

FRA Purpose Built Blocks

Responsible Person:	Islington Council
Auditor:	{REDACTED}
Location:	Peregrine House, Hall Street, London EC1V 7PQ, 7PR, 7PS & 7PT
Area Housing Office:	PURPOSE-BUILT BLOCKS - ST JOHN STREET
Date of Audit	04/08/2020
Suggested Review	



Overall Assessment of Fire Risk

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

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:

No access to main electrical intake room or electrical service risers. Caretakers Lodge and Concierge - workplace assessments conducted by LBI Corporate H & S. CCTV installed. Wet rising main changed to dry rising main with LFB & Building Control agreement 15th October 2010. Installation of new wet rising main completed in 2019.

Brief Details of the Block Construction:

Purpose built general needs residential block of flats with basement access to adjacent underground garaging facilities. Reinforced concrete, with concrete floors and stairways. 4 Lifts.

Number of Floors:	28	Total Number of Units:	228
Number of Emergency Exits:	3 (plus 3 exits from basement garages)	Number of Employees Present:	0+
Approximate Number of Residents:	570	Maximum Number of members of the Public at any one time:	220
Disabled Occupants:	Not Known		

Fire Loss Experience (if known):

None 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?	Low Risk
<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?	Low Risk

<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>		
ACTION	Repair door entry system to provide security against unauthorised access.	
Findings (ISSUE)	Rear door to block not securing.	Action & Completion By 06/02/2021
ACTION	Secure or remove loose wiring.	
Findings (ISSUE)	{REDACTED}	Action & Completion By 06/08/2021
ACTION	Replace or repair defective trunking and/or junction box covers.	
Findings (ISSUE)	{REDACTED}	Action & Completion By 06/08/2021
Question	4.3 Have satisfactory measures been taken to reduce the risk of arson?	Low Risk
<p><i>CCTV in use.</i></p> <p><i>Recycling stored away from building.</i></p> <p><i>Secure door entry and Concierge.</i></p>		
ACTION	Secure refuse bin store/chamber.	
Findings (ISSUE)	Refuse chamber unsecured. 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 06/02/2021
Question	4.4 Do the premises have any protection against acts such as lightning	Yes
<i>Lightening protection evident on building.</i>		
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
<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	Remove combustible linings.	

Findings (ISSUE)	{REDACTED}	Action & Completion By 06/02/2021
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 06/02/2021
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 06/02/2021
ACTION	Remove and replace expanding foam filling.	
Findings (ISSUE)	The gap between the new wet riser cupboard and the vertical electrical trunking has been filled with expanding foam on some floor levels. This foam is exposed and should be removed and replaced with non-combustible materials. Foam was visible adjacent to the wet riser on floor levels 7, 13 & 15.	Action & Completion By 06/02/2021
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 06/02/2021
ACTION	Remove artificial flowers.	
Findings (ISSUE)	{REDACTED}	Action & Completion By 06/02/2021
Question	4.6 Are wall, ceiling or floor coverings of a fire-resistant nature?	Low Risk
ACTION	Investigate the flammability of the insulation under the paving tiles on the roof and take any necessary action to ensure the insulation is fully enclosed.	
Findings (ISSUE)	Insulation under tiles is exposed on areas around the roof.	Action & Completion By 06/08/2021
Question	4.7 Are holes in fire resistant partitions (service ducts, fire compartments or flues) within the premises adequately fire stopped?	Low Risk

Evidence of fire stopping works having been completed in the basement area, lift lobby areas and horizontally within the wet riser cupboards.

Despite some evidence of fire stopping work within the electrical riser my enquiries inform me that this work has not yet been completed. It was not possible to access many points on the electrical riser as most are screwed shut.

ACTION	Inspect fire stopping within secured service risers and take remedial action as appropriate to ensure adequate fire separation is maintained.	
Findings (ISSUE)	Enquiries suggest fire stopping works to the electrical riser have not yet taken place. It was not possible to inspect most risers as they are generally screwed shut.	Action & Completion By 06/08/2021
ACTION	Inspect cover panels to service risers and secure loose & unsecured panels back in place.	
Findings (ISSUE)	{REDACTED}	Action & Completion By 06/08/2021
ACTION	Seal off the gaps and/or service penetrations with fire stopping materials.	
Findings (ISSUE)	Inadequate fire stopping around cables on floor of lift motor room (south side).	Action & Completion By 06/08/2021
Question	4.8 Is fire separation on the means of escape routes adequately maintained?	Low Risk
ACTION	Investigate roller shutter on basement route to garage area.	
Findings (ISSUE)	The roller shutter on the basement exit route from the garage area has been fixed in the open position. This shutter previously has a fusible link which would have enabled the shutter to close giving the block additional separation from the garage area in a fire situation. The garage is separated by two sets of double (1 hour) fire doors at basement level. Contact should be made with building control regarding the on going need for the shutter especially once the garage is brought fully back into use.	Action & Completion By 06/08/2021
Question	4.9 Are there arrangements to ensure the safe evacuation of the premises where it is used for sleeping?	Low Risk
<p><i>Security gates fitted within block to individual dwellings.</i></p> <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?	Medium Risk
<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>		
ACTION	{REDACTED}	
Findings (ISSUE)	{REDACTED}	Action & Completion By 06/02/2021
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>Exit signage in garage area. Simple routes from each upper level.</i>		

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 suitable and sufficient for the physical layout of the premises?	Yes
Question	5.3 Are all pathways corridors and escape routes (internal and external) free from obstruction or other fire risks?	Medium Risk
<i>Also see 4.5.</i>		
ACTION	Clear waste/storage/combustibles and inform residents of the requirement to keep the common escape routes clear and free from trip hazards.	
Findings (ISSUE)	{REDACTED}	Action & Completion By 06/02/2021
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. Open balcony between lift lobbies. Ventilation at top and bottom of stairways.</i>		

ACTION	Reinstate ventilation louvers/grill.	
Findings (ISSUE)	The access door on to the roof obstructs the ventilation louvers. Security doors at the top of the stairway should be such that they do not obstruct or reduce the original ventilation intentions for the block.	Action & Completion By 06/08/2021
Question	5.5 Is the lighting adequate?	Low Risk
<i>Communal emergency lighting system throughout escape route in lift lobbies and stairways.</i>		
ACTION	Provide emergency lighting to cover basement garage area.	
Findings (ISSUE)	Emergency lighting within the basement garage area is limited to the maintained exit signage. Wider coverage would be beneficial.	Action & Completion By 06/08/2021
Question	5.6 Do all exits within the premises lead to a place of reasonable or total safety?	Yes
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
{REDACTED}		
ACTION	Repair cracked or damaged fire resisting glazing within door.	
Findings (ISSUE)	{REDACTED}	Action & Completion By 06/02/2021
ACTION	Replace any missing or defective letterbox installations.	
Findings (ISSUE)	{REDACTED}	Action & Completion By 06/02/2021
ACTION	Inspect front entrance door to ensure it provides 30 minutes' fire resistance.	
Findings (ISSUE)	{REDACTED}	Action & Completion By 06/02/2021
ACTION	Inspect front entrance door to ensure it provides 30 minutes' fire resistance.	
Findings (ISSUE)	{REDACTED}	Action & Completion By 06/02/2021
ACTION	Replace damaged front entrance door to flat.	
Findings (ISSUE)	{REDACTED}	Action & Completion By 06/02/2021

Question	5.8 Are the dwelling front entrance doors (from random sample) fitted with fully functional self-closing devices?	No
<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?	Medium Risk
<p><i>Communal doors in the basement and to both stairways have recently been renewed.</i></p>		
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 06/02/2021
ACTION	Repair/adjust door installation to ensure that the door is openable.	
Findings (ISSUE)	{REDACTED}	Action & Completion By 06/02/2021
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	Repair/replace/adjust self-closing mechanism on fire doors to ensure they close effectively.	
Findings (ISSUE)	{REDACTED}	Action & Completion By 06/02/2021
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?	Low Risk

Entry doors are incorporated into routine Quality Assurance Officer (QAO) inspections, with any repair issues raised with Estate Maintenance Team/Housing Repairs Service.

ACTION	Move emergency door release button closer to the door.	
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Findings (ISSUE)	The emergency door release button is located too far from the door on the exit from the basement into the block. It is not possible to press the button and reach the door at the same time.	Action & Completion By 06/08/2021
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Question	5.14 Are the floor surfaces on the escape route (internal and external) free from trip/slip hazards?	Low Risk
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Question	5.15 Are Fire Service facilities and access to the premises suitable and sufficient?	Low Risk
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ACTION	Review information in the premises information box.	
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Findings (ISSUE)	The premises information box is currently empty. Provide information for the 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 Service use in an emergency. Including location details of known vulnerable residents (EAR List). Premises information should be provided in accordance with information supplied in the London Fire Brigade's fire safety guidance note GN70.	Action & Completion By 06/08/2021
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Question	5.16 Are floor level indicators present and legible?	Yes
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Question	5.17 Do Fire Services facilities such as dry/wet risers, door entry/lift overrides appear to be free from damage and vandalism?	Low Risk
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Whilst the wet riser remains operational maintenance engineers were on site to resolve a recent issue with the wet riser plant.

Question	5.18 Are Fire Service facilities and controls for the premises subjected to a suitable system of maintenance and/or repair?	Low Risk
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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.

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.

The lift overrides are tested on a monthly basis as part of the PPM maintenance visit carried out

by the Lift Contractor.

ACTION	Maintain or remove fire extinguisher/s.	
Findings (ISSUE)	Fire extinguishers in the lift motor room and basement 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 06/08/2021

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
<p><i>Automatic fire detection in roof top and basement plant rooms linked to Concierge office.</i></p>		

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	Yes
<p><i>Fire action notice displayed in entrance lobby to block.</i></p>		

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.

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?	Low Risk
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>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.</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 these facilities were accessed to assess the 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>		
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	Moderate Harm Moderate 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	0036524
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	Enquiries suggest fire stopping works to the electrical riser have not yet taken place. It was not possible to inspect most risers as they are generally screwed shut.
Due Date	06/08/2021
Responsible	CIP / Fire Safety Works Team
Status	OPEN
Action Ref	0036519
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	Remove combustible linings.
Action Notes	{REDACTED}
Due Date	06/02/2021
Responsible	Area Housing Office - Tenancy Management
Status	OPEN
Action Ref	0036520
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	06/02/2021
Responsible	Area Housing Office - Tenancy Management
Status	COMPLETE
Action Ref	0036525
Question	4.7 Are holes in fire resistant partitions (service ducts, fire compartments or flues) within the premises adequately fire stopped?
Action Required	Inspect cover panels to service risers and secure loose & unsecured panels back in place.
Action Notes	{REDACTED}
Due Date	06/08/2021
Responsible	Estate Maintenance Team
Status	COMPLETE
Action Ref	0036526
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	Inadequate fire stopping around cables on floor of lift motor room (south side).
Due Date	06/08/2021
Responsible	Estate Maintenance Team
Status	COMPLETE
Action Ref	0036527
Question	4.10 Are evacuation arrangements for vulnerable people suitable/sufficient?

Action Required	{REDACTED}
Action Notes	{REDACTED}
Due Date	06/02/2021
Responsible	Area Housing Office - Tenancy Management
Status	COMPLETE
Action Ref	0036522
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	06/02/2021
Responsible	Area Housing Office - Estate Services
Status	COMPLETE
Action Ref	0036523
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	Remove and replace expanding foam filling.
Action Notes	The gap between the new wet riser cupboard and the vertical electrical trunking has been filled with expanding foam on some floor levels. This foam is exposed and should be removed and replaced with non-combustible materials. Foam was visible adjacent to the wet riser on floor levels 7, 13 & 15.
Due Date	06/02/2021
Responsible	CIP / Fire Safety Works Team
Status	OPEN

Action Ref	0036530
Question	4.8 Is fire separation on the means of escape routes adequately maintained?
Action Required	Investigate roller shutter on basement route to garage area.
Action Notes	The roller shutter on the basement exit route from the garage area has been fixed in the open position. This shutter previously has a fusible link which would have enabled the shutter to close giving the block additional separation from the garage area in a fire situation. The garage is separated by two sets of double (1 hour) fire doors at basement level. Contact should be made with building control regarding the on going need for the shutter especially once the garage is brought fully back into use.
Due Date	06/08/2021
Responsible	CIP / Fire Safety Works Team
Status	OPEN
Action Ref	0036518
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	06/02/2021
Responsible	Area Housing Office - Tenancy Management
Status	COMPLETE
Action Ref	0036516
Question	4.3 Have satisfactory measures been taken to reduce the risk of arson?
Action Required	Secure refuse bin store/chamber.

Action Notes	Refuse chamber unsecured. 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	06/02/2021
Responsible	Area Housing Office - Estate Services
Status	COMPLETE
Action Ref	0036517
Question	4.6 Are wall, ceiling or floor coverings of a fire-resistant nature?
Action Required	Investigate the flammability of the insulation under the paving tiles on the roof and take any necessary action to ensure the insulation is fully enclosed.
Action Notes	Insulation under tiles is exposed on areas around the roof.
Due Date	06/08/2021
Responsible	CIP / Fire Safety Works Team
Status	OPEN
Action Ref	0036541
Question	4.2 Does electrical equipment or wiring appear to be free from damage or misuse?
Action Required	Repair door entry system to provide security against unauthorised access.
Action Notes	Rear door to block not securing.
Due Date	06/02/2021
Responsible	Estate Maintenance Team
Status	COMPLETE
Action Ref	0036542

Question	4.2 Does electrical equipment or wiring appear to be free from damage or misuse?
Action Required	Secure or remove loose wiring.
Action Notes	{REDACTED}
Due Date	06/08/2021
Responsible	Housing Repairs Service
Status	COMPLETE
Action Ref	0036543
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	06/08/2021
Responsible	Housing Repairs Service
Status	COMPLETE
Action Ref	0036521
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	Remove artificial flowers.
Action Notes	{REDACTED}
Due Date	06/02/2021
Responsible	Area Housing Office - Tenancy Management
Status	COMPLETE
Section	5. Means of Escape

Action Ref	0036538
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	06/02/2021
Responsible	Estate Maintenance Team
Status	COMPLETE
Action Ref	0036532
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	06/02/2021
Responsible	Area Housing Office - Tenancy Management
Status	COMPLETE
Action Ref	0036533
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	06/02/2021
Responsible	Area Housing Office - Tenancy Management
Status	COMPLETE

Action Ref	0036534
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	06/02/2021
Responsible	Area Housing Office - Tenancy Management
Status	COMPLETE
Action Ref	0036535
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	06/02/2021
Responsible	CIP / Fire Safety Works Team
Status	OPEN
Action Ref	0036539
Question	5.15 Are Fire Service facilities and access to the premises suitable and sufficient?
Action Required	Review information in the premises information box.
Action Notes	The premises information box is currently empty. Provide information for the 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 Service use in an emergency. Including location details of known vulnerable residents (EAR List).

	Premises information should be provided in accordance with information supplied in the London Fire Brigade's fire safety guidance note GN70.
Due Date	06/08/2021
Responsible	Area Housing Office - Tenancy Management
Status	OPEN
Action Ref	0036544
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.
Action Notes	{REDACTED}
Due Date	06/02/2021
Responsible	Estate Maintenance Team
Status	COMPLETE
Action Ref	0036545
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?
Action Required	Move emergency door release button closer to the door.
Action Notes	The emergency door release button is located too far from the door on the exit from the basement into the block. It is not possible to press the button and reach the door at the same time.
Due Date	06/08/2021
Responsible	CIP / Fire Safety Works Team
Status	OPEN
Action Ref	0036531

Question	5.3 Are all pathways corridors and escape routes (internal and external) free from obstruction or other fire risks?
Action Required	Clear waste/storage/combustibles and inform residents of the requirement to keep the common escape routes clear and free from trip hazards.
Action Notes	{REDACTED}
Due Date	06/02/2021
Responsible	Area Housing Office - Tenancy Management
Status	COMPLETE
Action Ref	0036528
Question	5.4 Are escape routes likely to be compromised in early stages of fire? i.e unprotected staircase or inadequate ventilation
Action Required	Reinstate ventilation louvers/grill.
Action Notes	The access door on to the roof obstructs the ventilation louvers. Security doors at the top of the stairway should be such that they do not obstruct or reduce the original ventilation intentions for the block.
Due Date	06/08/2021
Responsible	CIP / Fire Safety Works Team
Status	OPEN
Action Ref	0036529
Question	5.5 Is the lighting adequate?
Action Required	Provide emergency lighting to cover basement garage area.
Action Notes	Emergency lighting within the basement garage area is limited to the maintained exit signage. Wider coverage would be beneficial.
Due Date	06/08/2021
Responsible	CIP / Fire Safety Works Team
Status	OPEN

Action Ref	0036540
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 lift motor room and basement 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	06/08/2021
Responsible	Housing Repairs Service
Status	OPEN
Action Ref	0036536
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 damaged front entrance door to flat.
Action Notes	{REDACTED}
Due Date	06/02/2021
Responsible	Area Housing Office - Tenancy Management
Status	COMPLETE
Action Ref	0036537
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 is openable.
Action Notes	{REDACTED}
Due Date	06/02/2021

Responsible	Estate Maintenance Team
Status	COMPLETE

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

None