

Scheme Update and Newsletter - July 2023

Proposed Fire Safety Remedial Works to 1-56 Morley Grove, Harlow CM20 1EA



Dear Residents,

We are writing to provide you with an update on the Fire Safety Remedial Works that are to be undertaken at 1-56 Morley Grove, Harlow.

Reason for Works

To establish the full extent of the work needed for the block, a full inspection and scoping exercise has been undertaken to compile a package of works as detailed above. These works relate to communal (external and internal) remedial works to assess risks identified in the latest Fire Risk Assessment of the block.

Who will be undertaking the work?

The project is currently out to tender, a full tender report and analysis will be carried out by our consultant Ridge and Partners LLP. A Contractor will then be appointed based on their recommendations and following our due diligent checks on the Contractor.

A start date will then be agreed with the appointed contractor, following full consultation in accordance with section 20 of the landlord and tenant act. Residents will be notified once this has been agreed. We are estimating the work to take approximately 16 weeks to complete.

Scope of Works

Please see list below outlining the works that are planned to be undertaken and additional items to facilitate these.

- **Fire stopping works within loft space and flats**

Following the recent fire risk assessment carried out by Fire Risk Assessors, it has been recommended for fire stopping and compartmentation works are carried out within the loft spaces and flats. The contractor shall access roof space and ceiling voids to carry out fire stopping works which include filling all penetrations with fire stopping materials, installation of smoke and fire curtain to loft space above party wall and fire stopping works within flats.

The fire stopping and compartmentation is subject to further intrusive and visual inspection within each individual flat and communal areas.

Firestopping is essential for containing fire and smoke, maintaining compartmentalisation, achieving compliance, and protecting escape routes. It significantly contributes to the overall fire safety and protection of buildings and their occupants.

- **Replacement of doors**

Doors that are not fire rated are to be replaced. All doors frame and any infill panels will be removed to receive new FD30s standard with intumescent strips and cold smoke seals. This is a requirement of the fire risk assessment, doors to confirm to BS EN476 testing criteria.

Doors to be replace include riser/cupboard doors, flat entrance doors, riser/cupboard doors and loft access hatches to stairwells. Residents shall have a choice of 3 standard front door colours (red, white, and blue). Replacement of doors is included where reliable dual burns test certification cannot be provided to verify the performance of the existing doors in case of fire.

Timber Doors

Some doors installed are timber doors. **Unless the Tenant/Leaseholder** can provide sufficient testing criteria for their installed door in accordance with BS 476 and evidence it was installed by a competent person, i.e., UKAS accredited contractor, the general advice of the Government, Fire Safety in purpose-built blocks of flats, is to “Upgrade or Replace the Front Entrance Doors to meet current standards.



- **Internal staircase walls and ceilings**

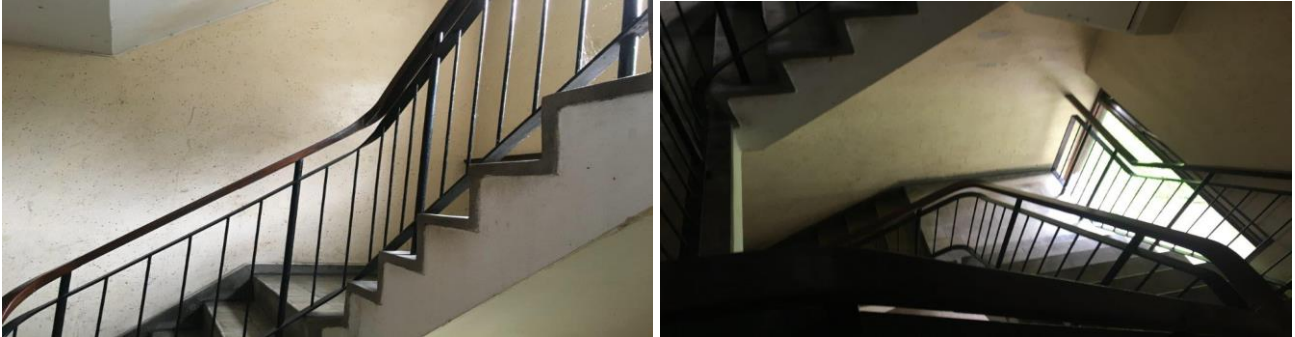
To ensure compliance with fire safety regulations, it is necessary to use Class 0 paint in specific areas such as escape routes, stairwells, and areas of high fire risk. Class 0 paint is designed to meet the fire performance requirements outlined in Building Regulations Part B, which focuses on fire safety in buildings. In addition to this the paint has debonded in various areas.

All existing surfaces will be stripped, prepared with the TORREX coating system, and finished with TOR Class 0 coating system to ceilings, walls, and slopping soffits.

The communal area will also receive new nonslip vinyl floor coverings, with new non-slip nosings and stair edge trims to staircases.



New statutory authority signage and fire procedure notices will be installed throughout.



- **Fire detection**

All flats are to be assessed to ensure that mains operated smoke detectors achieve a Grade D1:LD2 level of protection. Mains operated smoke and heat detectors with battery back up will be installed within each flat and to the kitchen in each flat.

- **External cladding**

As part of the fire stopping works, cladding to the elevations are to be removed. The external UPVc cladding to the building above and below windows will be removed. New fire rated composite cladding boards to the elevations will be installed, this is a requirement of the fire risk assessment.

- **Private balcony handrails**

The existing timber handrails to the private balconies are to be replaced with new stainless steel slotted handrails which will be installed and secured to the top of the metal balcony balustrades.



*Housing Operations – Property
Civic Centre
The Water Gardens
Harlow
Ian.smith@harlow.gov.uk
Jane.allen@harlow.gov.uk*