

# FRA Purpose Built Blocks

<b>Responsible Person:</b>	Islington Council
<b>Auditor:</b>	{REDACTED}
<b>Location:</b>	Grayson House, Radnor Street, London EC1V 3SR & 3SS
<b>Area Housing Office:</b>	PURPOSE-BUILT BLOCKS - ST JOHN STREET
<b>Date of Audit</b>	26/11/2020
<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:

Refuse hopper/chute on open balconies. TMO office & Concierge on the ground floor. Two staircase high rise block with two lifts and open balcony approaches. There are six flats, three at each end of the block clustered around each staircase enclosure on each floor above ground. The lift machine rooms, water tank and communal mechanical extract ventilation (for bathrooms) plant rooms are accessed at roof level. Two of the six ground floor flats are accessed externally; there are two flats located in an internal corridor separated from the main entrance hall/staircase/lift enclosure area by fire resisting doors and screens at each end of the block; these corridors have their own alternative entrances/exits at the rear of the block. Block built in 1961.

### Brief Details of the Block Construction:

17 Storey purpose built brick and concrete construction. Flat Roof. FB Overrides. Dry Riser. Lifts. CCTV.

<b>Number of Floors:</b>	17 Including ground	<b>Total Number of Units:</b>	99
<b>Number of Emergency Exits:</b>	4	<b>Number of Employees Present:</b>	0+
<b>Approximate Number of Residents:</b>	250	<b>Maximum Number of members of the Public at any one time:</b>	100
<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>“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 Estate Service Co-ordinators' inspection regime, which is documented. Estate/Caretaking Services will ensure doors remain adequately secured when not in use.</i>		
<b>ACTION</b>	Repair or replace door entry override system as appropriate to allow fire brigade access.	
<b>Findings (ISSUE)</b>	Defective FB override on block entrance door closest to Concierge office.	Action & Completion By 31/05/2021
<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. CCTV on estate.</i>		
<b>ACTION</b>	Secure doors, cupboards, risers etc to prevent unauthorised access.	
<b>Findings (ISSUE)</b>	{REDACTED}	Action & Completion By 31/05/2021
<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 risk based approach to managing communal areas dependent on the design layout. Where corridors are enclosed or substantially enclosed a zero tolerance approach will be adopted. Where blocks have an open corridor design a managed use policy will be in place, where items of limited combustibility such as door mats, plant pots etc. are generally permitted in line with the guidance note for fire prevention in communal areas. Regular inspections are carried out by Estate Service Co-ordinators or TMO staff 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>		
<b>ACTION</b>	Clear waste/storage/combustibles from common/Landlord areas and advise residents of the policy for waste disposal and take enforcement action where appropriate.	
<b>Findings (ISSUE)</b>	{REDACTED}	Action & Completion By 31/05/2021
<b>Question</b>	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>
<i>Fire stopping within electrical riser completed in September 2020.</i>		
ACTION	Inspect fire stopping within secured service risers and take remedial action as appropriate to ensure adequate fire separation is maintained.	
Findings (ISSUE)	Most risers on the stairway are sealed shut. Of the risers that were accessible it is possible to see fire stopping issues. These risers serve the kitchen and bathroom plumbing between the flats.	Action & Completion By 01/12/2021
ACTION	Provide adequate fire stopping around penetrations into the electrical intake cupboard.	
Findings (ISSUE)	{REDACTED}	Action & Completion By 01/12/2021
ACTION	Inspect ventilation ducts and flues that run through the building to ensure adequate compartmentation is maintained.	
Findings (ISSUE)	The flue in the ground floor/basement tank room needs investigating to see where it leads to and identify any other compartments/flats etc which connect to it, as it could allow smoke to travel through the building.	Action & Completion By 01/12/2021
Question	4.8 Is fire separation on the means of escape routes adequately maintained?	<b>Low Risk</b>
ACTION	Securely fix refuse chute hopper frame to wall to provide adequate fire/smoke separation.	
Findings (ISSUE)	{REDACTED}	Action & Completion By 01/12/2021
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>		
<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>		
Question	4.10 Are evacuation arrangements for vulnerable	<b>Low Risk</b>

	people suitable/sufficient?	
<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>Low Risk</b>
<i>Simple exit routes.</i>		
<b>ACTION</b>	Provide "In the event of fire do not use lift" signage adjacent to the lifts at each floor level.	
<b>Findings (ISSUE)</b>	Lift signage currently only displayed on the ground floor.	Action & Completion By 01/12/2021

<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>Low 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 balconies and semi-open lift lobbies. Permanent ventilation at the top of stairways. Access to two stairways from each upper level. No requirement to pass another front door to enter a stairway.</i>		
<b>ACTION</b>	Adjust/repair/replace refuse chute hoppers as appropriate to ensure that they fully shut against effective seals.	
<b>Findings (ISSUE)</b>	{REDACTED}	Action & Completion By 01/12/2021

Question	5.5 Is the lighting adequate?	<b>Yes</b>
<i>Commulite emergency lighting within block.</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>
{REDACTED}		
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>Low Risk</b>
<i>New communal fire doors fitted since last FRA.</i>		
<b>ACTION</b>	Repair/adjust door installation to ensure that the door/s fully self closes into its/their frame/s. The doors have recently been installed, before instructing works ensure action has not been completed as part of the snagging process.	
<b>Findings (ISSUE)</b>	{REDACTED}	Action & Completion By 31/05/2021
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>
<b>ACTION</b>	Repair/replace/adjust self-closing mechanism on fire doors to ensure they close effectively without slamming.	
<b>Findings (ISSUE)</b>	{REDACTED}	Action & Completion By 31/05/2021
Question	5.11 Are the internal fire doors indicated with the	<b>Yes</b>



	appropriate signage	
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 Estate Service Co-ordinators' 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>
<b>ACTION</b>	Investigate reason for flood and take action to prevent further occurrences.	
<b>Findings (ISSUE)</b>	The basement tank room and the roof top fan room are both flooded. Investigate to prevent further occurrence and water getting into electrics.	Action & Completion By 31/05/2021
Question	5.15 Are Fire Service facilities and access to the premises suitable and sufficient?	<b>Low Risk</b>
<b>ACTION</b>	Change padlock on dry riser outlet.	
<b>Findings (ISSUE)</b>	The dry riser outlet on the roof has a non-FB padlock fitted. Change the padlock to an FB padlock.	Action & Completion By 01/12/2021
<b>ACTION</b>	Provide FB padlock for dry riser inlet cabinet.	
<b>Findings (ISSUE)</b>	FB lock missing from dry riser inlet cabinet on ground floor.	Action & Completion By 31/05/2021
<b>ACTION</b>	Prominently display at/within main entrance area a premises information box (PIB) containing layout drawings with details of high risk areas; location of emergency cut off valves/switches and room usage for fire brigade use in an emergency. Including location details of known vulnerable residents (EAR List).	
<b>Findings (ISSUE)</b>	Premises information box should be provided in accordance with information supplied in the London Fire Brigade's fire safety guidance note GN70.	Action & Completion By 01/12/2021
Question	5.16 Are floor level indicators present and legible?	<b>Low Risk</b>
<b>ACTION</b>	Replace missing, damaged or defaced floor level signage as appropriate.	
<b>Findings (ISSUE)</b>	{REDACTED}	Action & Completion By 01/12/2021

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>Low Risk</b>
<i>See 4.2.</i>		
Question	5.18 Are Fire Service facilities and controls for the premises subjected to a suitable system of maintenance and/or repair?	<b>Yes</b>
<p><i>DRM and WRM are inspected, maintained and tested in accordance with relevant British Standard by contractors working on behalf of Islington Council. Inspection/testing records are maintained by the Cyclical Testing Team.</i></p> <p><i>Testing of LFB access switches is incorporated into routine Estate Service Co-ordinators' 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>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>		
<b>ACTION</b>	Determine the existing provision of detection installed and upgrade if required.	
<b>Findings (ISSUE)</b>	This block appears to have pass balconies on the upper levels. If these balconies are no longer available for use, dwellings affected should have an LD1 level of smoke/heat protection installed.	Action & Completion By 01/12/2021
Question	6.2 Are methods of detection and warning within the premises considered suitable and sufficient?	<b>Yes</b>

Section	7. Emergency Plans	
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 for the dwellings within these premises?	<b>Yes</b>
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?	<b>N/A</b>
Question	7.3 Have emergency plans been communicated to residents and other relevant people	<b>Low Risk</b>
<p><i>Fire action notice displayed in west entrance lobby to block.</i></p> <p><i>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.</i></p>		
<b>ACTION</b>	<b>Install fire action notice/s in block.</b>	
<b>Findings (ISSUE)</b>	<b>Fire action notice displayed in west block entrance but not the east block entrance. Entrances are totally separate so an additional notice should be displayed. Fire action notice SP01L should be displayed.</b>	<b>Action &amp; Completion By 31/05/2021</b>

Section	8. Further Surveys and Investigation	
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?	<b>No</b>
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?	<b>No</b>
Question	8.3 Are the external escape staircases and gangways for the premises subjected to a suitable system of periodic inspection, maintenance and repair?	<b>Low Risk</b>

*Estate Service Co-ordinators' 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>TMO office &amp; Concierge facility on the ground floor.</i></p> <p><i>Both were closed at the time of audit (possible due to Covid) so unable to view to assess impact on block.</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. 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>
<b>ACTION</b>	<b>Investigate enclosure of balcony.</b>	
<b>Findings (ISSUE)</b>	<b>{REDACTED}</b>	<b>Action &amp; Completion By 01/12/2021</b>

<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 is	<b>Stay-put</b>
<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	<b>N/A</b>
Question	9.6 Next FRA Due	<b>N/A</b>



## Audit Details

Section	4. Evaluating the Fire Hazards
Action Ref	0037096
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	Most risers on the stairway are sealed shut. Of the risers that were accessible it is possible to see fire stopping issues. These risers serve the kitchen and bathroom plumbing between the flats.
Due Date	01/12/2021
Responsible	Fire Safety Works Team
Status	<b>OPEN</b>
Action Ref	0037088
Question	4.2 Does electrical equipment or wiring appear to be free from damage or misuse?
Action Required	Repair or replace door entry override system as appropriate to allow fire brigade access.
Action Notes	Defective FB override on block entrance door closest to Concierge office.
Due Date	31/05/2021
Responsible	Housing Repairs Service
Status	<b>OPEN</b>
Action Ref	0037094
Question	4.7 Are holes in fire resistant partitions (service ducts, fire compartments or flues) within the premises adequately fire stopped?
Action Required	Provide adequate fire stopping around penetrations into the electrical intake cupboard.

Action Notes	{REDACTED}
Due Date	01/12/2021
Responsible	Estate Maintenance Team
Status	<b>COMPLETE</b>
Action Ref	0037095
Question	4.7 Are holes in fire resistant partitions (service ducts, fire compartments or flues) within the premises adequately fire stopped?
Action Required	Inspect ventilation ducts and flues that run through the building to ensure adequate compartmentation is maintained.
Action Notes	The flue in the ground floor/basement tank room needs investigating to see where it leads to and identify any other compartments/flats etc which connect to it, as it could allow smoke to travel through the building.
Due Date	01/12/2021
Responsible	Fire Safety Works Team
Status	<b>OPEN</b>
Action Ref	0037102
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	31/05/2021
Responsible	Area Housing Office - Tenancy Management
Status	<b>OPEN</b>
Action Ref	0037089

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	31/05/2021
Responsible	TMO/Co-op
Status	<b>COMPLETE</b>
Action Ref	0037090
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?
Action Required	Provide "In the event of fire do not use lift" signage adjacent to the lifts at each floor level.
Action Notes	Lift signage currently only displayed on the ground floor.
Due Date	01/12/2021
Responsible	TMO/Co-op
Status	<b>OPEN</b>
Action Ref	0037103
Question	4.8 Is fire separation on the means of escape routes adequately maintained?
Action Required	Securely fix refuse chute hopper frame to wall to provide adequate fire/smoke separation.
Action Notes	{REDACTED}
Due Date	01/12/2021
Responsible	Estate Maintenance Team
Status	<b>COMPLETE</b>



Section	5. Means of Escape
Action Ref	0037104
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/adjust door installation to ensure that the door/s fully self closes into its/their frame/s. The doors have recently been installed, before instructing works ensure action has not been completed as part of the snagging process.
Action Notes	{REDACTED}
Due Date	31/05/2021
Responsible	Estate Maintenance Team
Status	<b>COMPLETE</b>
Action Ref	0037099
Question	5.15 Are Fire Service facilities and access to the premises suitable and sufficient?
Action Required	Change padlock on dry riser outlet.
Action Notes	The dry riser outlet on the roof has a non-FB padlock fitted. Change the padlock to an FB padlock.
Due Date	01/12/2021
Responsible	Housing Repairs Service
Status	<b>OPEN</b>
Action Ref	0037092
Question	5.16 Are floor level indicators present and legible?
Action Required	Replace missing, damaged or defaced floor level signage as appropriate.
Action Notes	{REDACTED}
Due Date	01/12/2021

Responsible	TMO/Co-op
Status	<b>COMPLETE</b>
Action Ref	0037098
Question	5.15 Are Fire Service facilities and access to the premises suitable and sufficient?
Action Required	Provide FB padlock for dry riser inlet cabinet.
Action Notes	FB lock missing from dry riser inlet cabinet on ground floor.
Due Date	31/05/2021
Responsible	TMO/Co-op
Status	<b>COMPLETE</b>
Action Ref	0037105
Question	5.14 Are the floor surfaces on the escape route (internal and external) free from trip/slip hazards?
Action Required	Investigate reason for flood and take action to prevent further occurrences.
Action Notes	The basement tank room and the roof top fan room are both flooded. Investigate to prevent further occurrence and water getting into electrics.
Due Date	31/05/2021
Responsible	TMO/Co-op
Status	<b>OPEN</b>
Action Ref	0037097
Question	5.4 Are escape routes likely to be compromised in early stages of fire? i.e unprotected staircase or inadequate ventilation
Action Required	Adjust/repair/replace refuse chute hoppers as appropriate to ensure that they fully shut against effective seals.
Action Notes	{REDACTED}

Due Date	01/12/2021
Responsible	Estate Maintenance Team
Status	<b>COMPLETE</b>
Action Ref	0037091
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	31/05/2021
Responsible	Estate Maintenance Team
Status	<b>COMPLETE</b>
Action Ref	0037100
Question	5.15 Are Fire Service facilities and access to the premises suitable and sufficient?
Action Required	Prominently display at/within main entrance area a premises information box (PIB) containing layout drawings with details of high risk areas; location of emergency cut off valves/switches and room usage for fire brigade use in an emergency. Including location details of known vulnerable residents (EAR List).
Action Notes	Premises information box should be provided in accordance with information supplied in the London Fire Brigade's fire safety guidance note GN70.
Due Date	01/12/2021
Responsible	Estate Maintenance Team
Status	<b>OPEN</b>
<b>Section</b>	<b>6. Detection and Warning</b>

Action Ref	0037087
Question	6.1 Do the dwellings (from random sample) appear to have suitable hard wired smoke/heat detection installed?
Action Required	Determine the existing provision of detection installed and upgrade if required.
Action Notes	This block appears to have pass balconies on the upper levels. If these balconies are no longer available for use, dwellings affected should have an LD1 level of smoke/heat protection installed.
Due Date	01/12/2021
Responsible	Fire Safety Works Team
Status	<b>OPEN</b>
<b>Section</b>	<b>7. Emergency Plans</b>
Action Ref	0037093
Question	7.3 Have emergency plans been communicated to residents and other relevant people
Action Required	Install fire action notice/s in block.
Action Notes	Fire action notice displayed in west block entrance but not the east block entrance. Entrances are totally separate so an additional notice should be displayed. Fire action notice SP01L should be displayed.
Due Date	31/05/2021
Responsible	Estate Maintenance Team
Status	<b>COMPLETE</b>
<b>Section</b>	<b>8. Further Surveys and Investigation</b>
Action Ref	0037101
Question	8.6 Are the external surfaces of the building likely to promote fire spread?
Action Required	Investigate enclosure of balcony.
Action Notes	{REDACTED}

Due Date	01/12/2021
Responsible	TMO/Co-op
Status	<b>OPEN</b>

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

None