

FINAL DRAFT

MINUTES OF THE HLRA MEETING ON 8TH JULY 2019

Present: Grace (Chair), Alison, Danny, Hertha, Josh, Judith, Kim, Yvonne.

Officer Present: Suket Patel (Contract Manager Fire Safety)

Residents Present: C. Steenman-Clark, David Fermer, C. Redgrave, Laticia Origen, S.A. Ennis, Jan Anderson, Karen Berges, Stephania Falco, H.K. Smith, S. Parvin, John Whittard, Brendon Gleeson, Ann Cowan, Jonathan Barnbrook, Hyvel Davies, Sue Step.

Apologies: Jane, Lana, Saira, Shannon.

1. Fire safety

Grace introduced Suket Patel, Contract Manager for Fire Safety Work, Camden Council. She pointed out that this is an initial pre-consultation meeting before more formal Leaseholder consultation takes place later in the year.

Suket Patel gave an overview of the situation, as in the letter sent to all residents by him on 27/06/2019. The Fire Risk Assessment (FRA) carried out on properties on the Estate has drawn up a list of work consisting of:

- Replacement of flat front entrance doors
- Replacement of communal doors
- Fire stopping work to all communal areas
- Installation of fire safety signage
- Emergency Lighting and any associated electrical upgrades
- Installation of smoke detection in communal areas and within individual flats.

Replacement of flat front doors

Residents pointed out that many front doors, especially to Council tenant properties, had been replaced in the recent refurbishment of communal areas and that many Leaseholders' doors had been upgraded. Suket said that all the doors will be assessed by a professional fire safety officer to ensure they meet regulation standard FD30 - that is a fire door that will prevent the spread of smoke and fire for 30 minutes and thus protect the means of escape for this time.

He is trying to get information on the door upgrades from Roger Vessey, Project Manager for the Refurbishment.

Fanlights above doors will probably need replacing. Everything will be done sympathetically to the period and heritage value of the buildings.

Door closers will need to be fitted; these are easily adjustable these days and should close noiselessly.

He said that Camden Council has taken the decision to upgrade or replace leaseholders' flat entrance doors to the FD30 standard free of charge.

Replacement of communal doors

Again, many of these were replaced during the recent refurbishment and should be FD30 standard. However, some old communal doors remain, especially on Langbourne which may not be up to standard.

Fire Stopping work to all communal areas

This involves 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 will be made good. It may involve sealing some cupboards.

Installation of fire safety signage and concern about roof fire exits

The Holly Lodge flats were built before building regulations insisted that all flats should be compartmentalised. It is not possible retrospectively to achieve compartmentalisation. Therefore,

the London Fire Brigade policy of recommending staying put in your flat to be rescued does not apply and evacuation is necessary.

This raises the vexed question of allowing two means of escape - communal front door or onto the roof. Suket said this was not part of his remit and he could not comment on this as it 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 any other associated electrical upgrades

Installation of smoke detectors in communal areas and within flats

Emergency lighting and Electrical systems will 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 that gives four hours emergency lighting and alarms. 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 which operates by wi-fi to 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 took questions from residents. Some were concerned about the refurbishment of communal areas prior to that managed by Roger Vessey as **plaster board** had been put over walls. Suket assured residents that this would increase fire resistance as all such pink board is fire rated. He also reckoned that walls between flats would be fire resistant even though constructed nearly 100 years ago.

Several residents expressed concern again about the possibility that the **fire exits to the roofs** could be locked by the Council.

Leaseholders were concerned about the **financial implications** of fire safety upgrading. Suket said this would become clearer at the more formal consultation to take place 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.

Grace said she had made enquiries about costs and Camden had said there were grants possibly available to leaseholders for fire safety works.

The current timeline is: leaseholder consultation in September, start date for work November, completion by March, April 2020. Suket assured the meeting this work would not be undertaken at the same time as Heating and Hot Water upgrades. Once the contractors have been appointed, residents will be invited to a consultation with the contractors before the work starts.

Any **damage caused** by Camden or Camden's contractors to residents' flats will be made good at no cost to residents. All work will come with guarantees.

As **tenders were already out** for this work, residents queried why they had not been formally informed as these are major works. Suket said he would investigate.

Grace thanked Suket for attending and for his information on behalf of the Committee and residents. The open meeting ended.

2. Committee Meeting

The Minutes of the meeting of 10th June were approved.

3. Matters Arising

Bins and Recycling

Veolia have delivered new bins but halved the number of general waste bins in the area by the Sheltered Housing.

ACTION: Yvonne will write to Chris Slater to ask for more general waste bins.

Street Party

The Street Party on 6th July was a great success. However, in future it was felt that the Committee could do more to welcome people and ensure circulation as the main purpose of the event is to promote neighbourliness.

ACTION: Roger to send email thanking Stuart for making the Pimms and manning the bar all day.

AOB**CCTV**

HLE is planning a new upgraded CCTV system for the top of Hillway to deter and fine cars from outside the estate using the area at night for anti-social activities. There is to be an HLE meeting about this on Wednesday 17th July.

ACTION: Grace and Roger will attend.

Next Meeting: will take place on Monday 9th September unless an emergency meeting needs to be called in August.