

Hall and Braithwaite Towers Major Works Residents Meeting

3 June 2024

Attendees:

Janet Price, resident

Peter Magnavacca, resident

S Clayton, resident

R G Hutchins, resident

B Alimoradian, resident

Councillor Melvyn Caplan

Councillor Lorraine Dean

Diane Volpi WCC

Bill Horlock WCC Fire Risk Assessor

Colleen Thomas WCC

Dan Sams Axis.

Introductions

DV welcomed everyone to the meeting

Feedback on Pilot Doors

1. DV explained that the viewings of the pilot doors at Parsons House had now finished and only a few residents had attended. The doors had now been moved to Braithwaite Tower so the viewings were still open should anyone wish to take a look.
2. DV explained to those present the residents views on the Flat entrance doors supplied by Heron were not what they wanted due to them not having 2 separate locks.

Overview of the 2 different manufacturers to install doors and why Heron was chosen over Gerda.

3. DS Explained that the Heron doors shown came with a multi locking system and were a lot more secure than the Gerda doors at Parsons House. Other Ironmongery features were.
 - The doors are fitted with 2 Spyholes fitted at 1463mm and another at 1100mm
 - Range of different finishes that match i.e. Letterbox and Door Handles
4. DS went over the comparable costings showing that Gerda was slightly more expensive due to delivery charges for the doors.

Advantages of having one door manufacturer

5. CT explained that by having one contractor on site it is better so that they could multi task i.e. Not being able to get access into a property they could stay on site and get on with something else saving on costings.

Update on the Gateway 2 Process.

6. BH explained that since Grenfell all Boroughs were to carryout Fire safety programmes as part of legislation after the disaster!
7. CT informed the residents that WCC could not submit the application to building control until all parts of the project were confirmed and agreed by the residents.
8. BH explained that since Grenfell all Boroughs were to carryout Fire safety programmes as part of legislation after the disaster!
9. BH stated that it was the leaseholders, responsibility to make sure their flat entrance doors are changed to meet current legislation. Flat entrance doors are classed as part of means of escape and it is therefore leaseholders responsibility to get the door changed to 30 minute fire rating door.
10. A 30 minute fire door is usually 44mm thick so current doors that are only 30mm thick are unlikely to be 30 minutes fire resistant.
11. Leaseholders could opt in and be charged when the programme starts if their flat entrance door needed to be changed? However if the surveys showed that the fire rating of their existing door was adequate they would receive this in writing. It was also the leaseholders responsibility that smoke alarms are fitted inside the property to alert them of a fire in the communal area giving them adequate time for means of escape.

12. DS confirmed that all flat entrance doors are made smaller and then the frames will be built around it creating a snug fit only some residents said that the frames at the moment had gaps around them.

13. DS confirmed that the doors came with a component glass fitted above the door if they preferred this option, however it would be relatively small.

14. Residents asked if the surveys were still going to be carried out as they had not heard anything? Also was they being charged for previous surveys that were wrong? They wanted to see it in writing that there would be no charge to residents.

Review of Legislation relating to communal doors and the need of 120 minute fire protection.

On the 6th April 2024 all Tower blocks were classified high risk.

Cllr Caplan asked due to the changes in legislations are the Landlords obligated to contribute to the costings. Also would Parsons House need to be done again?

15. DS explained that if the residents were to choose glass in the communal areas instead of blocking them up, that the wooden frames supporting the glass would need to be so thick to support the glass that the glass would be so slim that it would not give out much light anyway?,

16. Residents asked if they could see a mock up of how it would look in the communal area before they made a decision of to go with the glass or panels?

17. DS said that small portable scaffolding towers would need to be put up in the stairwells while the current glass was being removed.

Actions

1. Were Store Cupboards that some of the flats have located outside would also need to be changed if they did not meet the current fire safety standards. We have contacted our leasehold colleagues and they are unable to confirm the current position however firm confirmation of whether the stores are demised to WCC or the leaseholder before the works start. (To be Confirmed Holding)
2. Residents would like to see a mock up of how the communal areas would look.
3. Heron Flat Entrance doors with multi locking functions agreed by Residents, but would like confirmation if they come with a door knocker.
4. Communal doors agreed by Residents

