

# FRA Purpose Built Blocks

<b>Responsible Person:</b>	Islington Council
<b>Auditor:</b>	{REDACTED}
<b>Location:</b>	1, 1A, 1B, 1C - 68 Clifton Court, Biggerstaff Street, London N4 3NH
<b>Area Housing Office:</b>	PURPOSE-BUILT BLOCKS - UPPER STREET EAST
<b>Date of Audit</b>	06/04/2021
<b>Suggested Review</b>	06/04/2022



## Overall Assessment of Fire Risk

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

**PRIVATE**

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## Introduction

This report has been completed in compliance with Article 9 of the Regulatory Reform (Fire Safety) Order 2005.

The purpose of this report is to provide an assessment of the risk to life from fire, and where appropriate, to make recommendations to ensure compliance with fire safety legislation.

The assessment was completed on the situation observed while at the premises and on information provided, either verbally or in writing.

The assessment does not involve destructive exposure, and it is not always possible to see in all rooms and areas, not inspect less readily accessible areas such as above ceilings. It is therefore necessary to rely on a degree of sampling and also reasonable assumptions and judgments.

The report represents only the best judgment of the auditor involved in the preparation and is based, in part, on information provided by others, such as other staff members or contractors.

Note that, although the purpose is to place the fire risk in context, the approach to fire safety risk assessment is subjective and for guidance only.

All hazards and deficiencies identified in this fire safety risk assessment should be addressed by implementing all the recommendations contained in the action summary.

## General Building Information

### Premises Description and/or Other Relevant Information:

This is a single staircase tower block served by 2 lifts. Each floor above the mezzanine floor level has 4 flats and a refuse chute access lobby. The staircase enclosure is lobbied off from the lift/flat access lobby. The roof has water tank and mechanical ventilation plant rooms and a lift machine room. The mezzanine level has had 3 flats constructed in what was an open area level to provide direct access to the upper level of a previously demolished adjacent car park for the block. The ground floor consists of a large entrance hall, caretakers lodge and storerooms; lumber store, cycle storage enclosure, electrical intake cupboard, refuse chute bin chamber and a water tank pump room. The block was built around 1967 and the mezzanine level flats added in 2010.

### Brief Details of the Block Construction:

Reinforced concrete structure with brick/block infill panels.

<b>Number of Floors:</b>	19 Storeys	<b>Total Number of Units:</b>	71
<b>Number of Emergency Exits:</b>	3	<b>Number of Employees Present:</b>	0+
<b>Approximate Number of Residents:</b>	180	<b>Maximum Number of members of the Public at any one time:</b>	70
<b>Disabled Occupants:</b>	Not Known		

### Fire Loss Experience (if known):

It is understood that there was a fatal fire within a top floor flat around 6 years ago. Evidence of current anti-social behaviour, scorch marks on soffits and floor covering within staircase. April 2019 - Fire on 9th floor balcony.

## Audit Details

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

<b>Sub-Section</b>	2.2 Sources of Fuel	
Question	2.2.1 Combustive materials	<b>Low Risk</b>

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

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

<b>Section</b>	<b>4. Evaluating the Fire Hazards</b>	
Question	4.1 Do the premises have an effective smoking policy?	<b>Low Risk</b>
<i>“No Smoking “signage is displayed in the premises.</i>		
Question	4.2 Does electrical equipment or wiring appear to be free from damage or misuse?	<b>Previous Action O/S</b>

1 Action(s) Still Outstanding

Action Ref: 0035763

Action Details:

Repair or replace door entry override system as appropriate to allow fire brigade access.

Question	4.3 Have satisfactory measures been taken to reduce the risk of arson?	<b>Low Risk</b>
<p><i>Block entry security system.</i></p> <p><i>CCTV on estate.</i></p> <p><i>Recycling stored away from block.</i></p>		
Question	4.4 Do the premises have any protection against acts such as lightning	<b>Yes</b>
<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?	<b>Medium Risk</b>
<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>		
<b>ACTION</b>	Clear waste/storage/combustibles from common/Landlord areas and advise residents of the policy for waste disposal and take enforcement action where appropriate.	
Findings (ISSUE)	{REDACTED}	Action & Completion By 08/10/2021
<b>ACTION</b>	Clear waste/storage/combustibles from common/Landlord areas and advise residents of the policy for waste disposal and take enforcement action where appropriate.	
Findings (ISSUE)	{REDACTED}	Action & Completion By 08/10/2021

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>
<b>ACTION</b>	Inspect cover panels to service risers and secure loose & unsecured panels back in place.	
Findings (ISSUE)	{REDACTED}	Action & Completion By 08/04/2022
<b>ACTION</b>	Provide adequate fire stopping around penetrations.	
Findings (ISSUE)	Fire separation between cycle store and service risers and services appear to be inadequate.	Action & Completion By 08/04/2022
Question	4.8 Is fire separation on the means of escape routes adequately maintained?	<b>Low Risk</b>
Question	4.9 Are there arrangements to ensure the safe evacuation of the premises where it is used for sleeping?	<b>Low Risk</b>
<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?	<b>Low Risk</b>
<p><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></p>		
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>
<p><i>Simple single stairway exit route.</i></p>		
<b>ACTION</b>	Provide correct emergency escape signage.	
Findings (ISSUE)	{REDACTED}	Action & Completion By

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?	Low Risk
See 4.5.		
Question	5.4 Are escape routes likely to be compromised in early stages of fire? i.e unprotected staircase or inadequate ventilation	Low Risk
{REDACTED}		
Question	5.5 Is the lighting adequate?	Low Risk
<p><i>Currently no emergency lighting on means of escape, but works have commenced to install Commulite emergency lighting.</i></p> <p><i>Islington Council will install emergency lighting in purpose built blocks of flats (2 storey+) in line with its planned upgrade and renewal/cyclical improvement programme/CIP. High rise blocks (10 storey+) and those with complex layouts will be completed as a priority, with each block being assessed during the planning stages of CIP works. Properties with a simultaneous evacuation strategy will also be considered a priority.</i></p>		
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>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</i></p>		

*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.*

*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.*

*(The appropriate remedial action will be undertaken within a suitable time frame on a risk managed basis).*

<b>ACTION</b>	Inspect front entrance door to ensure it provides 30 minutes' fire resistance.	
<b>Findings (ISSUE)</b>	{REDACTED}	Action & Completion By 08/10/2021
<b>Question</b>	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>		
<b>Question</b>	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>Medium Risk</b>
<p><i>Communal doors have been replaced and the riser cupboard doors have been upgraded around 2019/20.</i></p>		
<b>ACTION</b>	Repair/adjust door installation to ensure that the door/s fully self closes into its/their frame/s.	
<b>Findings (ISSUE)</b>	{REDACTED}	Action & Completion By 08/10/2021
<b>Question</b>	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>Medium Risk</b>



<b>ACTION</b>	Repair/replace/adjust self-closing mechanism on fire doors to ensure they close effectively and without slamming.	
<b>Findings (ISSUE)</b>	The following fire doors require adjustment to prevent slamming: Stairway doors on levels Mezz, 1, 5, 6, 7,9, 10, 13, 14, 16 & 17. Lift lobby doors on levels 8, 9, 10, 11, 12, 13, 14, 15 & 16. Refuse chute lobby doors on levels 1, 3, 4, 8, 9, 10, 11, 12, 13, 14, 15 & 16.	Action & Completion By 08/10/2021
<b>Question</b>	5.11 Are the internal fire doors indicated with the appropriate signage	<b>Yes</b>
<b>Question</b>	5.12 Do the doors used for means of escape from the premises open in direction of travel where necessary?	<b>Yes</b>
<b>Question</b>	5.13 Are doors used for means of escape from the premises provided with suitable fastenings that can be easily and immediately opened without the use of a key?	<b>Yes</b>
<i>Entry doors are incorporated into routine Estate Service Co-ordinators' inspections, with any repair issues raised with Estate Maintenance Team/Housing Repairs Service.</i>		
<b>Question</b>	5.14 Are the floor surfaces on the escape route (internal and external) free from trip/slip hazards?	<b>Low Risk</b>
<b>ACTION</b>	Repair/replace flooring/paving.	
<b>Findings (ISSUE)</b>	{REDACTED}	Action & Completion By 08/04/2022
<b>Question</b>	5.15 Are Fire Service facilities and access to the premises suitable and sufficient?	<b>Low Risk</b>
<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 08/04/2022
<b>ACTION</b>	Make necessary alterations to ensure that the openable vents (windows) to staircase and/or lift lobby enclosure can be readily operable by the fire brigade without the use of a key (other than "budget lock" type square key).	

Findings (ISSUE)	Windows throughout the block, in lift, stair and chute lobbies do not open as they have window locks fitted. Ensure the Fire Brigade have access to window lock keys or fit locks that can be opened by the use of a budget key.	Action & Completion By 08/04/2028
Question	5.16 Are floor level indicators present and legible?	<b>Low Risk</b>
ACTION	Add floor level signage within lift lobby at all floor levels.	
Findings (ISSUE)	{REDACTED}	Action & Completion By 08/04/2022
Question	5.17 Do Fire Services facilities such as dry/wet risers, door entry/lift overrides appear to be free from damage and vandalism?	<b>Low Risk</b>
See 4.2.		
Question	5.18 Are Fire Service facilities and controls for the premises subjected to a suitable system of maintenance and/or repair?	<b>Yes</b>
<p><i>DRM and WRM are inspected, maintained and tested in accordance with relevant British Standard by contractors working on behalf of Islington Council. Inspection/testing records are maintained by the Cyclical Testing Team.</i></p> <p><i>Testing of LFB access switches is incorporated into routine Estate Service Co-ordinators' inspections, with any repair issues raised with Estate Maintenance Team/Housing Repairs Service.</i></p> <p><i>The lift overrides are tested on a monthly basis as part of the PPM maintenance visit carried out by the Lift Contractor.</i></p> <p><i>Automatic fire detection system and automatic opening vents 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>		

<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>
<i>Mains powered smoke/heat detection (to LD2 standard) was installed extensively to tenanted</i>		

*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.*

Question	6.2 Are methods of detection and warning within the premises considered suitable and sufficient?	<b>Low Risk</b>
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Section	7. Emergency Plans	
Question	7.1 Based upon the overall risk of fire, evaluation of fire hazards and means of escape, is the policy of "Stay put, unless affected by smoke or fire" considered adequate for the dwellings within these premises?	<b>Yes</b>
Question	7.2 Based upon the overall risk of fire, evaluation of fire hazards and means of escape, is the policy of "Full Evacuation" considered adequate for the dwellings within these premises?	<b>N/A</b>
Question	7.3 Have emergency plans been communicated to residents and other relevant people	<b>Yes</b>
<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>		

Section	8. Further Surveys and Investigation	
Question	8.1 Are there any serious or suspected structural deficiencies which could lead to spread of fire beyond the dwelling of origin, warranting further investigation such as a Type 2, 3 or 4 survey?	<b>No</b>
Question	8.2 Are there any un-accessed areas or known voids that warrant further investigation to confirm adequate fire safety measures are in place?	<b>Low Risk</b>

<b>ACTION</b>	When the opportunity arises, inspect un-accessed area/s to ensure there is no fire risk, storage or other fire safety issues.	
<b>Findings (ISSUE)</b>	Roof area not inspected, Gerda key not carried required.	Action & Completion By 08/04/2022
<b>Question</b>	8.3 Are the external escape staircases and gangways for the premises subjected to a suitable system of periodic inspection, maintenance and repair?	<b>N/A</b>
<b>Question</b>	8.4 Are there other types of occupancy forming part of/or within the block (shops, offices, nurseries etc)?	<b>Low Risk</b>
<p><i>Caretakers' 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 commercial premises will receive a visit to assess compliance.</i></p>		
<b>Question</b>	8.5 Are there any other issues which may have an impact on the fire safety of the premises?	<b>No</b>
<b>Question</b>	8.6 Are the external surfaces of the building likely to promote fire spread?	<b>No</b>

<b>Section</b>	<b>9. Overall Assessment of Fire Risk</b>	
<b>Question</b>	9.1 Evaluation of overall fire hazard	<b>Normal</b>
<b>Question</b>	9.2 Evaluation of overall consequences for life safety	<b>Slight Harm</b>
<b>Question</b>	9.3 Overall evaluation of fire risk	<b>Tolerable</b>
<b>Question</b>	9.4 The most appropriate fire strategy for this building is	<b>Stay-put</b>
<b>Question</b>	9.5 Height of Building	<b>High Rise (10 Storey and above)</b>
<b>Question</b>	9.6 Next FRA Due	<b>06/04/2022</b>



## Audit Details

Section	4. Evaluating the Fire Hazards
Action Ref	0039731
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	08/04/2022
Responsible	Estate Maintenance Team
Status	<b>OPEN</b>
Action Ref	0039732
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.
Action Notes	Fire separation between cycle store and service risers and services appear to be inadequate.
Due Date	08/04/2022
Responsible	Cyclical Improvement Programme (CIP)
Status	<b>OPEN</b>
Action Ref	0039727
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	08/10/2021
Responsible	Area Housing Office - Tenancy Management
Status	<b>OPEN</b>
Action Ref	0039728
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	08/10/2021
Responsible	Area Housing Office - Estate Services
Status	<b>COMPLETE</b>
Action Ref	0039729
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 correct emergency escape signage.
Action Notes	{REDACTED}
Due Date	08/10/2021
Responsible	Area Housing Office - Estate Services
Status	<b>OPEN</b>
<b>Section</b>	<b>5. Means of Escape</b>
Action Ref	0039736

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	08/10/2021
Responsible	Estate Maintenance Team
Status	<b>COMPLETE</b>
Action Ref	0039737
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	08/04/2022
Responsible	Estate Maintenance Team
Status	<b>OPEN</b>
Action Ref	0039738
Question	5.15 Are Fire Service facilities and access to the premises suitable and sufficient?
Action Required	Make necessary alterations to ensure that the openable vents (windows) to staircase and/or lift lobby enclosure can be readily operable by the fire brigade without the use of a key (other than "budget lock" type square key).



Action Notes	Windows throughout the block, in lift, stair and chute lobbies do not open as they have window locks fitted. Ensure the Fire Brigade have access to window lock keys or fit locks that can be opened by the use of a budget key.
Due Date	08/04/2028
Responsible	Cyclical Improvement Programme (CIP)
Status	<b>OPEN</b>
Action Ref	0039733
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	08/10/2021
Responsible	Area Housing Office - Tenancy Management
Status	<b>OPEN</b>
Action Ref	0039734
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 and without slamming.
Action Notes	The following fire doors require adjustment to prevent slamming: Stairway doors on levels Mezz, 1, 5, 6, 7,9, 10, 13, 14, 16 & 17. Lift lobby doors on levels 8, 9, 10, 11, 12, 13, 14, 15 & 16. Refuse chute lobby doors on levels 1, 3, 4, 8, 9, 10, 11, 12, 13, 14, 15 & 16.
Due Date	08/10/2021
Responsible	Estate Maintenance Team

Status	<b>OPEN</b>
Action Ref	0039735
Question	5.14 Are the floor surfaces on the escape route (internal and external) free from trip/slip hazards?
Action Required	Repair/replace flooring/paving.
Action Notes	{REDACTED}
Due Date	08/04/2022
Responsible	Estate Maintenance Team
Status	<b>OPEN</b>
Action Ref	0039739
Question	5.16 Are floor level indicators present and legible?
Action Required	Add floor level signage within lift lobby at all floor levels.
Action Notes	{REDACTED}
Due Date	08/04/2022
Responsible	Area Housing Office - Estate Services
Status	<b>COMPLETE</b>
<b>Section</b>	<b>8. Further Surveys and Investigation</b>
Action Ref	0039730
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?
Action Required	When the opportunity arises, inspect un-accessed area/s to ensure there is no fire risk, storage or other fire safety issues.
Action Notes	Roof area not inspected, Gerda key not carried required.
Due Date	08/04/2022

Responsible	Housing Repairs Service
Status	<b>OPEN</b>

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

None