

# FRA Purpose Built Blocks

<b>Responsible Person:</b>	Islington Council
<b>Auditor:</b>	{REDACTED}
<b>Location:</b>	Emberton Court, Tompion Street, London EC1V 0EP
<b>Area Housing Office:</b>	PURPOSE-BUILT BLOCKS - ST JOHN STREET
<b>Date of Audit</b>	03/07/2020
<b>Suggested Review</b>	



## Overall Assessment of Fire Risk

<b>Hazard from Fire:</b>	Normal
<b>Consequences Life:</b>	Slight Harm
<b>Overall Risk from Fire:</b>	Tolerable

**PRIVATE**

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## Introduction

This report has been completed in compliance with Article 9 of the Regulatory Reform (Fire Safety) Order 2005.

The purpose of this report is to provide an assessment of the risk to life from fire, and where appropriate, to make recommendations to ensure compliance with fire safety legislation.

The assessment was completed on the situation observed while at the premises and on information provided, either verbally or in writing.

The assessment does not involve destructive exposure, and it is not always possible to see in all rooms and areas, not inspect less readily accessible areas such as above ceilings. It is therefore necessary to rely on a degree of sampling and also reasonable assumptions and judgments.

The report represents only the best judgment of the auditor involved in the preparation and is based, in part, on information provided by others, such as other staff members or contractors.

Note that, although the purpose is to place the fire risk in context, the approach to fire safety risk assessment is subjective and for guidance only.

All hazards and deficiencies identified in this fire safety risk assessment should be addressed by implementing all the recommendations contained in the action summary.

## General Building Information

### Premises Description and/or Other Relevant Information:

Central enclosed staircase with lobbied off lifts, with open balcony approaches to flats. Caretakers lodge on ground floor. Communal heating provided to adjacent blocks in estate; boiler room on ground floor. A few flats are in a single storey wing. CCTV within building & on Brunswick estate.

### Brief Details of the Block Construction:

Concrete floors & structure with blockwork walls and external cladding panels on stairway and at ends of block. Samples of cladding were sent away for testing to the British Research Establishment in line with CLG guidance. The panels were not of the aluminium composite material (ACM) type.

<b>Number of Floors:</b>	14	<b>Total Number of Units:</b>	71
<b>Number of Emergency Exits:</b>	5 (2 from stairway & 3 from ground floor lift lobby).	<b>Number of Employees Present:</b>	0+
<b>Approximate Number of Residents:</b>	220	<b>Maximum Number of members of the Public at any one time:</b>	80
<b>Disabled Occupants:</b>	Not Known		

### Fire Loss Experience (if known):

Not known

## Audit Details

<b>Section</b>	<b>2. Identifying the Fire Hazards</b>	
<b>Sub-Section</b>	2.1 Sources of Ignition	
Question	2.1.1 Naked flames	<b>No</b>
Question	2.1.2 Electrical sources	<b>Low Risk</b>
Question	2.1.3 Acts of nature eg lightning	<b>Low Risk</b>

<b>Sub-Section</b>	2.2 Sources of Fuel	
Question	2.2.1 Combustive materials	<b>Low Risk</b>

<b>Sub-Section</b>	2.3 Sources of Oxygen	
Question	2.3.1 Sources of oxygen other than naturally occurring?	<b>None</b>

<b>Section</b>	<b>3. Identifying People at Risk</b>	
Question	3.1 Are employees and/or visitors at risk from fire hazards?	<b>Low Risk</b>
Question	3.2 Are residents at risk from fire hazards?	<b>Low Risk</b>
Question	3.3 Are vulnerable persons at risk from the fire hazards?	<b>Low Risk</b>

<b>Section</b>	<b>4. Evaluating the Fire Hazards</b>	
Question	4.1 Do the premises have an effective smoking policy?	<b>Low Risk</b>
<i>Standard Islington Council "No Smoking" signage is displayed in the premises.</i>		
Question	4.2 Does electrical equipment or wiring appear to be free from damage or misuse?	<b>Low Risk</b>

<i>Electrical intake cupboards are routinely checked as part of the Quality Assurance Officer (QAO) inspection regime, which is documented. Estate/Caretaking Services will ensure doors remain adequately secured when not in use.</i>		
<b>ACTION</b>	Replace or repair defective trunking and/or junction box covers.	
<b>Findings (ISSUE)</b>	{REDACTED}	Action & Completion By 08/07/2021
<b>Question</b>	4.3 Have satisfactory measures been taken to reduce the risk of arson?	<b>Low Risk</b>
<i>Block entry security system and secure entry at every level. CCTV on estate. Lumber stored away from block.</i>		
<b>ACTION</b>	Secure doors, cupboards, risers etc to prevent unauthorised access.	
<b>Findings (ISSUE)</b>	{REDACTED}	Action & Completion By 08/07/2021
<b>ACTION</b>	Secure refuse bins away from the building (ideally at least 6m away) to prevent them being set alight and pushed against the building.	
<b>Findings (ISSUE)</b>	Refuse bins too close to building.	Action & Completion By 08/01/2021
<b>ACTION</b>	Secure refuse bin store/chamber.	
<b>Findings (ISSUE)</b>	Both refuse chambers not secured. Fires in refuse chambers are unfortunately relatively common. The chute can transfer smoke and hot gases to the upper floors of a building. For this reason, it is important that refuse chambers are secured between refuse collections.	Action & Completion By 08/01/2021
<b>Question</b>	4.4 Do the premises have any protection against acts such as lightning	<b>Yes</b>
<i>Lightening protection evident on building.</i>		
<b>Question</b>	4.5 Are the common and landlord areas of the premises free from an accumulation of combustible materials, storage and/or waste?	<b>Medium Risk</b>
<i>Islington Council operates a managed use policy, where items of limited combustibility such as door mats, plant pots etc. are generally permitted. Regular inspections are carried out by Quality Assurance Officers (QAO's) to ensure this policy is being adhered to and that properties are kept free of an accumulation of combustible waste. A 'zero tolerance' policy will be introduced where residents are unable to adhere to a sensible managed use arrangement.</i>		

ACTION	Clear waste/storage/combustibles from common/Landlord areas and advise residents of the policy for waste disposal and take enforcement action where appropriate.	
Findings (ISSUE)	{REDACTED}	Action & Completion By 08/01/2021
ACTION	Clear waste/storage/combustibles from common/Landlord areas and advise residents of the policy for waste disposal and take enforcement action where appropriate.	
Findings (ISSUE)	{REDACTED}	Action & Completion By 08/01/2021
ACTION	Take action to stop free newspapers being left outside block entrance door.	
Findings (ISSUE)	Free newspapers are left outside block entrance, local distributors should be contacted so that this practice can cease.	Action & Completion By 08/01/2021
Question	4.6 Are wall, ceiling or floor coverings of a fire-resistant nature?	<b>Low Risk</b>
Question	4.7 Are holes in fire resistant partitions (service ducts, fire compartments or flues) within the premises adequately fire stopped?	<b>Low Risk</b>
ACTION	Inspect fire stopping within secured service risers and take remedial action as appropriate to ensure adequate fire separation is maintained.	
Findings (ISSUE)	Inadequate horizontal fire separation within risers adjacent to balcony exit doors. This situation may be repeated on numerous floors, but access is not possible as panels are screwed shut.	Action & Completion By 08/07/2027
Question	4.8 Is fire separation on the means of escape routes adequately maintained?	<b>Low Risk</b>
Question	4.9 Are there arrangements to ensure the safe evacuation of the premises where it is used for sleeping?	<b>Low Risk</b>
<i>Security gates fitted within block to individual dwellings.</i>		
<p><i>Islington Council recognises the balance between safety and security, adopting an advisory approach to security gates/grills and warning residents of the dangers/potential delays to the fire and rescue authority. Where gates/grills hinder access/egress to more than one property they will be disabled and/or removed immediately. The Construction and Fire Safety Team (CFST) will write to residents with gates installed periodically to refresh this information. This will also be repeated through resident newsletters and web articles etc. periodically.</i></p>		

Question	4.10 Are evacuation arrangements for vulnerable people suitable/sufficient?	<b>Low Risk</b>
<i>No vulnerable people formerly identified but there may be occupants with varying degrees of physical/mental disability, in line with the general population.</i>		
Question	4.11 Are the escape routes identified with effective signage to allow for all people to safely evacuate the premises in the event of an emergency?	<b>Yes</b>
<i>Simple exit routes.</i>		

<b>Section</b>	<b>5. Means of Escape</b>	
Question	5.1 Are the available escape routes and exit widths suitable and sufficient for the number of people within the premises?	<b>Yes</b>
Question	5.2 Are the available escape routes and widths suitable and sufficient for the physical layout of the premises?	<b>Yes</b>
Question	5.3 Are all pathways corridors and escape routes (internal and external) free from obstruction or other fire risks?	<b>Medium Risk</b>
<i>See 4.5.</i>		
Question	5.4 Are escape routes likely to be compromised in early stages of fire? i.e unprotected staircase or inadequate ventilation	<b>Low Risk</b>
<i>Open balcony approach. Open-able windows on stairway and permanent ventilation top and bottom. Lift lobbies also have permanent ventilation via gates.</i>		
Question	5.5 Is the lighting adequate?	<b>Low Risk</b>
<i>Commulite installation in block, but unable to determine extent of coverage as units do not have indicating lamps.</i>		
<i>Islington Council will install emergency lighting in purpose built blocks of flats (2 storey+) in line with its planned upgrade and renewal/cyclical improvement programme/CIP. High rise blocks (10 storey+) and those with complex layouts will be completed as a priority, with each block being assessed during the planning stages of CIP works. Properties with a simultaneous evacuation strategy will also be considered a priority.</i>		

Question	5.6 Do all exits within the premises lead to a place of reasonable or total safety?	<b>Yes</b>
Question	5.7 Are dwelling front entrance doors (from random sample) of a suitably fire resisting construction for the type of property and the location?	<b>No</b>
<p><i>All doors appear original or from a past refurbishment. Most do not appear to have fire resisting glazing apart from a few where the glass may have been replaced.</i></p> <p><i>Islington Council has established a dedicated fire safety project team to survey all flat front entrance doors (and alternative means of escape doors where applicable) and carry out upgrade or replacement works where required, in line with recommendations made in the LGG's Fire Safety in Purpose Built Blocks of Flats guidance document. For tenanted properties, as a minimum upgrade works will include the installation of a self-closing device. Surveys of leasehold properties will also be carried out, with leaseholders able to opt-in to the upgrade programme. The survey/works programme will also include communal doors where applicable, to ensure means of escape routes are suitably protected.</i></p>		
Question	5.8 Are the dwelling front entrance doors (from random sample) fitted with fully functional self-closing devices?	<b>No</b>
<p><i>Islington Council has established a dedicated fire safety project team to survey all flat front entrance doors (and alternative means of escape doors where applicable) and carry out upgrade or replacement works where required, in line with recommendations made in the LGG's Fire Safety in Purpose Built Blocks of Flats guidance document. For tenanted properties, as a minimum upgrade works will include the installation of a self-closing device. Surveys of leasehold properties will also be carried out, with leaseholders able to opt-in to the upgrade programme. The survey/works programme will also include communal doors where applicable, to ensure means of escape routes are suitably protected.</i></p>		
Question	5.9 Are the fire doors within the common and landlord areas suitable and sufficient, and fitted where necessary, with intumescent strips and smoke seals?	<b>Medium Risk</b>
<p><i>Islington Council has established a dedicated fire safety project team to survey all flat front entrance doors (and alternative means of escape doors where applicable) and carry out upgrade or replacement works where required, in line with recommendations made in the LGG's Fire Safety in Purpose Built Blocks of Flats guidance document. For tenanted properties, as a minimum upgrade works will include the installation of a self-closing device. Surveys of leasehold properties will also be carried out, with leaseholders able to opt-in to the upgrade programme. The survey/works programme will also include communal doors where applicable, to ensure means of escape routes are suitably protected.</i></p>		
<b>ACTION</b>	<b>Replace missing fire door.</b>	
<b>Findings (ISSUE)</b>	<b>The ground floor fire door at the bottom of the stairway is missing.</b>	<b>Action &amp; Completion By 08/08/2020</b>



ACTION	Repair damaged fire door.	
Findings (ISSUE)	{REDACTED}	Action & Completion By 08/07/2021
Question	5.10 Are self-closing devices provided appropriately on fire doors within the common and landlord areas? If so, are they in working order?	<b>Low Risk</b>
ACTION	Repair/replace/adjust self-closing mechanism on fire doors to ensure they close effectively without slamming.	
Findings (ISSUE)	{REDACTED}	Action & Completion By 08/01/2021
Question	5.11 Are the internal fire doors indicated with the appropriate signage	<b>Yes</b>
Question	5.12 Do the doors used for means of escape from the premises open in direction of travel where necessary?	<b>Yes</b>
Question	5.13 Are doors used for means of escape from the premises provided with suitable fastenings that can be easily and immediately opened without the use of a key?	<b>Yes</b>
<i>Entry doors are incorporated into routine Quality Assurance Officer (QAO) inspections, with any repair issues raised with Estate Maintenance Team/Housing Repairs Service.</i>		
Question	5.14 Are the floor surfaces on the escape route (internal and external) free from trip/slip hazards?	<b>Low Risk</b>
Question	5.15 Are Fire Service facilities and access to the premises suitable and sufficient?	<b>Low Risk</b>
ACTION	The location of the dry riser inlet valve cabinet should be highlighted externally by signage.	
Findings (ISSUE)	Signage with directional arrows should be used to highlight the location of the dry riser inlet from the area where a fire appliance is likely to pull up, as the inlet is tucked away in the corner.	Action & Completion By 08/07/2021
Question	5.16 Are floor level indicators present and legible?	<b>Yes</b>
Question	5.17 Do Fire Services facilities such as dry/wet risers, door entry/lift overrides appear to be free from damage and vandalism?	<b>Yes</b>
Question	5.18 Are Fire Service facilities and controls for the premises subjected to a suitable system of	<b>Low Risk</b>

	maintenance and/or repair?	
<p><i>DRM and WRM are inspected, maintained and tested in accordance with relevant British Standard by contractors working on behalf of Housing Property Services. Inspection/testing records are maintained by the Cyclical Testing Team.</i></p> <p><i>Testing of LFB access switches is incorporated into routine Quality Assurance Officer (QAO) inspections, with any repair issues raised with Estate Maintenance Team/Housing Repairs Service.</i></p> <p><i>The lift overrides are tested on a monthly basis as part of the PPM maintenance visit carried out by the Lift Contractor.</i></p>		
<b>ACTION</b>	Maintain or remove fire extinguisher/s.	
<b>Findings (ISSUE)</b>	Fire extinguishers in the boiler room has not been maintained. Contractors are required to provide their own extinguishers. Therefore, it is acceptable to remove the fire extinguishers. If the extinguishers do remain they should be maintained.	Action & Completion By 08/07/2021

<b>Section</b>	<b>6. Detection and Warning</b>	
Question	6.1 Do the dwellings (from random sample) appear to have suitable hard wired smoke/heat detection installed?	<b>Low Risk</b>
<p><i>Mains powered smoke/heat detection (to LD2 standard) was installed extensively to tenanted properties as part of the Decent Homes programme between 2004 &amp; 2010. Since the conclusion of the Decent Homes programme, mains powered smoke/heat detection (LD2) is now installed as part of void property process and the cyclical (5 yearly), domestic electrical inspection/testing regime where it is not already provided. It is likely the majority of leasehold properties will not benefit from mains powered detection systems, although some grade F systems (battery operated) are likely to exist.</i></p>		
Question	6.2 Are methods of detection and warning within the premises considered suitable and sufficient?	<b>Yes</b>

<b>Section</b>	<b>7. Emergency Plans</b>	
Question	7.1 Based upon the overall risk of fire, evaluation of fire hazards and means of escape, is the policy of "Stay put, unless affected by smoke or fire" considered adequate	<b>Yes</b>

	for the dwellings within these premises?	
Question	7.2 Based upon the overall risk of fire, evaluation of fire hazards and means of escape, is the policy of "Full Evacuation" considered adequate for the dwellings within these premises?	N/A
Question	7.3 Have emergency plans been communicated to residents and other relevant people	Yes

*Fire action notice displayed in entrance lobby to block.*

*The majority of purpose built blocks of flats operate on the principle that residents should 'stay put, unless directly affected by smoke, heat or fire'. This is communicated to residents through the tenant sign-up pack, regular newsletter articles and the Islington Council website, which also links to the LFB's 'know the plan' website. Caretakers are informed through periodic training.*

<b>Section</b>	<b>8. Further Surveys and Investigation</b>	
Question	8.1 Are there any serious or suspected structural deficiencies which could lead to spread of fire beyond the dwelling of origin, warranting further investigation such as a Type 2, 3 or 4 survey?	Yes
<b>ACTION</b>	When the opportunity next arises (void inspections, refurbishment/building works, etc), floor construction and the adequacy of the fire protection to structural elements and fire separation within and between flats and'; between flats and common areas should be determined. Remedial action should be taken to rectify deficiencies as appropriate.	
<b>Findings (ISSUE)</b>	{REDACTED}	Action & Completion By 08/07/2027
Question	8.2 Are there any un-accessed areas or known voids that warrant further investigation to confirm adequate fire safety measures are in place?	No
Question	8.3 Are the external escape staircases and gangways for the premises subjected to a suitable system of periodic inspection, maintenance and repair?	Low Risk

*Routine Quality Assurance Officer (QAO) inspections include all external staircases, gangways and other such areas associated with a particular block. Defects are raised via Estate Maintenance Team/Housing Repairs Service and monitored to completion through the inspection process.*

Question	8.4 Are there other types of occupancy forming part of/or within the block (shops, offices, nurseries etc)?	<b>Low Risk</b>
<p><i>Caretakers' facility on the ground floor. Whilst this facility was accessed to assess its likely impact on the residential and common parts of the block, this does not constitute a full fire risk assessment as required by the Regulatory Reform (Fire Safety) Order 2005 for commercial premises/places of work.</i></p> <p><i>Associated premises will be audited by the London Fire Brigade, to assess compliance with the Regulatory Reform (Fire Safety) Order 2005, under its risk based audit programme. The London Fire Brigade audit all commercial premises periodically according to risk.</i></p> <p><i>A percentage of even the lowest risk premises are audited each year, so over a longer period all commercial premises will receive a visit to assess compliance.</i></p>		
Question	8.5 Are there any other issues which may have an impact on the fire safety of the premises?	<b>No</b>
Question	8.6 Are the external surfaces of the building likely to promote fire spread?	<b>Low Risk</b>
<p><i>Samples of cladding panels have recently been sent away for testing to the British Research Establishment in line with CLG guidance. The panels on Emberton Court do not appear to be of the aluminium composite material (ACM) type.</i></p> <p><i>From visual observation, the exposed surface of external walls, at both ends of the block and covering the stairway, gives the appearance of HPL applied over insulation.</i></p> <p><i>Attention is drawn to the Ministry of Housing, Communities &amp; Local Government Consolidated Advice Note for building owners of multi-storey, multi-occupied residential buildings, dated January 2020 (<a href="https://www.gov.uk/government/publications/buildingsafety-advice-for-building-owners-including-fire-doors">https://www.gov.uk/government/publications/buildingsafety-advice-for-building-owners-including-fire-doors</a>) (the "Advice Note").</i></p>		
<b>ACTION</b>	Replace damaged or missing cladding panels.	
<b>Findings (ISSUE)</b>	{REDACTED}	Action & Completion By 08/07/2021

<b>Section</b>	<b>9. Overall Assessment of Fire Risk</b>	
Question	9.1 Evaluation of overall fire hazard	<b>Normal</b>
Question	9.2 Evaluation of overall consequences for life safety	<b>Slight Harm</b>
Question	9.3 Overall evaluation of fire risk	<b>Tolerable</b>
Question	9.4 The most appropriate fire strategy for this building	<b>Stay-put</b>

	is	
<i>Stay put unless directly affected by fire, heat, smoke or asked to leave by the Fire Service.</i>		
Question	9.5 Height of Building	N/A
Question	9.6 Next FRA Due	N/A

## Audit Details

Section	4. Evaluating the Fire Hazards
Action Ref	0036367
Question	4.2 Does electrical equipment or wiring appear to be free from damage or misuse?
Action Required	Replace or repair defective trunking and/or junction box covers.
Action Notes	{REDACTED}
Due Date	08/07/2021
Responsible	Estate Maintenance Team
Status	<b>COMPLETE</b>
Action Ref	0036357
Question	4.5 Are the common and landlord areas of the premises free from an accumulation of combustible materials, storage and/or waste?
Action Required	Clear waste/storage/combustibles from common/Landlord areas and advise residents of the policy for waste disposal and take enforcement action where appropriate.
Action Notes	{REDACTED}
Due Date	08/01/2021
Responsible	TMO/Co-op
Status	<b>COMPLETE</b>
Action Ref	0036358
Question	4.5 Are the common and landlord areas of the premises free from an accumulation of combustible materials, storage and/or waste?
Action Required	Clear waste/storage/combustibles from common/Landlord areas and advise residents of the policy for waste disposal and take enforcement action where appropriate.

Action Notes	{REDACTED}
Due Date	08/01/2021
Responsible	TMO/Co-op
Status	<b>COMPLETE</b>
Action Ref	0036359
Question	4.5 Are the common and landlord areas of the premises free from an accumulation of combustible materials, storage and/or waste?
Action Required	Take action to stop free newspapers being left outside block entrance door.
Action Notes	Free newspapers are left outside block entrance, local distributors should be contacted so that this practice can cease.
Due Date	08/01/2021
Responsible	TMO/Co-op
Status	<b>COMPLETE</b>
Action Ref	0036370
Question	4.3 Have satisfactory measures been taken to reduce the risk of arson?
Action Required	Secure doors, cupboards, risers etc to prevent unauthorised access.
Action Notes	{REDACTED}
Due Date	08/07/2021
Responsible	TMO/Co-op
Status	<b>OPEN</b>
Action Ref	0036363
Question	4.7 Are holes in fire resistant partitions (service ducts, fire compartments or flues) within the premises adequately fire stopped?

Action Required	Inspect fire stopping within secured service risers and take remedial action as appropriate to ensure adequate fire separation is maintained.
Action Notes	Inadequate horizontal fire separation within risers adjacent to balcony exit doors. This situation may be repeated on numerous floors, but access is not possible as panels are screwed shut.
Due Date	08/07/2027
Responsible	CIP / Fire Safety Works Team
Status	<b>OPEN</b>
Action Ref	0036368
Question	4.3 Have satisfactory measures been taken to reduce the risk of arson?
Action Required	Secure refuse bins away from the building (ideally at least 6m away) to prevent them being set alight and pushed against the building.
Action Notes	Refuse bins too close to building.
Due Date	08/01/2021
Responsible	TMO/Co-op
Status	<b>OPEN</b>
Action Ref	0036369
Question	4.3 Have satisfactory measures been taken to reduce the risk of arson?
Action Required	Secure refuse bin store/chamber.
Action Notes	Both refuse chambers not secured. Fires in refuse chambers are unfortunately relatively common. The chute can transfer smoke and hot gases to the upper floors of a building. For this reason, it is important that refuse chambers are secured between refuse collections.
Due Date	08/01/2021
Responsible	TMO/Co-op
Status	<b>OPEN</b>



Section	5. Means of Escape
Action Ref	0036356
Question	5.18 Are Fire Service facilities and controls for the premises subjected to a suitable system of maintenance and/or repair?
Action Required	Maintain or remove fire extinguisher/s.
Action Notes	Fire extinguishers in the boiler room has not been maintained. Contractors are required to provide their own extinguishers. Therefore, it is acceptable to remove the fire extinguishers. If the extinguishers do remain they should be maintained.
Due Date	08/07/2021
Responsible	Housing Repairs Service
Status	<b>COMPLETE</b>
Action Ref	0036360
Question	5.9 Are the fire doors within the common and landlord areas suitable and sufficient, and fitted where necessary, with intumescent strips and smoke seals?
Action Required	Replace missing fire door.
Action Notes	The ground floor fire door at the bottom of the stairway is missing.
Due Date	08/08/2020
Responsible	CIP / Fire Safety Works Team
Status	<b>COMPLETE</b>
Action Ref	0036361
Question	5.9 Are the fire doors within the common and landlord areas suitable and sufficient, and fitted where necessary, with intumescent strips and smoke seals?
Action Required	Repair damaged fire door.
Action Notes	{REDACTED}

Due Date	08/07/2021
Responsible	Estate Maintenance Team
Status	<b>COMPLETE</b>
Action Ref	0036366
Question	5.10 Are self-closing devices provided appropriately on fire doors within the common and landlord areas? If so, are they in working order?
Action Required	Repair/replace/adjust self-closing mechanism on fire doors to ensure they close effectively without slamming.
Action Notes	{REDACTED}
Due Date	08/01/2021
Responsible	Estate Maintenance Team
Status	<b>COMPLETE</b>
Action Ref	0036364
Question	5.15 Are Fire Service facilities and access to the premises suitable and sufficient?
Action Required	The location of the dry riser inlet valve cabinet should be highlighted externally by signage.
Action Notes	Signage with directional arrows should be used to highlight the location of the dry riser inlet from the area where a fire appliance is likely to pull up, as the inlet is tucked away in the corner.
Due Date	08/07/2021
Responsible	TMO/Co-op
Status	<b>OPEN</b>
<b>Section</b>	<b>8. Further Surveys and Investigation</b>
Action Ref	0036365

Question	8.1 Are there any serious or suspected structural deficiencies which could lead to spread of fire beyond the dwelling of origin, warranting further investigation such as a Type 2, 3 or 4 survey?
Action Required	When the opportunity next arises (void inspections, refurbishment/building works, etc), floor construction and the adequacy of the fire protection to structural elements and fire separation within and between flats and'; between flats and common areas should be determined. Remedial action should be taken to rectify deficiencies as appropriate.
Action Notes	{REDACTED}
Due Date	08/07/2027
Responsible	CIP / Fire Safety Works Team
Status	<b>OPEN</b>
Action Ref	0036362
Question	8.6 Are the external surfaces of the building likely to promote fire spread?
Action Required	Replace damaged or missing cladding panels.
Action Notes	{REDACTED}
Due Date	08/07/2021
Responsible	CIP / Fire Safety Works Team
Status	<b>OPEN</b>

## Previous O/S Actions (as of report generation date)

None