

**COUNCIL MEETING – DEPUTATION/PETITION REQUEST FORM**

NAME OF DEPUTATION/PETITION LEADER: Grace Livingstone Holly Lodge Residents Association (TRA)	
ADDRESS: [REDACTED] Holly Lodge Mansions Oakeshott Avenue London N6 6DT	
TEL: [REDACTED]	[REDACTED]
Name and contact details of other proposed attendees (maximum of 6 plus deputation leader):	
1. Grace Livingstone – Holly Lodge Residents Association Committee member (former chair) [REDACTED] Holly Lodge Mansions, N6 6DT	
2. Josh Cedar – Holly Lodge Residents Association (current chair) [REDACTED] Holly Lodge Mansions, N6 6DT	
3) Roger Elliott – Holly Lodge Residents Association (former chair) [REDACTED] Makepeace Mansions, N6 6ES	
4) Lola Marsden - Holly Lodge Resident [REDACTED] Makepeace Mansions, N6 6ET	
5) Emma Dwyer - Holly Lodge Resident [REDACTED] Makepeace Mansions, N6 6ET	
6) Lisa Rose – Holly Lodge Residents Association Committee member [REDACTED] Makepeace Mansions, N6 6HD	
7) Jerry Whittaker – Holly Lodge Resident [REDACTED] Holly Lodge Mansions, N6 6DT	
<b>Does any member of the deputation have access requirements? If so, please tell us what they are:</b> No	
<b>Have you submitted a deputation request to the Council before? If so, please give details:</b> No	

**Please summarise below the key points you wish to make at the Council meeting (continue on a separate sheet if necessary):**

The Holly Lodge Residents Association (TRA) would like to thank the Fire Brigade, the Borough Commander, and Camden officers for all the work that they do to keep residents safe, and we would like to thank them for coming to speak to residents last month. However, the Holly Lodge Residents Association, has very serious concerns about the current fire safety strategy and, in particular, the closing of the roof exits.

**Main Action Points:**

- 1) We would like the roof exits to be re-opened. We would council to invest in making the roof exits a safe route of escape in the event of a fire. We would like to see a detailed budget for this option.
  - 2) Regardless of whether the council decides to open the roof exits, we would like the council to implement the fire safety measures, listed below, as a matter of urgency. We believe the current fire safety strategy is compromised by the failure to do this.
  - 3) Review the way in which the council carried out consultation with the Holly Lodge Residents Association and the wider body of residents.
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- 1) There is widespread concern and anger among residents on Holly Lodge about the Council's decision to lock the roof exits. Residents on the upper floors are concerned that if the stairwells fill with smoke, they will not be able to escape in the event of a fire. We believe having two emergency exits in the event of a fire is safer than having one, particularly in our old timber-framed blocks. We are not asking for 'everyday' access to the roofs, simply that they remain as emergency exits accessible in the event of a fire.

We understand that the council needs to take action on the Holly Lodge roof exits following a Notice of Deficiency from the London Fire Brigade and correspondence from the government regulator. But we believe, that rather than locking the roof exits, the council could invest in improving the roofs so that they meet current fire safety legislation. At a recent meeting with residents, the Camden Officer in charge of building and resident safety, said there was 'no business case' for investing in roof emergency exits. We have never been shown a detailed budget for the cost of improving the roofs so they meet the standards of current fire safety legislation. In 2018, we were assured by the council that the cost of improving the roofs would be examined and a solution would be agreed with residents. However, we have never had the chance to consider this option in detail or see a breakdown of the figures.

- 2) Regardless of whether the council decides to re-open the roof exits, there are a number of outstanding fire safety issues that need to be addressed as a matter of urgency. Failure to attend to these issues is compromising the current safety strategy and potentially putting residents at risk.
- 1) **Fire Doors** – at least 15 fire doors have not be fitted on flats and should be installed as a matter of urgency.

- 2) **Check Alarms Regularly** – we would like regular checks to be carried out on the new fire alarms. In the short time they have been installed, residents have already reported several faults with the alarms.
  - 3) **Signage** - We need clear signs *on every floor* explaining the DOWN AND OUT policy, pointing to the fire exit downstairs. These signs should explain that the lobbies and stairwells need to be kept free of obstacles.
  - 4) **Inspection and Enforcement of Obstacle-Free lobbies and corridors**– we need regular checks by caretakers to ensure that the lobbies and stairwells are obstacle free. Many residents don't understand why this is vital for fire safety and many lobbies still contain residents' belongings, so these are not safe fire escape routes at present. There needs to be a *formal, regular system* of inspection to ensure routes are kept clear.
  - 5) **Baby Buggies** - baby buggies are obstructing many lobbies, but the parents and carers have no feasible or safe place to put these. We need the council to design safe buggy storage, bespoke for each block – *in consultation with parents, so they can describe the issues they face with buggies*
  - 6) **Fire Hydrants** - Two fire hydrants on the estate are faulty and we would like these to be fixed.
  - 7) **Check inward-opening front doors to blocks** – we do not believe these inward-opening doors are appropriate fire exits and they need to be checked.
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- 3) We would like the council to review the way in conducted consultations with residents. For the past three years, the council has been proposing an alternative solution to the roof issue. They suggested that Automatic Opening Vents (AOVs) be installed on the roofs – doors which automatically open in the event of a fire. The Holly Lodge Residents Association spent three years discussing this option, researching it and trying to explain it to residents. Then, abruptly this year, the council dropped this proposal and reverted back to its original plan of locking the doors. Despite council officers attending a large resident meeting in which there was unanimous opposition to the locking of the doors – and despite the fact that residents have raised many outstanding concerns about the fire safety strategy – the council went ahead and locked the roof exits within a matter of weeks, causing extreme anxiety for many residents.