

SUMMARY OF FIRE SAFETY MEETING HELD ON 8TH JULY 2019

Suket Patel, Contract Manager for Fire Safety Work, Camden Council, said the Fire Risk Assessment (FRA) carried out on properties on the Estate has drawn up the following list of work:

• **Replacement of flat front doors**

All doors to be assessed by a professional fire safety officer to ensure they meet regulation standard FD30 - that is a door that will prevent the spread of smoke and fire for 30 minutes.

Camden Council will upgrade or replace leaseholders' flat entrance doors to the FD30 standard free of charge.

Fanlights above doors to be replaced where necessary.

Door closers to be fitted; easily adjustable and should close noiselessly.

Everything to be done sympathetically to the period and heritage value of the buildings.

• **Replacement of communal doors**

Many of these replaced during the recent refurbishment and should be FD30 standard. However, some old communal doors remain, especially on Langbourne.

• **Fire Stopping work to all communal areas**

Ensuring there are no holes between communal areas and flats, often caused by electrical cabling or plumbing. The fire stopping work should not be visible, plastering and painting to be made good. May involve sealing some cupboards.

• **Installation of fire safety signage**

Holly Lodge flats were built before building regulations insisted flats be compartmentalised. Not possible retrospectively to achieve this. Therefore, in the event of fire, evacuation is necessary, raising the question of allowing two means of escape - communal front door or onto the roof.

Suket said he could not comment as this was being investigated by Camden Fire Safety Officers Dominic Johnson and Gavin Haynes. However, he recognised the strength of feeling at the meeting that doors to the roof should not be locked and that gantries and escape routes on the roofs should be made safe. He undertook to convey this to the Fire Safety Officers.

• **Emergency Lighting and other associated electrical upgrades**

Installation of smoke detectors in communal areas and within flats

Electrical systems to be tested to ensure they are able to service the hard-wired emergency lighting, smoke and fire alarms. In the event of failure of the mains system, there is battery operated back-up for four hours.

There will be a testing regime under a new maintenance contract.

There will be the minimum of trunking within flats with one multi-sensor unit by the front door operating detectors in other rooms - smoke alarms in living and bed-rooms, a fire detector in kitchens and a carbon monoxide alarm by gas appliances.

Questions from the floor

Suket assured residents that **pink plasterboard** used in the recent refurbishment would increase fire resistance as all such board is fire rated.

Leaseholders were concerned about the **financial implications** of fire safety upgrading. Suket said this would become clearer at the more formal consultation in the autumn but he would endeavour to see that costs were offset against the fire safety costs already incurred in the refurbishment, such as door upgrades and communal battery operated alarms.

Camden has said there are grants available to leaseholders for fire safety works.

As **tenders were already out** for this work, residents queried why they had not been issued a Section 20 notice. Suket said he would investigate.

The current timeline is: leaseholder consultation in September, start date for work November, completion by March, April 2020.