

FRA Purpose Built Blocks

Responsible Person:	Islington Council
Auditor:	{REDACTED}
Location:	Michael Cliffe House, Skinner Street, Finsbury Estate, London EC1R 0WW
Area Housing Office:	PURPOSE-BUILT BLOCKS - ST JOHN STREET
Date of Audit	08/01/2021
Suggested Review	



Overall Assessment of Fire Risk

Hazard from Fire:	Normal
Consequences Life:	Slight Harm
Overall Risk from Fire:	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:

CCTV & Concierge Office (Concierge Office & Caretaker's facility viewed but not included in this assessment). An area within the underground car park area has been used to house the heating infrastructure installed in 2017. The car parking area is currently disused and empty. The sprinkler system within the car park is not currently operational. The under ground car park area has been included in this assessment. Original wet riser facility downgraded to dry riser 2010/2011 with LFB approval. New wet riser fully installed and functional 2020. Plant rooms in basement. No access to most service risers as screwed shut. Pass through balconies to rear of properties via flat windows provide an alternative escape route.

Brief Details of the Block Construction:

Reinforced concrete frame with brickwork & concrete walls. High rise purpose built residential block of flats.

Number of Floors:	24 plus basement	Total Number of Units:	185
Number of Emergency Exits:	2 from residential areas	Number of Employees Present:	0+
Approximate Number of Residents:	475	Maximum Number of members of the Public at any one time:	150
Disabled Occupants:	Not Known		

Fire Loss Experience (if known):

Not known

Audit Details

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

Sub-Section	2.2 Sources of Fuel	
Question	2.2.1 Combustive materials	Low Risk

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

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

Section	4. Evaluating the Fire Hazards	
Question	4.1 Do the premises have an effective smoking policy?	Medium Risk
ACTION	Remind residents of the smoking policy, monitor adherence & take enforcement action as necessary.	
Findings (ISSUE)	{REDACTED}	Action & Completion By

		11/07/2021
Question	4.2 Does electrical equipment or wiring appear to be free from damage or misuse?	Low Risk
<p><i>Generally the trunking on most floors has been breached by the on going work to build riser cupboards within most lift lobbies.</i></p> <p><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></p>		
ACTION	Replace or repair defective trunking and/or junction box covers.	
Findings (ISSUE)	{REDACTED}	Action & Completion By 11/01/2022
Question	4.3 Have satisfactory measures been taken to reduce the risk of arson?	Medium Risk
<p><i>Concierge and CCTV.</i></p> <p><i>Secure door entry system.</i></p> <p><i>Refuse, lumber and recycling stored away from building.</i></p>		
ACTION	Secure doors, cupboards, risers etc to prevent unauthorised access.	
Findings (ISSUE)	Ensure basement plant rooms in large underground garage area are secure. These plant rooms house important infrastructure but are not properly secured.	Action & Completion By 11/07/2021
Question	4.4 Do the premises have any protection against acts such as lightning	Low Risk
<p><i>Lightening protection evident on building.</i></p>		
Question	4.5 Are the common and landlord areas of the premises free from an accumulation of combustible materials, storage and/or waste?	Medium Risk
<p><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></p>		

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 11/07/2021
ACTION	Alternative arrangements must be made for the storage/parking and/or battery charging of the mobility scooter/s. Mobility scooters must not be stored, parked or recharged on common approaches or on escape routes.	
Findings (ISSUE)	{REDACTED}	Action & Completion By 11/07/2021
ACTION	Take action to stop free newspapers being left on stairways.	
Findings (ISSUE)	Free newspapers are routinely left on stairways, local distributors should be contacted so that this practice can cease.	Action & Completion By 11/07/2021
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 11/07/2021
Question	4.6 Are wall, ceiling or floor coverings of a fire-resistant nature?	Low Risk
Question	4.7 Are holes in fire resistant partitions (service ducts, fire compartments or flues) within the premises adequately fire stopped?	Low Risk
<i>Evidence of new fire stopping works within the main electrical riser and basement areas undertaken in 2020.</i>		
ACTION	Seal off the gaps and/or service penetrations with fire stopping materials.	
Findings (ISSUE)	Fire stopping could be improved in the BT communications room located within the basement area.	Action & Completion By 11/01/2022
Question	4.8 Is fire separation on the means of escape routes adequately maintained?	Low Risk
<i>Works are currently on going to install cupboards within the lift lobby areas for pipework and cabling.</i>		
Question	4.9 Are there arrangements to ensure the safe evacuation of the premises where it is used for sleeping?	Low Risk

Security gates fitted within block to individual dwellings.

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.

Question	4.10 Are evacuation arrangements for vulnerable people suitable/sufficient?	Low Risk
ACTION	{REDACTED}	
Findings (ISSUE)	{REDACTED}	Action & Completion By 11/07/2021
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?	Low Risk
<i>Simple exit routes from residential areas.</i>		
ACTION	Provide emergency escape signage.	
Findings (ISSUE)	Provide escape signage for basement wet riser plant room exit route.	Action & Completion By 11/07/2021
ACTION	Provide "In the event of fire do not use lift" signage adjacent to the lifts at each floor level.	
Findings (ISSUE)	{REDACTED}	Action & Completion By 11/07/2021
ACTION	Reattach exit signage.	
Findings (ISSUE)	Reattach exit signage which has become unattached in the former carpark basement area.	Action & Completion By 11/07/2021

Section	5. Means of Escape	
Question	5.1 Are the available escape routes and exit widths suitable and sufficient for the number of people within the premises?	Yes
Question	5.2 Are the available escape routes and widths	Yes

	suitable and sufficient for the physical layout of the premises?	
Question	5.3 Are all pathways corridors and escape routes (internal and external) free from obstruction or other fire risks?	Low Risk
<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	Low Risk
<i>Semi-open lift lobbies. Ventilation at the top and bottom of the stairways.</i>		
Question	5.5 Is the lighting adequate?	Yes
<i>Communal emergency lighting system installed throughout escape routes.</i>		
Question	5.6 Do all exits within the premises lead to a place of reasonable or total safety?	Yes
<i>Second exit from basement wet riser plant room area leads to an enclosed yard but this is not marked as an exit route.</i>		
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?	No
ACTION	Inspect front entrance door to ensure it provides 30 minutes' fire resistance.	
Findings (ISSUE)	{REDACTED}	Action & Completion By 11/07/2021
ACTION	Repair cracked or damaged fire resisting glazing within door.	
Findings (ISSUE)	{REDACTED}	Action & Completion By 11/01/2022
ACTION	Replace any missing or defective letterbox installations.	
Findings (ISSUE)	{REDACTED}	Action & Completion By 11/01/2022
Question	5.8 Are the dwelling front entrance doors (from random sample) fitted with fully functional self-closing devices?	No
<i>Dwelling front entrance door replacement program commenced in 2020.</i>		

ACTION	Ensure dwelling entrance door has a working self-closing mechanism.	
Findings (ISSUE)	{REDACTED}	Action & Completion By 11/07/2021
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?	Medium Risk
ACTION	Repair/adjust door installation to ensure that the door/s fully self closes into its/their frame/s.	
Findings (ISSUE)	{REDACTED}	Action & Completion By 11/07/2021
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?	Medium Risk
ACTION	Install self-closing device/s to door/s.	
Findings (ISSUE)	Fire doors in the basement housing the wet riser plant are routinely left open. Only one door has a self-closer. Self closing mechanisms should be fitted to the other fire doors in this basement area.	Action & Completion By 11/07/2021
Question	5.11 Are the internal fire doors indicated with the appropriate signage	Yes
Question	5.12 Do the doors used for means of escape from the premises open in direction of travel where necessary?	Yes
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?	Yes
Question	5.14 Are the floor surfaces on the escape route (internal and external) free from trip/slip hazards?	Low Risk
Question	5.15 Are Fire Service facilities and access to the premises suitable and sufficient?	Low Risk
ACTION	Clear and maintain access to wet riser supplementary inlet; advise residents of the need to maintain clear access to the fire safety facilities.	
Findings (ISSUE)	Access to the wet riser supplementary inlet is currently obstructed.	Action & Completion By 11/07/2021
ACTION	Provide information in the premises information box.	

Findings (ISSUE)	A premises information box has been provided but does not currently contain any information. Provide layout drawings with details of high risk areas; location of emergency cut off valves/switches and room usage for Fire Service use in an emergency. Including location details of known vulnerable residents (EAR List).	Action & Completion By 11/01/2022
Question	5.16 Are floor level indicators present and legible?	Low Risk
ACTION	Add floor level signage within lift lobby at all floor levels.	
Findings (ISSUE)	Lift lobby signage was removed from most lift lobbies during the works to install new communal doors. This work is now complete and new signage can now be displayed opposite the lift.	Action & Completion By 11/07/2021
Question	5.17 Do Fire Services facilities such as dry/wet risers, door entry/lift overrides appear to be free from damage and vandalism?	Yes
Question	5.18 Are Fire Service facilities and controls for the premises subjected to a suitable system of maintenance and/or repair?	Low Risk
<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> <p><i>Automatic fire detection system 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>Sprinkler system in former basement car park is not in use.</i></p>		
ACTION	Maintain or remove fire extinguisher/s.	
Findings (ISSUE)	Fire extinguishers in the roof top disused plant room have 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 11/01/2022

ACTION	Maintain or remove hose reel/s.	
Findings (ISSUE)	The hose reels in the basement garages have not been maintained. The hose reels are no longer required as residents are not trained to use them and are not expected to fight a fire if one occurs.	Action & Completion By 11/01/2022

Section	6. Detection and Warning	
Question	6.1 Do the dwellings (from random sample) appear to have suitable hard wired smoke/heat detection installed?	Low Risk
<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 & 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?	Yes

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?	Yes
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	Low Risk
{REDACTED}		
ACTION	{REDACTED}	
Findings (ISSUE)	{REDACTED}	Action & Completion By 11/07/2021

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?	No
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
<p><i>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.</i></p>		
Question	8.4 Are there other types of occupancy forming part of/or within the block (shops, offices, nurseries etc)?	Low Risk
<p><i>Caretakers' facility and Concierge 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?	No
Question	8.6 Are the external surfaces of the building likely to promote fire spread?	No

Section	9. Overall Assessment of Fire Risk	
Question	9.1 Evaluation of overall fire hazard	Normal

Question	9.2 Evaluation of overall consequences for life safety	Slight Harm Tolerable Stay-put
Question	9.3 Overall evaluation of fire risk	
Question	9.4 The most appropriate fire strategy for this building 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	0037485
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	Ensure basement plant rooms in large underground garage area are secure. These plant rooms house important infrastructure but are not properly secured.
Due Date	11/07/2021
Responsible	Area Housing Office - Estate Services
Status	OPEN
Action Ref	0037486
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	11/07/2021
Responsible	Area Housing Office - Tenancy Management
Status	COMPLETE
Action Ref	0037487
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	Alternative arrangements must be made for the storage/parking and/or battery charging of the mobility scooter/s. Mobility scooters must not be stored, parked or recharged on common approaches or on escape routes.

Action Notes	{REDACTED}
Due Date	11/07/2021
Responsible	Area Housing Office - Tenancy Management
Status	COMPLETE
Action Ref	0037488
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 on stairways.
Action Notes	Free newspapers are routinely left on stairways, local distributors should be contacted so that this practice can cease.
Due Date	11/07/2021
Responsible	Area Housing Office - Estate Services
Status	OPEN
Action Ref	0037489
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	11/07/2021
Responsible	Area Housing Office - Estate Services
Status	OPEN
Action Ref	0037490
Question	4.7 Are holes in fire resistant partitions (service ducts, fire compartments

	or flues) within the premises adequately fire stopped?
Action Required	Seal off the gaps and/or service penetrations with fire stopping materials.
Action Notes	Fire stopping could be improved in the BT communications room located within the basement area.
Due Date	11/01/2022
Responsible	Estate Maintenance Team
Status	OPEN
Action Ref	0037491
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 emergency escape signage.
Action Notes	Provide escape signage for basement wet riser plant room exit route.
Due Date	11/07/2021
Responsible	Area Housing Office - Estate Services
Status	OPEN
Action Ref	0037492
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	{REDACTED}
Due Date	11/07/2021
Responsible	Area Housing Office - Estate Services
Status	OPEN

Action Ref	0037493
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	Reattach exit signage.
Action Notes	Reattach exit signage which has become unattached in the former carpark basement area.
Due Date	11/07/2021
Responsible	Area Housing Office - Estate Services
Status	OPEN
Action Ref	0037498
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	11/01/2022
Responsible	Estate Maintenance Team
Status	OPEN
Action Ref	0037495
Question	4.10 Are evacuation arrangements for vulnerable people suitable/sufficient?
Action Required	{REDACTED}
Action Notes	{REDACTED}
Due Date	11/07/2021
Responsible	Area Housing Office - Tenancy Management
Status	OPEN

Action Ref	0037484
Question	4.1 Do the premises have an effective smoking policy?
Action Required	Remind residents of the smoking policy, monitor adherence & take enforcement action as necessary.
Action Notes	{REDACTED}
Due Date	11/07/2021
Responsible	Area Housing Office - Estate Services
Status	OPEN
Section	5. Means of Escape
Action Ref	0037494
Question	5.8 Are the dwelling front entrance doors (from random sample) fitted with fully functional self-closing devices?
Action Required	Ensure dwelling entrance door has a working self-closing mechanism.
Action Notes	{REDACTED}
Due Date	11/07/2021
Responsible	CIP / Fire Safety Works Team
Status	OPEN
Action Ref	0037496
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	Install self-closing device/s to door/s.
Action Notes	Fire doors in the basement housing the wet riser plant are routinely left open. Only one door has a self-closer. Self closing mechanisms should be fitted to the other fire doors in this basement area.
Due Date	11/07/2021

Responsible	Estate Maintenance Team
Status	OPEN
Action Ref	0037497
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.
Action Notes	{REDACTED}
Due Date	11/07/2021
Responsible	Estate Maintenance Team
Status	OPEN
Action Ref	0037499
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?
Action Required	Inspect front entrance door to ensure it provides 30 minutes' fire resistance.
Action Notes	{REDACTED}
Due Date	11/07/2021
Responsible	CIP / Fire Safety Works Team
Status	OPEN
Action Ref	0037500
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?
Action Required	Repair cracked or damaged fire resisting glazing within door.

Action Notes	{REDACTED}
Due Date	11/01/2022
Responsible	Area Housing Office - Tenancy Management
Status	OPEN
Action Ref	0037501
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?
Action Required	Replace any missing or defective letterbox installations.
Action Notes	{REDACTED}
Due Date	11/01/2022
Responsible	Area Housing Office - Tenancy Management
Status	OPEN
Action Ref	0037503
Question	5.16 Are floor level indicators present and legible?
Action Required	Add floor level signage within lift lobby at all floor levels.
Action Notes	Lift lobby signage was removed from most lift lobbies during the works to install new communal doors. This work is now complete and new signage can now be displayed opposite the lift.
Due Date	11/07/2021
Responsible	Area Housing Office - Estate Services
Status	OPEN
Action Ref	0037504
Question	5.15 Are Fire Service facilities and access to the premises suitable and sufficient?

Action Required	Clear and maintain access to wet riser supplementary inlet; advise residents of the need to maintain clear access to the fire safety facilities.
Action Notes	Access to the wet riser supplementary inlet is currently obstructed.
Due Date	11/07/2021
Responsible	Area Housing Office - Estate Services
Status	OPEN
Action Ref	0037505
Question	5.15 Are Fire Service facilities and access to the premises suitable and sufficient?
Action Required	Provide information in the premises information box.
Action Notes	A premises information box has been provided but does not currently contain any information. Provide layout drawings with details of high risk areas; location of emergency cut off valves/switches and room usage for Fire Service use in an emergency. Including location details of known vulnerable residents (EAR List).
Due Date	11/01/2022
Responsible	Estate Maintenance Team
Status	OPEN
Action Ref	0037506
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 roof top disused plant room have 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	11/01/2022
Responsible	Area Housing Office - Estate Services

Status	OPEN
Action Ref	0037507
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 hose reel/s.
Action Notes	The hose reels in the basement garages have not been maintained. The hose reels are no longer required as residents are not trained to use them and are not expected to fight a fire if one occurs.
Due Date	11/01/2022
Responsible	Area Housing Office - Estate Services
Status	OPEN
Section	7. Emergency Plans
Action Ref	0037502
Question	7.3 Have emergency plans been communicated to residents and other relevant people
Action Required	{REDACTED}
Action Notes	{REDACTED}
Due Date	11/07/2021
Responsible	Area Housing Office - Estate Services
Status	OPEN

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

None

