

Hall and Braithwaite Towers Major Works Residents Meeting

6th February 2024

Attendees:

Janet Price, resident

Julia Aguilar, resident

Peter Magnavacca, resident

Zohra Lkaderi, resident

S Clayton, resident

R G Hutchins, resident

Councillor Melvyn Caplan

Councillor Lorraine Dean

Councillor Sara Hassan

Diane Volpi WCC

Bill Horlock WCC Fire Risk Assessor

Colleen Thomas WCC

Edith Brannigan WCC

Dan Sams Axis

Introductions

All major works meetings will be kept separate from Quarterly Residents Meetings!

Apologies from Angela Hansel

Flat Entrance Doors

1. **DS** explained to residents that **HERON** the door supplier have had issues with their production and therefore the pilot door is not ready. They are running at least 3-4 Weeks behind schedule and that once we have an update, we will contact resident to view it along with letterboxes, door knockers etc.
2. The Doors are fitted with 2 Spyholes fitted at 1463mm and another at 1100mm.

3. BH explained that since Grenfell all Boroughs were to carry out Fire safety programmes as part of legislation after the disaster!
4. 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 door.
5. 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.
6. Leaseholders could opt in and be charged when the programme starts? 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.
7. If the current flat entrance doors were to be tested this would involve being put into a frame and set alight to make sure they will hold the standard required.
8. DS confirmed that all flat entrance door frames will also be changed as residents stated that the current ones did not fit and gaps could be found on many of them!
9. DS confirmed that residents could have glass fitted above their door if they preferred this option.
10. Residents asked how were the surveys being carried out only nobody had knocked or made an appointment? How many flats have actually been checked to date? No doors have been surveyed they have only been visually inspected.
11. DS to update with latest figures of what surveys have been carried out for next meeting?
12. 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)**

Communal Stairwells Doors and Glass

1. Residents want the glass to remain in the stairwells to allow light to come in from Outside.

2. **DS** stated that the 120mm rating for the **glass** was not achievable and so the 60mm by the fire safety team was to be agreed however following the meeting **DS** reached out to further suppliers who have carried out a survey and confirmed they can achieve 120m (integrity and insulation) glazing within the staircase enclosures. This leaves us with two options, either block up the enclosures or replace with 120minute rated glazing.

Flat and Communal Doors

1. Under the Building Safety Act 2021, the landlord has a duty to assess all doors (communal and FED) within a block and ensure they are compliant with the latest standards.
2. **DV** handed out the surveys for both Flat and Communal Doors after looking at them in more detail there was some discrepancies about if the information was correct!
3. **BH** went to look at some of the communal doors and came back to agree that the surveys would have to be done again and he would be bringing this up at a meeting the following morning first thing!
4. The surveys seemed to suggest that the glass in the communal areas was already 60mm so would not need to be changed after all which would save lots of money. Further investigation is needed. We have been advised by the Fire Safety Manager that Fire Safety England Regulations 2022 made it a legal requirement from 23 January 2023 for responsible persons for all multi-occupied residential buildings in England with storeys over 11 metres in height to:
 - Undertake quarterly checks of all fire doors, including self closing devices in the common parts.
 - Undertake, on a best endeavour basis annual checks of all flat entrance doors including self closing devices that lead onto a building's common parts.
5. We have now heard from the suppliers Heron that the front entrance doors will be scheduled to arrive in the UK week commencing 11th March. Once they have arrived we will arrange a date for them to be set up and viewed in the Braithwaite meeting room.

Ventilation Systems in Bathrooms

1. **DS** Confirmed that 50% of the surveys were completed.
2. **DS** showed residents a new type of grill that could be used to cover any potential damage on the walls in residents bathrooms and confirmed that they can be cut to size and come in a range of colours should residents decorations need to be matched up.

3. DS stated that if residents were happy we could progress the programme and start working on a pilot flat with the possibility of progressing in tenanted units however we would need to check if this possible before the S20s have gone out?
4. DS can confirm that following our meeting, he had looked further into the new requirements for building control which are a result of the Building Safety Act 2022. Under the new regime, both towers are now classified as High Risk Buildings (HRB's) as they are above 18m & 7 storeys in height, and contain at least 2 domestic dwellings. Due to this fact, it is not possible to submit this scheme to the local building control. The scheme has to be submitted to the Health & safety Executive (HSE) who have been appointed by law as the Building Safety Regulator (BSR) for buildings over 18m and/or 7 storeys. Under the new requirements, we cannot submit an application until the whole scheme is fully designed. This will include the staircase enclosure screens as noted above in item 2 under communal stairwells doors and glass. We need a decision on which option to proceed with before we apply for permission. Under the new application route, it is extremely time consuming and costly to alter any part of the design after approval has been granted so we need approval on which option.

Updates

1. CT contacted the fire safety manager regarding the surveys distributed at the meeting. The fire safety Manager confirmed that these were only visual inspections and not door surveys and that there is a difference between the two. For replacements and upgrades, surveys will need to be carried out or a Fire Risk Assessment.
2. The inspections carried out by GLK were incorrect and should have stated that the communal doors were in fact FD30s and not FD60s as specified. Due to this oversight, WCC WILL NOT BE extending their contract after the initial month.
3. In regards to the regulation that enforces the requirement to have upgrade to the communal doors, we have been advised that this relates to, the fire safety (England) Regulations 2022 made it a legal requirement from 23rd January 2023 for responsible persons for all multi-occupied residential building in England with Storeys over 11 metres in height to:
 4. Undertake quarterly checks of all fire doors including self closing devices in the common parts.
 5. Undertake-on a best endeavour basis-annual checks of all flat entrance doors (including self-closing devices) that lead on to common parts.

Next Meeting

DV stated that she was not prepared to propose a new date for the next meeting until all information in the surveys was agreed and the Flat entrance doors were ready to be viewed.

