and is fully compliant with fire safety regulations”.

We were not made aware, when all the tenants of Grenfell Tower were notified over 19 months ago, that our entrance doors were not fully compliant with fire safety regulation. This is absolutely stupendous. You have deliberately put, as you say, the safety and wellbeing of our lives and those of our family, as well as visitors and workers lives at risk, by informing us 19 months later. You are totally liable for not informing us over this period and the consequences could very well have been severe.

As you are aware, a fire broke out at Grenfell Tower on 30th April 2010. It is almost three years on and the leaseholders have never been instructed by the KCTMO as our managing agent, that the entrance doors are not fit for the purpose. Why did the KCTMO choose not to include leaseholders when they replaced all others entrance doors in the building? This begs the question, when the fire broke out on 30th April 2010, was the health and safety equipment including the fire exit door in working condition and fit for the purpose.

We have been regularly paying through service charges for the maintenance and good working condition of potentially life saving equipment. Please confirm that this was the case.

The Grenfell Tower Leaseholder’s Association would like to have copies of the following reports in relation to the fire on 30th April 2010.

Supervisor accident Report.

Safety representative’s accident report.

Minutes of the relevant Health and safety committee meetings

Instructions or recommendations made to the KCTMO/EMB

All reports, conclusions or recommendations following an enquiry or investigation into the accident.

The KCTMO dropped a Grenfell Tower Residents consultation survey dated 28th February 2012 regarding the regeneration project for Grenfell Tower. We quote “In recognition of the investment requirements of the Lancaster west Estate, RBKC has taken the decision to provide £6.9m of funding for the regeneration of Grenfell Tower and its immediate surroundings”. We know that now it’s £6m not £6.9m. Why was the £0.9m allocated elsewhere when Grenfell Tower and its immediate surroundings are in dire need of improvement? Why was full funding not protected by our appointed managing agent The KCTMO? The landscape of Lancaster Green will never be the same again and the construction of the academy is under way. We the residents of Grenfell Tower expected the KCTMO/EMB to protect the funding for the Grenfell Tower not reduce it. We are in dire need to bring it in line with rest of the project. In the survey, dated 28th February 2012 the following question was asked:

Q2 If the money were available what would you like us to spend it on?

Examples:

Improved insulation to the low rise blocks

Individual heating/hot water systems

Improving the estate open spaces

New Windows

Improved security

Improvements to the internal streets

Improved lighting

Improvements to the garages and parking

But there was no mention of the following ominous needs for improvement within the allocated funding affected by the health and safety fire regulations.

Fire exit doors

Unsafe building

Smoke vent and smoke alarms

Internal decoration and repairs

We, the Grenfell Tower Leaseholder’s Association, have been working tirelessly with the RBKC and KCTMO

for the past three years. Our contribution was acknowledged by the Director of Regeneration Project Mr Mark Anderson and he displayed his willingness to work closely with us.

We were by your assertion that “We bring to your attention that legal proceedings will be taken against your flat entrance door does not meet the standards described above.” It is not our intention to disobey the guide lines of fire safety regulation and put other people’s lives at risk and above all our own lives. It is wholly unwarranted to make such a warning when you have left a 19 month gap to inform us. In actual fact, the TMO have endangered people’s lives. The TMO have not fulfilled their duty in informing us of such a significant safety hazard at an appropriate time, and this is quite frankly shameful.

Additionally, we would like to know why the KCTMO failed to upgrade the communal entrance door under the entry replacement programme.

We shall be very grateful if you could clarify the above raised issues and concerns immediately.

Yours Sincerely

On behalf of GTLA

Tunde Awoderu

The Vice Chairman

The Grenfell Tower Leaseholder’s Association

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