

FRA Purpose Built Blocks

Responsible Person:	Islington Council
Auditor:	{REDACTED}
Location:	Godfrey House, Bath Street, London EC1V 9ES & 9ET
Area Housing Office:	PURPOSE-BUILT BLOCKS - ST JOHN STREET
Date of Audit	01/06/2021
Suggested Review	01/06/2022



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:

Concierge on ground floor. Keys for roof on site.

Brief Details of the Block Construction:

Purpose built general needs residential block of flats; with communal heating complex in basement supplying heating for itself and other blocks on the estate. Reinforced concrete floors & loadbearing elements with brickwork infill panels. Single stairway exit route.

Number of Floors:	21 plus basement	Total Number of Units:	120
Number of Emergency Exits:	2 + 2 in basement	Number of Employees Present:	0+
Approximate Number of Residents:	300	Maximum Number of members of the Public at any one time:	100
Disabled Occupants:	Not Known		

Fire Loss Experience (if known):

Fire in flat 101 April 2021.

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

<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>		
Question	4.3 Have satisfactory measures been taken to reduce the risk of arson?	Low Risk
<p><i>Block entry security system. CCTV on estate. Concierge service at block.</i></p>		
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 are stored against the building and are likely to cause damage if set alight.	Action & Completion By 02/12/2021
Question	4.4 Do the premises have any protection against acts such as lightning	Yes
<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 02/12/2021
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)	Clear waste/storage/combustibles from following areas: Basement main exit route at ground floor level.	Action & Completion By 02/12/2021

	Basement area.	
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
ACTION	Seal off the gaps and/or service penetrations with fire stopping materials.	
Findings (ISSUE)	{REDACTED}	Action & Completion By 02/06/2022
ACTION	Inspect fire stopping within secured service risers and take remedial action as appropriate to ensure adequate fire separation is maintained.	
Findings (ISSUE)	Whilst most risers within the lift lobby are screwed shut, the open-able risers would suggest there may be fire stopping issues.	Action & Completion By 02/06/2022
Question	4.8 Is fire separation on the means of escape routes adequately maintained?	Low Risk
ACTION	Inspect boarded glazed panels above flat entrance doors and replace if not providing 30minute fire separation.	
Findings (ISSUE)	{REDACTED}	Action & Completion By 02/06/2022
ACTION	Determine fire separation standard required within basement area and provide where necessary.	
Findings (ISSUE)	Fire separation within the basement has been neglected for many years. Holes which may be providing ventilation have been drilled into what would otherwise be a fire resisting wall. A survey of the basement area should be undertaken to determine exactly what fire separation is required and appropriate measures taken to ensure it is provided.	Action & Completion By 02/06/2022
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?	Low 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>		
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
ACTION	Provide emergency escape signage.	
Findings (ISSUE)	Place exit signage above the basement secondary means of escape door. There is a sign on the door which can not be seen when the door is left in the open position.	Action & Completion By 02/06/2022

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	Make repairs to ensure clear exit route.	
Findings (ISSUE)	Tank cupboard doors are obstructing the roof top exit route as the frame appears to have come away from the wall.	Action & Completion By 02/12/2021
Question	5.4 Are escape routes likely to be compromised in early stages of fire? i.e unprotected staircase or inadequate ventilation	Low Risk
<p><i>Ventilation louvers at the end of the corridors, within access lobbies and lift lobbies.</i></p> <p><i>Ventilation louvers at the top of the stairway.</i></p> <p><i>A refuse chute cut off operated by fusible link has been added to each chute, thus reducing the likelihood of smoke from a fire in the refuse chamber entering the stairway.</i></p>		

Question	5.5 Is the lighting adequate?	Low Risk
ACTION	Consider the provision of emergency lighting to cover roof top escape routes.	
Findings (ISSUE)	None	Action & Completion By 02/06/2028
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
<p><i>The majority of flat entrance doors have been replaced to comply with current standards, however, this block contains a significant number of leaseholder doors which have not been replaced.</i></p> <p><i>In light of the MHCLG investigations and findings, Islington council, has a robust program in place to identify all composite fire doors/sets. As this program rolls out, dependent on the findings, results of the testing and certification etc. taking into consideration the actions raised in the Fire Risk Assessment, the complexity of the premise design, layout, and the evacuation procedures, appropriate action will be taken.</i></p> <p><i>(The appropriate remedial action will be undertaken within a suitable time frame on a risk managed basis).</i></p> <p><i>The process of replacing composite doors was in progress at the time of the audit.</i></p>		
ACTION	Replace damaged front entrance door to dwelling.	
Findings (ISSUE)	{REDACTED}	Action & Completion By 02/12/2021
ACTION	Inspect front entrance door to ensure it provides 30 minutes' fire resistance.	
Findings (ISSUE)	{REDACTED}	Action & Completion By 02/12/2021
Question	5.8 Are the dwelling front entrance doors (from random sample) fitted with fully functional self-closing devices?	No
<p><i>The majority of doors have recently been upgraded to current standards, therefore, most self-closers are likely to be in place and working, however, this block contains a significant number of leaseholder doors which may not have a working self-closer.</i></p>		

ACTION	Ensure dwelling entrance door has a working self-closing mechanism.	
Findings (ISSUE)	The majority of doors have recently been upgraded to current standards, therefore, most self-closers are likely to be in place and working, however, this block contains a significant number of leaseholder doors which may not have a working self-closer.	Action & Completion By 02/06/2022
ACTION	Inspect secondary means of escape doors to ensure they provide adequate separation and self-close effectively.	
Findings (ISSUE)	There are numerous secondary means of escape doors throughout the block that have rising butt hinges which may not close effectively when required.	Action & Completion By 02/06/2028
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?	Low Risk
<i>Stairway, corridor & heating plant room doors on each floor recently upgraded.</i>		
ACTION	Repair/adjust door installation to ensure that the door/s fully fulfill their function.	
Findings (ISSUE)	{REDACTED}	Action & Completion By 02/12/2021
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?	Low Risk
ACTION	Repair/replace/adjust self-closing mechanism on fire doors to ensure they close effectively without slamming.	
Findings (ISSUE)	Fire doors to the stairway slam on floors 1, 3, 5, 6, 7 & 19.	Action & Completion By 02/06/2022
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
<i>Entry doors are incorporated into routine Estate Service Co-ordinators' inspections, with any repair issues raised with Estate Maintenance Team/Housing Repairs Service.</i>		

Question	5.14 Are the floor surfaces on the escape route (internal and external) free from trip/slip hazards?	Low Risk
Question	5.15 Are Fire Service facilities and access to the premises suitable and sufficient?	Previous Action O/S
<p><i>1 Action(s) Still Outstanding</i></p> <p><i>Action Ref: 0036183</i></p> <p><i>Action Details:</i></p> <p><i>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).</i></p>		
Question	5.16 Are floor level indicators present and legible?	Yes
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
ACTION	Replace missing glass from dry riser cabinet.	
Findings (ISSUE)	{REDACTED}	Action & Completion By 02/06/2022
Question	5.18 Are Fire Service facilities and controls for the premises subjected to a suitable system of maintenance and/or repair?	Yes
<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>		

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>		
ACTION	Determine if the existing provision of detection installed is suitable for the current layout and upgrade if required.	
Findings (ISSUE)	This block appears to contain maisonettes. 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 02/06/2028
Question	6.2 Are methods of detection and warning within the premises considered suitable and sufficient?	Low Risk

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. TV screen displays fire safety messages.</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</i></p>		

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?	Yes
ACTION	Determine floor construction and the adequacy of the fire protection to structural elements and fire separation within and between flats and; between flats and common areas. Remedial action should be taken to rectify deficiencies as appropriate.	
Findings (ISSUE)	It was reported to me by a resident they the bathrooms and/or kitchens are connected to a common air extract system and concern was expressed. Consider investigating the set up within this block to ensure adequate separation is maintained between dwellings. It was not possible to determine the set up of the extract system from my inspection of the common parts of the block.	Action & Completion By 02/06/2028
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
<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>		
Question	8.4 Are there other types of occupancy forming part of/or within the block (shops, offices, nurseries etc)?	Low Risk
<p><i>Concierge facility on the ground floor. Whilst this facility was accessed to assess its likely impact on the residential and common parts of the block, this does not constitute a full fire risk assessment as required by the Regulatory Reform (Fire Safety) Order 2005 for commercial premises/places of work.</i></p> <p><i>Associated premises will be audited by the London Fire Brigade, to assess compliance with the Regulatory Reform (Fire Safety) Order 2005, under its risk based audit programme. The London Fire Brigade audit all commercial premises periodically according to risk.</i></p> <p><i>A percentage of even the lowest risk premises are audited each year, so over a longer period all</i></p>		

commercial premises will receive a visit to assess compliance.

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
<i>Zinc cladding on the roof area of the block.</i>		

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
Question	9.3 Overall evaluation of fire risk	Moderate
Question	9.4 The most appropriate fire strategy for this building is	Stay-put
<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	High Rise (10 Storey and above)
Question	9.6 Next FRA Due	01/06/2022

Audit Details

Section	4. Evaluating the Fire Hazards
Action Ref	0040473
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	02/12/2021
Responsible	Area Housing Office - Tenancy Management
Status	COMPLETE
Action Ref	0040474
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	Clear waste/storage/combustibles from following areas: Basement main exit route at ground floor level. Basement area.
Due Date	02/12/2021
Responsible	Area Housing Office - Estate Services
Status	OPEN
Action Ref	0040475
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 are stored against the building and are likely to cause damage if set alight.
Due Date	02/12/2021
Responsible	Area Housing Office - Estate Services
Status	OPEN
Action Ref	0040476
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	{REDACTED}
Due Date	02/06/2022
Responsible	Estate Maintenance Team
Status	OPEN
Action Ref	0040477
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	Whilst most risers within the lift lobby are screwed shut, the open-able risers would suggest there may be fire stopping issues.
Due Date	02/06/2028
Responsible	Cyclical Improvement Programme (CIP)
Status	OPEN

Action Ref	0040478
Question	4.8 Is fire separation on the means of escape routes adequately maintained?
Action Required	Inspect boarded glazed panels above flat entrance doors and replace if not providing 30minute fire separation.
Action Notes	{REDACTED}
Due Date	02/06/2022
Responsible	Area Housing Office - Tenancy Management
Status	OPEN
Action Ref	0040479
Question	4.8 Is fire separation on the means of escape routes adequately maintained?
Action Required	Determine fire separation standard required within basement area and provide where necessary.
Action Notes	Fire separation within the basement has been neglected for many years. Holes which may be providing ventilation have been drilled into what would otherwise be a fire resisting wall. A survey of the basement area should be undertaken to determine exactly what fire separation is required and appropriate measures taken to ensure it is provided.
Due Date	02/06/2022
Responsible	Fire Safety Works Team
Status	OPEN
Action Ref	0040483
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	Place exit signage above the basement secondary means of escape door. There is a sign on the door which can not be seen when the door is left in

	the open position.
Due Date	02/06/2022
Responsible	Area Housing Office - Estate Services
Status	OPEN
Section	5. Means of Escape
Action Ref	0040465
Question	5.10 Are self-closing devices provided appropriately on fire doors within the common and landlord areas? If so, are they in working order?
Action Required	Repair/replace/adjust self-closing mechanism on fire doors to ensure they close effectively without slamming.
Action Notes	Fire doors to the stairway slam on floors 1, 3, 5, 6, 7 & 19.
Due Date	02/06/2022
Responsible	Estate Maintenance Team
Status	OPEN
Action Ref	0040466
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 fulfill their function.
Action Notes	{REDACTED}
Due Date	02/12/2021
Responsible	Estate Maintenance Team
Status	OPEN
Action Ref	0040467

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 dwelling.
Action Notes	{REDACTED}
Due Date	02/12/2021
Responsible	Area Housing Office - Tenancy Management
Status	COMPLETE
Action Ref	0040468
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	02/12/2021
Responsible	CIP / Fire Safety Works Team
Status	OPEN
Action Ref	0040469
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	The majority of doors have recently been upgraded to current standards, therefore, most self-closers are likely to be in place and working, however, this block contains a significant number of leaseholder doors which may not have a working self-closer.
Due Date	02/06/2022
Responsible	Area Housing Office - Tenancy Management
Status	OPEN

Action Ref	0040470
Question	5.8 Are the dwelling front entrance doors (from random sample) fitted with fully functional self-closing devices?
Action Required	Inspect secondary means of escape doors to ensure they provide adequate separation and self-close effectively.
Action Notes	There are numerous secondary means of escape doors throughout the block that have rising butt hinges which may not close effectively when required.
Due Date	02/06/2028
Responsible	Cyclical Improvement Programme (CIP)
Status	OPEN
Action Ref	0040480
Question	5.3 Are all pathways corridors and escape routes (internal and external) free from obstruction or other fire risks?
Action Required	Make repairs to ensure clear exit route.
Action Notes	Tank cupboard doors are obstructing the roof top exit route as the frame appears to have come away from the wall.
Due Date	02/12/2021
Responsible	Estate Maintenance Team
Status	OPEN
Action Ref	0040481
Question	5.5 Is the lighting adequate?
Action Required	Consider the provision of emergency lighting to cover roof top escape routes.
Due Date	02/06/2028
Responsible	Cyclical Improvement Programme (CIP)

Status	OPEN
Action Ref	0040482
Question	5.17 Do Fire Services facilities such as dry/wet risers, door entry/lift overrides appear to be free from damage and vandalism?
Action Required	Replace missing glass from dry riser cabinet.
Action Notes	{REDACTED}
Due Date	02/06/2022
Responsible	Estate Maintenance Team
Status	OPEN
Section	6. Detection and Warning
Action Ref	0040471
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 appears to contain maisonettes. 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	02/06/2028
Responsible	Cyclical Improvement Programme (CIP)
Status	OPEN
Section	8. Further Surveys and Investigation
Action Ref	0040472
Question	8.1 Are there any serious or suspected structural deficiencies which could lead to spread of fire beyond the dwelling of origin, warranting further investigation such as a Type 2, 3 or 4 survey?

Action Required	Determine floor construction and the adequacy of the fire protection to structural elements and fire separation within and between flats and; between flats and common areas. Remedial action should be taken to rectify deficiencies as appropriate.
Action Notes	It was reported to me by a resident they the bathrooms and/or kitchens are connected to a common air extract system and concern was expressed. Consider investigating the set up within this block to ensure adequate separation is maintained between dwellings. It was not possible to determine the set up of the extract system from my inspection of the common parts of the block.
Due Date	02/06/2028
Responsible	Cyclical Improvement Programme (CIP)
Status	OPEN

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

Action Ref: 0036183 - 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).