

ALL RESIDENTS OF LEDBURY TOWER BLOCKS

4 July 2017

Dear Resident

We have today set up a dedicated part of the Southwark website where residents living in each of the four tower blocks on the Ledbury estate can find information and regular updates on the current investigations. The link is www.southwark.gov.uk/ledburytowers. We will be posting copies of the most recent fire risk assessments and all communications that have been sent to date on this link, as well as frequently updating it with new information.

We know that some people may not have access to the internet so we will still be hand delivering letters, with regular updates.

Because of the compartmentalisation issues, there is no longer a 'stay put' strategy applied to the tower blocks. This means that in the event of a fire, we are now working to a simultaneous evacuation strategy which means that in the event of a fire all residents should leave the building. The Fire Brigade have also asked us to put in place the following measures to ensure that residents are able to stay in their homes, pending the outcome of our investigations into the structure of the towers and the works required.

- Walking Wardens (one per two floors) have now been hired from a private company to walk the floors during twelve hour shifts (two shifts per day). The Tenants and Residents Association hall has been set up as a Control Centre and is staffed by council staff.
- Each block has one person designated to call 999 and to inform the Control Centre of any potential issues. This person has overall control of the wardens in the block. The instruction to the Wardens is that in the event of a fire anywhere in the block they are to alert the residents and assist them to leave the block. In an emergency, priority will be given to those on the floor of a fire and initially those on the floors above the fire.
- There is communication between all Wardens via radios and between the Control Centre and the Head Warden and between Head Wardens for each block.
- Work has been going on throughout the weekend and early this week to seal any gaps between flats. This is not a long-term solution and we await an inspection from Arup Engineering and subsequently their full report. The report findings will be shared with you as soon as we have it.
- We have made inspections to all fire doors to ensure they are thirty minutes fire resistant and have self closing devices. If there is any doubt regarding the validity of a 'notional' door it will be replaced.

- We have applied a 'zero tolerance' approach to all items in the common areas to include doormats and pot plants. Please do not leave any items in the common areas.
- All flats have an enhanced LD2 part 6 fire alarm system meaning we have coverage to all rooms in the flats except the bathrooms. All flats have been checked to ensure their fire alarm is in full working order.
- Initial inspections undertaken by a Senior Building Surveyor and our Senior Fire Surveyor indicate there are no potential breaches between the dwellings and the escape routes.
- This building has no cladded materials.
- We are also putting in place an interim fire alarm system covering the common areas linked into all flats.

The current situation is that Arup, a leading civil engineering firm, are continuing to carry out their investigations. On Monday they carried out internal inspections to 4 flats (3 occupied and 1 empty), and today they are inspecting the outside of the towers. We hope to have early indications of their findings this week and we will let you know as soon as we do. We will also arrange a meeting for all residents so that Arup can directly feedback their findings and the recommended solution and will let you know when that will be.

I hope that this information is helpful.



Gerri Scott

Strategic Director of Housing & Modernisation