

Your Ref:

Our Ref:

London Borough of Camden
Attention: George Loureda,
Building Control,
5 Pancras Square
Kings Cross,
London
N1C 4AG



Friday 14 July 2017

RE: Fire Safety Works to be undertaken to Burnham House, Bray House, Dorney House, Taplow house and Blashford House forming Chalcots Estate,

Dear Sir,

Following my visits of this week to the above, buildings works are progressing to achieve Camden's requirements in respect of fire safety works to the above five blocks at the earliest opportunity.

I have personally been to all five blocks in my position of independent adjudicator to satisfy the Fire Brigade. This has been at various levels within all of the buildings. These inspections have been at the request of the main contractor where the largest extent of works has been undertaken on the various floors for them to get them back into a habitable condition. These works undertaken have been seen to meet the legislative requirements where appropriate and the Building Regulations where I have accepted them as complete. I have also signed the appropriate sheets for each block to state which floors are complete. Where floors have been inspected and there is work still to be undertaken, a snagging list is with the two main contractors, detailing works required to achieve compliance.

It was not necessary for a Building Regulation application to be made for the works being undertaken for the following:

- Fire proofing works around Automatic Opening Vents
- Ensuring that doors onto staircases fully closed, were fitted with self closing devices and were compliant with regard in having intumescent strips or smoke seals fitted.
- Ensuring fire signage was provided at appropriate areas within the blocks.
- Ensuring that certification has been provided in respect of fire stopping to floors, pipework and frames in respect of service ducts communal corridors and flat entrances.
- Identification of flat front doors that do not have the correct 30 minute fire resistance required.

Currently Burnham House has been completed ground to the 19th floor and the garage area at basement level has also been completed.

Bray House has the ground and up to the fifth floor complete and as with Burnham is being worked upon this week-end. I cannot comment currently as to how much is to be ready for Monday.

Taplow house has been inspected from the ground floor and up to the 13th floor. There are again works that need to be viewed on Monday following the snagging of today.

Blashford House was inspected today from the ground to the 18th floor and the snagging was limited to small items to be undertaken.

Inspections will be undertaken this week-end by a further independent person from Westminster City council and then during next week and the following Monday the 24th July.

Should there be any information not contained within this letter please let me know and I will respond as soon as possible.

Yours faithfully,

Mike Baker
Building Control Manager
Lambeth Building Control
Tel: 0207 926 1288
Fax: 0207 926 1155
mbaker@lambeth.gov.uk