

# FRA Purpose Built Blocks

<b>Responsible Person:</b>	Islington Council
<b>Auditor:</b>	{REDACTED}
<b>Location:</b>	Turnpike House, Goswell Road, London EC1V 7PD & 7PE
<b>Area Housing Office:</b>	PURPOSE-BUILT BLOCKS - ST JOHN STREET
<b>Date of Audit</b>	03/12/2020
<b>Suggested Review</b>	



## Overall Assessment of Fire Risk

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

Concierge facility not included. Single storey annex 1-11 has ben demolished.

### Brief Details of the Block Construction:

Purpose built general needs residential block of flats. Reinforced concrete with concrete panels, concrete floors with open connecting balcony to 2 separate protected stairways.

<b>Number of Floors:</b>	20	<b>Total Number of Units:</b>	163
<b>Number of Emergency Exits:</b>	2	<b>Number of Employees Present:</b>	0+
<b>Approximate Number of Residents:</b>	410	<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>Medium Risk</b>
<i>"No Smoking" signage is displayed in the premises.</i>		
<b>ACTION</b>	Remind residents of the smoking policy, monitor adherence & take enforcement action as necessary.	

Findings (ISSUE)	Evidence of smoking outside No/s.	Action & Completion By 04/06/2021
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>		
ACTION	Alter wiring to allow hatch on trunking to close.	
Findings (ISSUE)	{REDACTED}	Action & Completion By 04/12/2021
Question	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. Recycling stored away from block.</i>		
ACTION	Secure refuse bins away from the building (ideally at least 6m away) to prevent them being set alight and pushed against the building.	
Findings (ISSUE)	Refuse bins too close to the building.	Action & Completion By 04/06/2021
Question	4.4 Do the premises have any protection against acts such as lightning	<b>Yes</b>
<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?	<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>		
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 04/06/2021
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 04/06/2021
ACTION	Alternative arrangements must be made for the parking of motor cycles/mopeds. Motorcycles/mopeds must not be stored or parked on common approaches or on escape routes.	
Findings (ISSUE)	Motor cycles parked outside both north and south entrances to block.	Action & Completion By 04/06/2021
Question	4.6 Are wall, ceiling or floor coverings of a fire-resistant nature?	<b>Low Risk</b>
Question	4.7 Are holes in fire resistant partitions (service ducts, fire compartments or flues) within the premises adequately fire stopped?	<b>Low Risk</b>
ACTION	Inspect cover panels to service risers and secure loose & unsecured panels back in place.	
Findings (ISSUE)	{REDACTED}	Action & Completion By 04/06/2021
ACTION	Provide adequate fire stopping around penetrations into the electrical intake cupboard.	
Findings (ISSUE)	Some fire stopping required in electrical intake room accessed from rear of block via raised walkway.	Action & Completion By 04/12/2021
Question	4.8 Is fire separation on the means of escape routes adequately maintained?	<b>Low Risk</b>
ACTION	Repair wall around door frame.	
Findings (ISSUE)	{REDACTED}	Action & Completion By 04/06/2021
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>		

*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?	<b>Low Risk</b>
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*No vulnerable people formerly identified but there may be occupants with varying degrees of physical/mental disability, in line with the general population.*

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>
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*Simple exit routes.*

<b>ACTION</b>	Provide "In the event of fire do not use lift" signage adjacent to the lifts at each floor level.	
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<b>Findings (ISSUE)</b>	{REDACTED}	Action & Completion By 04/12/2021
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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?	<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 with semi-open lift lobbies. Ventilation at the top of the stairway.</i>		
Question	5.5 Is the lighting adequate?	<b>Yes</b>
<i>Communal emergency lighting system.</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}		
ACTION	Repair/replace damaged dwelling front entrance door.	
Findings (ISSUE)	{REDACTED}	Action & Completion By 04/12/2021
ACTION	Replace any missing or defective letterbox installations.	
Findings (ISSUE)	{REDACTED}	Action & Completion By 04/12/2021
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>Yes</b>
<i>New communal fire doors installed on both stairways since last FRA.</i>		
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>Yes</b>
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>Low Risk</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>		
<b>ACTION</b>	Remove lock from basement plant room alternative escape route door.	
<b>Findings (ISSUE)</b>	The alternative exit door from the basement plant room has a lock on it. Whilst this lock was not in use at the time of audit, it should be removed so that it can not be inadvertently be locked.	Action & Completion By 04/06/2021
Question	5.14 Are the floor surfaces on the escape route (internal and external) free from trip/slip hazards?	<b>Low Risk</b>
Question	5.15 Are Fire Service facilities and access to the premises suitable and sufficient?	<b>Low Risk</b>
<b>ACTION</b>	Secure dry riser outlet with FB padlock.	
<b>Findings (ISSUE)</b>	{REDACTED}	Action & Completion By 04/06/2021
<b>ACTION</b>	Clear and maintain access to dry riser inlet valves; advise residents and Caretakers of the need to maintain clear access to the fire safety facilities.	
<b>Findings (ISSUE)</b>	Dry riser inlet cabinet obstructed, south side of block.	Action & Completion By 04/12/2021
<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 04/12/2021
Question	5.16 Are floor level indicators present and legible?	<b>Yes</b>
Question	5.17 Do Fire Services facilities such as dry/wet risers, door entry/lift overrides appear to be free from	<b>Yes</b>

	damage and vandalism?	
Question	5.18 Are Fire Service facilities and controls for the premises subjected to a suitable system of maintenance and/or repair?	<b>Low Risk</b>
<b>ACTION</b>	Maintain or remove fire extinguisher/s.	
<b>Findings (ISSUE)</b>	Fire extinguishers in the boiler 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 04/12/2021

<b>Section</b>	<b>6. Detection and Warning</b>	
Question	6.1 Do the dwellings (from random sample) appear to have suitable hard wired smoke/heat detection installed?	<b>Low Risk</b>
<p><i>Mains powered smoke/heat detection (to LD2 standard) was installed extensively to tenanted properties as part of the Decent Homes programme between 2004 &amp; 2010. Since the conclusion of the Decent Homes programme, mains powered smoke/heat detection (LD2) is now installed as part of void property process and the cyclical (5 yearly), domestic electrical inspection/testing regime where it is not already provided. It is likely the majority of leasehold properties will not benefit from mains powered detection systems, although some grade F systems (battery operated) are likely to exist.</i></p>		
<b>ACTION</b>	Determine if the existing provision of detection installed is suitable for the current layout and upgrade if required.	
<b>Findings (ISSUE)</b>	This block may contain pass balconies. Inspect internally to determine if original fire safety measures are still in place/available and adequate means of escape/warning are provided for the layout of the dwelling.	Action & Completion By 04/12/2021
Question	6.2 Are methods of detection and warning within the premises considered suitable and sufficient?	<b>Yes</b>

<b>Section</b>	<b>7. Emergency Plans</b>	
Question	7.1 Based upon the overall risk of fire, evaluation of fire hazards and means of escape, is the policy of "Stay put, unless affected by smoke or fire" considered adequate 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?	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> <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>Section</b>	<b>8. Further Surveys and Investigation</b>	
Question	8.1 Are there any serious or suspected structural deficiencies which could lead to spread of fire beyond the dwelling of origin, warranting further investigation such as a Type 2, 3 or 4 survey?	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 office on the ground floor. These facilities were not accessed.</i></p> <p><i>Associated premises will be audited by the London Fire Brigade, to assess compliance with the Regulatory Reform (Fire Safety) Order 2005, under its risk based audit programme. The London Fire Brigade audit all commercial premises periodically according to risk.</i></p> <p><i>A percentage of even the lowest risk premises are audited each year, so over a longer period all commercial premises will receive a visit to assess compliance.</i></p>		

Question	8.5 Are there any other issues which may have an impact on the fire safety of the premises?	<b>No</b>
Question	8.6 Are the external surfaces of the building likely to promote fire spread?	<b>Low Risk</b>
<b>ACTION</b>	<b>Remove covering on private balcony.</b>	
<b>Findings (ISSUE)</b>	<b>{REDACTED}</b>	<b>Action &amp; Completion By 04/12/2021</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>Moderate Harm</b>
Question	9.3 Overall evaluation of fire risk	<b>Moderate</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	0037167
Question	4.2 Does electrical equipment or wiring appear to be free from damage or misuse?
Action Required	Alter wiring to allow hatch on trunking to close.
Action Notes	{REDACTED}
Due Date	04/12/2021
Responsible	Housing Repairs Service
Status	<b>OPEN</b>
Action Ref	0037169
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	Evidence of smoking outside No/s.
Due Date	04/06/2021
Responsible	Area Housing Office - Tenancy Management
Status	<b>COMPLETE</b>
Action Ref	0037170
Question	4.3 Have satisfactory measures been taken to reduce the risk of arson?
Action Required	Secure refuse bins away from the building (ideally at least 6m away) to prevent them being set alight and pushed against the building.
Action Notes	Refuse bins too close to the building.
Due Date	04/06/2021

Responsible	CIP / Fire Safety Works Team
Status	<b>OPEN</b>
Action Ref	0037171
Question	4.8 Is fire separation on the means of escape routes adequately maintained?
Action Required	Repair wall around door frame.
Action Notes	{REDACTED}
Due Date	04/06/2021
Responsible	Estate Maintenance Team
Status	<b>OPEN</b>
Action Ref	0037172
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	04/06/2021
Responsible	Area Housing Office - Tenancy Management
Status	<b>COMPLETE</b>
Action Ref	0037173
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	04/06/2021
Responsible	Area Housing Office - Estate Services
Status	<b>COMPLETE</b>
Action Ref	0037174
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 parking of motor cycles/mopeds. Motorcycles/mopeds must not be stored or parked on common approaches or on escape routes.
Action Notes	Motor cycles parked outside both north and south entrances to block.
Due Date	04/06/2021
Responsible	Cyclical Improvement Programme (CIP)
Status	<b>OPEN</b>
Action Ref	0037175
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	04/06/2021
Responsible	Estate Maintenance Team
Status	<b>COMPLETE</b>
Action Ref	0037176
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	Some fire stopping required in electrical intake room accessed from rear of block via raised walkway.
Due Date	04/12/2021
Responsible	Estate Maintenance Team
Status	<b>COMPLETE</b>
Action Ref	0037182
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	04/12/2021
Responsible	Area Housing Office - Estate Services
Status	<b>COMPLETE</b>
<b>Section</b>	<b>5. Means of Escape</b>
Action Ref	0037177
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/replace damaged dwelling front entrance door.
Action Notes	{REDACTED}
Due Date	04/12/2021
Responsible	Area Housing Office - Tenancy Management
Status	<b>OPEN</b>



Action Ref	0037178
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	04/12/2021
Responsible	Area Housing Office - Tenancy Management
Status	<b>COMPLETE</b>
Action Ref	0037179
Question	5.15 Are Fire Service facilities and access to the premises suitable and sufficient?
Action Required	Secure dry riser outlet with FB padlock.
Action Notes	{REDACTED}
Due Date	04/06/2021
Responsible	Housing Repairs Service
Status	<b>OPEN</b>
Action Ref	0037180
Question	5.15 Are Fire Service facilities and access to the premises suitable and sufficient?
Action Required	Clear and maintain access to dry riser inlet valves; advise residents and Caretakers of the need to maintain clear access to the fire safety facilities.
Action Notes	Dry riser inlet cabinet obstructed, south side of block.
Due Date	04/12/2021
Responsible	Area Housing Office - Estate Services

Status	<b>OPEN</b>
Action Ref	0037181
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	04/12/2021
Responsible	Estate Maintenance Team
Status	<b>OPEN</b>
Action Ref	0037183
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	Remove lock from basement plant room alternative escape route door.
Action Notes	The alternative exit door from the basement plant room has a lock on it. Whilst this lock was not in use at the time of audit, it should be removed so that it can not be inadvertently be locked.
Due Date	04/06/2021
Responsible	Housing Repairs Service
Status	<b>OPEN</b>
Action Ref	0037184

Question	5.18 Are Fire Service facilities and controls for the premises subjected to a suitable system of maintenance and/or repair?
Action Required	Maintain or remove fire extinguisher/s.
Action Notes	Fire extinguishers in the boiler room 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	04/12/2021
Responsible	Housing Repairs Service
Status	<b>OPEN</b>
<b>Section</b>	<b>6. Detection and Warning</b>
Action Ref	0037166
Question	6.1 Do the dwellings (from random sample) appear to have suitable hard wired smoke/heat detection installed?
Action Required	Determine if the existing provision of detection installed is suitable for the current layout and upgrade if required.
Action Notes	This block may contain pass balconies. Inspect internally to determine if original fire safety measures are still in place/available and adequate means of escape/warning are provided for the layout of the dwelling.
Due Date	04/12/2021
Responsible	Fire Safety Works Team
Status	<b>OPEN</b>
<b>Section</b>	<b>8. Further Surveys and Investigation</b>
Action Ref	0037168
Question	8.6 Are the external surfaces of the building likely to promote fire spread?
Action Required	Remove covering on private balcony.
Action Notes	{REDACTED}

Due Date	04/12/2021
Responsible	Area Housing Office - Tenancy Management
Status	<b>OPEN</b>

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

None