

# **Fire Safety visit Pitman House, Tanners Hill (17.6.17)**

Dear Cllr McGeevor,

## **Pitman House**

I am writing in response to your email sent 17<sup>th</sup> June, following your on-site meeting at Pitman House with our Fire Safety Manager, Steve Kilden. Our response to your queries is as follows but should you need any further information then please contact.

## **Intumescent strips on doors**

We have already arranged a replacement for the door of flat 5 as it is a tenanted property, which was identified during the visit. We will be double checking all the doors in Pitman House they are all fire doors (either the new ones or previous ones) and carry out any necessary works.

## **Leaseholder doors**

We have carried out fire risk assessments in all blocks requiring them, which enables us to identify most doors that do not meet required standards, and this includes leaseholder doors. We have already made progress in getting leaseholders to replace their doors where necessary and will take enforcement action where necessary.

## **Metal grills**

We have a planned programme to remove security grills starting in August across Lewisham Homes' managed blocks, and prioritised in terms of highest risk first. Ahead of planning this programme, we carried out a pilot, and have used the learning from that to inform our approach, which will include a strong focus on communicating with residents and Councillors ahead of action taken and during the works. Pitman House is included in that programme. Our existing fire safety advice leaflets has a section relating the risk of security grills. This has been further reinforced by security grill advice being included in a fire safety fact sheet being sent to all residents within our tower blocks.

## **Storage and fire hazards**

We have a well-established process for identifying and removing obstructions and combustible materials from the means of escape and communal areas. We do remove items. We are double checking our processes currently to ensure they are working effectively, however, this is a continual process.

## **Smoke and fire alarms**

As you state there is an automatic system for smoke dispersal in case of fire in the communal hallway. This does not activate an audible alarm because it would be in direct conflict with the stay put policy recommended for this type of building by the Fire Authority. We will replace any defective detectors in tenanted properties that are reported to us.