

Bi-monthly meeting – LFB Fire Safety & KCTMO H&S
20th October 2015 at 10am at Network Hub, Kensal Road.

Present:

LFB – Dan Hallissey – LFB Station Manager – Kensington & North Kensington

KCTMO – Claire Williams – Project Manager

KCTMO – Janice Wray – Health, Safety & Facilities Manager

Notes of meeting

1. Attendance & apologies for absence

Rebecca Burton had advised of an emergency and sent apologies.

Suhail had now taken up a different role and would no longer be attending the group.

Dan will be retiring from the LFB on the 3rd December and so this would be his last meeting. Janice thanked him for all his assistance and support and wished him well.

Dan advised that his successor would be Nick Davies and he would be attending future meetings.

2. Matters Arising from previous minutes

- Janice thanked Dan's team for attending 70 Tavistock Road sheltered scheme, briefing the residents in fire safety and carrying out a substantial number of Home Fire Safety Visits.
- Strike Action – Dan confirmed that the position is as outlined at the last meeting. (Dispute ongoing, however, strike action had been suspended currently whilst a legal challenge was being progressed.)
- Energy Act – the requirement for private landlords to fit smoke alarms and in some circumstance Carbon Monoxide alarms came into force on the 1st October. Dan advised that the LFB website had been updated to reflect these new requirements.
- Information Plates on high-rise buildings – Further to the discussion at the previous meeting Dan reiterated that he believes this is for operational crews to discuss with landlords and either agree a wording for landlord to display or put the wording onto the LFB system. However, currently this is optional for landlords. Dan advised that his personal preference is to put the wording onto the LFB system so that it is available to all crews. Janice confirmed that our only complex building is Trellick Tower and this has a Premises Information Box with 2 sets of building plans available. (Additionally, the sheltered schemes have "Fire Document" boxes with details of the residents physical ability to self-evacuate and the location of any specific risks such as oxygen cylinders.)

3. Fires in KCTMO Properties

Janice advised that she was aware of two fires (no injuries) in KCTMO stock since the previous meeting –

- 20th September – 52 Manchester Drive. This is believed to have been caused by the resident's faulty appliance. Hard-wired smoke alarm activated alerting the resident and enabling her to leave the premises at an early stage closing the flat door and then notifying the LFB. Unfortunately, it seems that the resident has hoarding tendencies and so the fire was able to get hold of a number of items in the lounge causing significant damage. The resident has now been allocated a temporary flat whilst works to address the fire damage are specified and progressed. Further, now that the Neighbourhood Officer is aware of the hoarding tendencies we can request the Tenancy Support Officer to help to control this.
- 29th September – 23 Balfour House. This was caused by candles. The fire crew who attended noted that the battery had been removed from the smoke alarm in the hallway and that four of the rooms had locks and were let to four separate unconnected individuals. Therefore, it seems that this was effectively a house in multiple occupation. This is a leasehold property and it has now been referred to RBKC Legal Services

4. AFD False Alarms & Lift Shut-ins

Janice circulated the statistics that Dan had provided on LFB attendance at lift shut-ins. In this period the LFB had attended 6 shut-ins at 5 separate TMO lifts (2 visits to Treverton Tower). The attendance at Worlds End Estate requires further TMO investigation as the people shut in the lift had advised that the lift “fell several feet” which is obviously potentially serious. However, Dan commented that it was surprising that on release from the lift car they did not require any medical attention – after a shock of this nature medical help would usually be required.

Rebecca provided a breakdown of false fire alarm activations at our sheltered blocks and these have now been circulated to the Sheltered Officers for further investigation. (There had been 3 false alarms at Whitchurch, 3 at 70 Tavistock and 1 at Nursery Lane.)

5. Enforcement Action / Deficiency Notices & Correspondence with LFB

Janice advised that she had accompanied Julie-Anne Steppings on her audit of two TMO blocks – one at Clarendon Walk on Lancaster West Estate and one at Adair Tower - and Julie had subsequently carried out a third audit at Balfour House. Julie had advised that she would be issuing a Broadly Compliant letter for Clarendon and a Deficiency Notice in relation to Adair Tower. No feedback had yet been received on Balfour House.

6. Lessee flat doors

Janice advised that the TMO had recently taken the decision to fund the installation of compliant replacement flat doors at the remaining two flats and RBKC Legal Services are

working on an agreement whereby the future maintenance of these doors remains the lessees' responsibility.

7. Risk Assessments

Janice advised that Rebecca had requested this item on the agenda, however in her absence it would be deferred until the next meeting.

8. Grenfell Tower – floor numbering

Claire briefed the group on the issue of floor numbering at Grenfell Tower. Specifically, to take account of the new residential floors it had been proposed that we renumber the floors in sequence - ground, first, second etc. The flat numbers and postcodes etc. will be unaffected. It would merely mean that those living on the floor currently referred to as "20" would in future be living on floor "23". However, we are keen to get the LFB's view on this. Dan advised that, from the perspective of the LFB's operational crews, the overriding issue is to ensure that there is signage at ground floor where the LFB enter the block which clearly highlights which flat numbers are located on which floor levels. He also recommended that signs be placed at each lift lobby to clarify which level this is and what flat numbers are located on that specific floor. Providing signage is adequately addressed the LFB should be able to accommodate whichever floor numbering sequence is adopted. However, on reflection, if crews from outside the local area are required to respond to an emergency at this block it is likely that the more obvious and straightforward floor numbering sequence (ground, 1st, 2nd...) would facilitate the most speedy and effective response.

9. Stable Way

No issues currently.

As discussed previously Rob North from White Watch at North Kensington is the unofficial liaison with the residents on this site. Dan advised that Rob is likely to be retiring in 18 months time and so he will request that Rob introduce a colleague to the residents and get them to shadow him in advance of his retirement.

10. LFB fire safety familiarisation exercises across the stock

The 6-pump exercise planned for Trellick Tower on 4th September had gone well and a request for a smaller scale exercise at Trellick clubroom on the 22nd October had subsequently been received. Janice advised that, unfortunately, on this occasion the TMO would not be able to facilitate an exercise as there is currently pest control and refurbishment work ongoing in this clubroom and the area at the rear of the block is being resurfaced.

11. Any Other Business

Edenham Way (blocks 15-50 and 51-80)

Janice would e-mail Dan with her request for their view on access arrangements at the block.

Consumer Units – new requirements

Claire advised that new requirements that consumer units now have metal casings are now being implemented in our major works projects.

Date of next meeting

Suggested that we meet in early January 2016 – suggested date of Tuesday 5th January at 10am in Network Hub. Janice will send out invitations

Distribution:

Those Attending

Rebecca Burton