

Wednesday 26 July 2017

## Update regarding fire safety works

Dear resident,

We have now completed the first round of fire safety works on the Chalcots Estate and have invited all residents to return home. Thank you for your patience during this period of disruption. Our contractors have worked around the clock to deliver the works outlined by the fire service but we couldn't have achieved this without your cooperation.

We wanted to take this opportunity to update you on the fire safety works that have taken place and outline next steps.

The urgent works identified by the London Fire Brigade related to fire containment issues inside your block. Whilst you were out of your home, contractors completed these works and experienced independent building control inspectors, including members of the Institution of Fire Engineering, signed them off.

The London Fire Brigade also visited the Chalcots Estate during this period and agreed they were satisfied with the standard of works undertaken, allowing your return home to begin.

However, this is not the end of works on the Chalcots Estate. Now that your home is safe for you to return, we will be continuing to collaborate with the fire service and expert fire engineers to identify further improvements that can be made to ensure the highest standard of fire safety.

We are also following government advice on external cladding and will be developing a programme of works that meets their recommendations.

### **You can find a detailed list of previous and planned works on the other side of this letter.**

While fire doors have all had door closers fitted (a requirement from the London Fire Brigade in order to get residents home) there are further safety upgrades that can be carried out to the door from the inside. If you have not yet made an appointment to have this work carried out, or if you find there is a problem with the works undertaken so far, you can contact **020 7974 4444 (option 7)** who can arrange for someone to meet with you to discuss the works and to ensure any snagging issues are dealt with.

We will also be carrying out a new Fire Risk Assessment in your block over the coming weeks and ensure anyone that wants to can review the report. While further works are undertaken and the Fire Risk Assessments completed our fire wardens will continue to patrol the estates. Many residents have told us they find this reassuring. We will also be reviewing the need for security staff at the Chalcots Estate.

We will continue to keep the information and FAQs on our website up to date, and we will be releasing a longer-term schedule of safety works shortly. Visit [camden.gov.uk/chalcotsestate](http://camden.gov.uk/chalcotsestate) to find out more or contact the Chalcots residents helpline on **020 7974 4444 (option 7)**.

Yours faithfully,

Mary McGowan  
Director of Housing Management

## Completed fire safety works

Following the London Fire Brigade's recommendation that we temporarily evacuate the Chalcots Estate we have completed the following fire safety works:

- The assessment of doors in the communal lobby areas and work completed to ensure that each of these doors is fitted with a self-closer.
- Improvement works to all stairwell entrance doors as required by the London Fire Brigade. We have upgraded these doors to include smoke strips to door edges and making sure doors fit properly. In the event of a fire, the smoke strips expand preventing smoke from entering your escape route. We have also fitted door closers and further smoke sealant to the windows.
- Upgrades to flat entrance doors. All doors have been fitted with door closers to front doors ensuring they meet the required fire resilience standard outlined by the London Fire Brigade and independent building control. We have also been making appointments with residents to carry out further improvements including the installation of smoke seals and fire rated letterboxes.
- Works to ensure compartmentation is maintained between floors, for example fire stopping where pipework or cables pass between communal areas and flats. All fire stopping works have been undertaken using fire rated materials and completed by registered contractors. These works help to prevent smoke from spreading beyond the floor where the fire started.
- The assessment of the basement and garage areas to make sure compartmentation and fire stopping is up to standard. This includes fitting stairwell doors with smoke strips, as well as improving fire stops between gas risers at the lowest level of your block.
- Assessment and repairs to ventilation grilles and checks to ensure Automatic Opening Vents are working properly. Automatic Opening Vents are present on each floor of your block, these vents automatically open when smoke escapes from a flat, setting off a sensor in a communal area of your floor. The open vents ensure smoke leaves the building helping to prevent escape routes filling with smoke.

## Planned fire safety works

Now that we have completed the first round of fire safety works we will be beginning a series of new works to further improve resident safety. Planned works include:

- The installation of fire blankets within all flats, these should be installed within two metres of your kitchen appliances.
- Portable Appliance Testing of white goods in all flats is underway on a block by block basis. This will be completed over the next few weeks.
- The installation of new front doors that provide up to 60 minutes of fire containment. These doors will be 'secure by design' and certified to PAS 24 standard, they will include a dual bolt Yale lock, three point deadlock and have been extensively tested to stand up to both fire and physical attack.
- Works to external cladding following government advice.

A full schedule of these works is in development and we will provide a further update with an outline of the expected timeframe for completion in each block as soon as possible.