

FRA Purpose Built Blocks

Responsible Person:	Islington Council
Auditor:	{REDACTED}
Location:	Bath Court, Bath Street, London EC1V 9EU & EC1V 9NT
Area Housing Office:	PURPOSE-BUILT BLOCKS - ST JOHN STREET
Date of Audit	21/07/2020
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:

Communal estate heating provided by boiler system in Godfrey House. Sister block between Paterson Ct & Newland Ct. FRA for garage area included in Paterson Court as entrance is located underneath. FRA excluded commercial enterprise in basement, apart from where emergency escape route from residents garages passes through landlord area. Alternative MOE from even floors on external covered fire escape at the Paterson Ct end of block (north) and at the Newland Court end of block (south).

Brief Details of the Block Construction:

Concrete and brick purpose built general needs residential block of flats with resident garages at ground floor level; and separate commercial storage company in basement via separate entrance. Sprinklers in garage area.

Number of Floors:	10 including garages on ground floor	Total Number of Units:	128
Number of Emergency Exits:	3	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):

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	Replace or repair defective trunking and/or junction box covers.	
Findings (ISSUE)	{REDACTED}	Action & Completion By 23/07/2021
ACTION	Repair door entry system to provide security against unauthorised access.	
Findings (ISSUE)	Door on main entrance not securing when closed.	Action & Completion By 23/01/2021
Question	4.3 Have satisfactory measures been taken to reduce the risk of arson?	Low Risk
<i>Secure block entry system (when working, see 4.2). CCTV on estate.</i>		
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	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)	{REDCATED}	Action & Completion By 23/01/2021
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)	<p>Clear waste/storage/combustibles from following areas:</p> <p>1st Floor cupboard on route to rear garden.</p> <p>Roof at south end of block - loose insulation board which doesn't seem to be serving any purpose.</p> <p>Roof escape route at south end of block.</p> <p>Middle stairway access route to roof.</p>	Action & Completion By 23/01/2021
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 against building and blocking dry riser inlet.	Action & Completion By 23/01/2021
ACTION	Board up under stairway to prevent waste build up.	
Findings (ISSUE)	At the base of the south stairway, adjacent to where it exits externally at 1st floor level, a board appears to have been placed to prevent storage under the stairs. The board has a gap at the top which is being used as a post box for litter. Fill this gap to prevent the build up of litter behind the boarding.	Action & Completion By 23/01/2021
Question	4.6 Are wall, ceiling or floor coverings of a fire-resistant nature?	Medium Risk
ACTION	Remove artificial grass.	
Findings (ISSUE)	{REDACTED}	Action & Completion By 23/01/2021
Question	4.7 Are holes in fire resistant partitions (service ducts, fire compartments or flues) within the premises adequately fire stopped?	Medium Risk
ACTION	Inspect cover panels to service risers and secure loose & unsecured panels back in place.	
Findings (ISSUE)	<p>Missing or loose panels in the following locations:</p> <p>Electrical riser panel in the 1st floor lift lobby.</p> <p>Communications riser panel in 1st floor lift lobby.</p>	Action & Completion By 23/01/2021
ACTION	Inspect cover panels to service risers and secure loose & unsecured panels back in place.	
Findings (ISSUE)	<p>Covers to risers are not attached or secure within riser cupboards (old drying rooms) adjacent to stairway at the southern end of the block.</p> <p>Risers on the 8th & 6th floors require attention.</p>	Action & Completion By 23/07/2021

ACTION	Inspect fire stopping within secured service risers and take remedial action as appropriate to ensure adequate fire separation is maintained.	
Findings (ISSUE)	The electrical riser, within the old drying cupboards, at the south end of the block has inadequate fire stopping between floors.	Action & Completion By 23/07/2021
ACTION	Investigate duct do confirm adequate fire stopping is in place.	
Findings (ISSUE)	Investigate the duct within the riser cupboards accessed off the middle stairway (odd numbered floors only). The duct may facilitate the removal of warm air from the heating system pipes within the riser, but this should be confirmed.	Action & Completion By 23/07/2027
Question	4.8 Is fire separation on the means of escape routes adequately maintained?	Low Risk
ACTION	Repair damage to wall around door frame.	
Findings (ISSUE)	{REDACTED}	Action & Completion By 23/07/2021
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?	Low Risk
<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?	Low Risk
<p><i>Roof top directional signage now installed.</i></p>		
ACTION	Provide emergency escape signage.	

Findings (ISSUE)	Provide exit route signage above the roof top exit door into the stairway at the south end of the block. (This action should only be completed once the lock has been changed on the stairway security door at 8th floor level, see 5.13).	Action & Completion By 23/01/2021
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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?	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	Remind residents of the requirement to keep the common escape routes clear and free from trip hazards and obstacles.	
Findings (ISSUE)	Remove or re-run the cable which has been run across the roof top escape route (north side). Also remove the satellite dish (which creates an obstacle at head height) on the roof top escape route (south side).	Action & Completion By 23/01/2021
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>Vents and open-able windows in lift lobby. Ventilation on stairways.</i>		
ACTION	Make alterations as appropriate to reinstate adequate permanent and/or openable ventilation in these areas.	
Findings (ISSUE)	Ventilation louvers on the 8th floor no longer open due to obstacles including conduit, the dry riser cabinet and screws in place. Following the recent fire the LFB raised this as an issue when they had difficulty ventilating the lift lobby. Adjustment should be made to the permanent ventilation grilles to facilitate increasing ventilation when needed. Future CIP works may be an appropriate time to do this.	Action & Completion By 23/07/2027
Question	5.5 Is the lighting adequate?	Yes

<i>Evidence of emergency lighting within block.</i>		
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>		
ACTION	Replace any missing or defective letterbox installations.	
Findings (ISSUE)	{REDACTED}	Action & Completion By 23/01/2021
ACTION	Inspect front entrance door to ensure it provides 30 minutes' fire resistance.	
Findings (ISSUE)	{REDACTED}	Action & Completion By 23/01/2021
ACTION	Inspect front entrance door to ensure it provides 30 minutes' fire resistance.	
Findings (ISSUE)	{REDACTED}	Action & Completion By 23/01/2021
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>		
Question	5.9 Are the fire doors within the common and landlord areas suitable and sufficient, and fitted where	Medium Risk

	necessary, with intumescent strips and smoke seals?	
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 23/01/2021
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	Instruct local staff to close door.	
Findings (ISSUE)	Fire door in ground floor main entrance reception area/lift lobby is routinely in the open position. Instruct staff to close door and consider adjusting the door to prevent it catching on the floor when fully open.	Action & Completion By 23/01/2021
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?	Medium Risk
<i>Entry doors are incorporated into routine Quality Assurance Officer (QAO) inspections, with any repair issues raised with Estate Maintenance Team/Housing Repairs Service.</i>		
ACTION	Provide suitable fastenings on roof top escape route.	
Findings (ISSUE)	The security gate at the top of the south stairway can not be opened from the escape side without a Gerda key. Change the lock so that it can be opened from the escape side without the use of a key i.e. by a thumb turn.	Action & Completion By 23/01/2021
ACTION	Provide suitable fastenings on roof top escape route.	
Findings (ISSUE)	The roof top access door (left hand door at top of main stairway) used for escape from 8th floor dwellings at the south end of the block, was locked with an FB1 mortice lock. This lock should be removed to prevent further inadvertent use. The FB4 thumb turn which is also fitted has a defective door keep (which is probably why the FB1 mortice lock was used to secure the door). The door keep should be repaired so that the FB4 thumb turn/lock can be solely used to hold the door closed. Escape should be possible from the roof into the main stairway	Action & Completion By 23/01/2021

	without the used of a key.	
Question	5.14 Are the floor surfaces on the escape route (internal and external) free from trip/slip hazards?	Low Risk
See 4.5 & 4.6.		
Question	5.15 Are Fire Service facilities and access to the premises suitable and sufficient?	Low Risk
ACTION	The location of the dry riser outlet valve cabinets should be highlighted within the main stairway.	
Findings (ISSUE)	Provide dry riser signage within stairway adjacent to lift lobby access doors. Dry riser outlets are only located on the even floor numbers.	Action & Completion By 23/07/2021
ACTION	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 Service use in an emergency. Including location details of known vulnerable residents (EAR List).	
Findings (ISSUE)	Premises information box should be provided in accordance with information supplied in the London Fire Brigade's fire safety guidance note GN70. This was also a request from the LFB following the recent fire in May 2020.	Action & Completion By 23/07/2021
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?	Yes
Question	5.18 Are Fire Service facilities and controls for the premises subjected to a suitable system of maintenance and/or repair?	Yes

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</i></p>		

<i>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>		
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 23/07/2021
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.</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?	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
ACTION	When the opportunity arises, inspect un-accessed area/s to ensure there is no fire risk, storage or other fire safety issues.	
Findings (ISSUE)	Ground floor plant rooms not accessed.	Action & Completion By 23/07/2021
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>Commercial unit in basement with separate entrance.</i></p> <p><i>Associated premises will be audited by the London Fire Brigade, to assess compliance with the Regulatory Reform (Fire Safety) Order 2005, under its risk based audit programme. The London Fire Brigade audit all commercial premises periodically according to risk.</i></p> <p><i>A percentage of even the lowest risk premises are audited each year, so over a longer period all commercial premises will receive a visit to assess compliance.</i></p>		
Question	8.5 Are there any other issues which may have an impact on the fire safety of the premises?	No
Question	8.6 Are the external surfaces of the building likely to promote fire spread?	No

Section	9. Overall Assessment of Fire Risk	
Question	9.1 Evaluation of overall fire hazard	Normal
Question	9.2 Evaluation of overall consequences for life safety	Moderate Harm
Question	9.3 Overall evaluation of fire risk	Moderate
Question	9.4 The most appropriate fire strategy for this building	Stay-put

	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	0036408
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	23/07/2021
Responsible	Housing Repairs Service
Status	COMPLETE
Action Ref	0036409
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	Missing or loose panels in the following locations: Electrical riser panel in the 1st floor lift lobby. Communications riser panel in 1st floor lift lobby.
Due Date	23/01/2021
Responsible	Estate Maintenance Team
Status	COMPLETE
Action Ref	0036407
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	Door on main entrance not securing when closed.	
Due Date	23/01/2021	
Responsible	Housing Repairs Service	
Status	COMPLETE	
Action Ref	0036397	
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	23/01/2021	
Responsible	Area Housing Office - Tenancy Management	
Status	COMPLETE	
Action Ref	0036398	
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.	
1st Floor cupboard on route to rear garden.	Roof at south end of block - loose insulation board.	Roof escape route at south end of block.
Action Notes	Clear waste/storage/combustibles from following areas: 1st Floor cupboard on route to rear garden. Roof at south end of block - loose insulation board which doesn't seem to be serving any purpose. Roof escape route at south end of block.	

	Middle stairway access route to roof.
Due Date	23/01/2021
Responsible	CIP / Fire Safety Works Team
Status	OPEN
Action Ref	0036410
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	Covers to risers are not attached or secure within riser cupboards (old drying rooms) adjacent to stairway at the southern end of the block. Risers on the 8th & 6th floors require attention.
Due Date	23/07/2021
Responsible	Estate Maintenance Team
Status	COMPLETE
Action Ref	0036411
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	The electrical riser, within the old drying cupboards, at the south end of the block has inadequate fire stopping between floors.
Due Date	23/07/2021
Responsible	CIP / Fire Safety Works Team
Status	OPEN

Action Ref	0036412
Question	4.7 Are holes in fire resistant partitions (service ducts, fire compartments or flues) within the premises adequately fire stopped?
Action Required	Investigate duct do confirm adequate fire stopping is in place.
Action Notes	Investigate the duct within the riser cupboards accessed off the middle stairway (odd numbered floors only). The duct may facilitate the removal of warm air from the heating system pipes within the riser, but this should be confirmed.
Due Date	23/07/2027
Responsible	CIP / Fire Safety Works Team
Status	OPEN
Action Ref	0036413
Question	4.8 Is fire separation on the means of escape routes adequately maintained?
Action Required	Repair damage to wall around door frame.
Action Notes	{REDACTED}
Due Date	23/07/2021
Responsible	Estate Maintenance Team
Status	COMPLETE
Action Ref	0036414
Question	4.11 Are the escape routes identified with effective signage to allow for all people to safely evacuate the premises in the event of an emergency?
Action Required	Provide emergency escape signage.
Action Notes	Provide exit route signage above the roof top exit door into the stairway at the south end of the block. (This action should only be completed once the lock has been changed on the stairway security door at 8th floor level, see 5.13).

Due Date	23/01/2021
Responsible	Area Housing Office - Estate Services
Status	COMPLETE
Action Ref	0036416
Question	4.6 Are wall, ceiling or floor coverings of a fire-resistant nature?
Action Required	Remove artificial grass.
Action Notes	{REDACTED}
Due Date	23/01/2021
Responsible	Area Housing Office - Tenancy Management
Status	OPEN
Action Ref	0036399
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 against building and blocking dry riser inlet.
Due Date	23/01/2021
Responsible	CIP / Fire Safety Works Team
Status	COMPLETE
Action Ref	0036400
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	Board up under stairway to prevent waste build up.
Action Notes	At the base of the south stairway, adjacent to where it exits externally at 1st floor level, a board appears to have been placed to prevent storage under the stairs. The board has a gap at the top which is being used as a post box for litter. Fill this gap to prevent the build up of litter behind the boarding.
Due Date	23/01/2021
Responsible	Estate Maintenance Team
Status	COMPLETE
Section	5. Means of Escape
Action Ref	0036402
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	23/01/2021
Responsible	Area Housing Office - Tenancy Management
Status	COMPLETE
Action Ref	0036403
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	The majority of flat entrance doors have been replaced to comply with current standards, however, flat entrance doors including Nos.1, 3, 6, 38, 42, 43, 59, 67, 71, 72, 78, 85, 94, 107, 119, 120, 121, 122, 124 & 127 have not been replaced; these doors should be inspected and appropriate action taken to ensure the doors provide adequate fire resistance i.e.

	FD30S self-closing.
Due Date	23/01/2021
Responsible	CIP / Fire Safety Works Team
Status	OPEN
Action Ref	0036405
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	23/01/2021
Responsible	CIP / Fire Safety Works Team
Status	OPEN
Action Ref	0036406
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	Instruct local staff to close door.
Action Notes	Fire door in ground floor main entrance reception area/lift lobby is routinely in the open position. Instruct staff to close door and consider adjusting the door to prevent it catching on the floor when fully open.
Due Date	23/01/2021
Responsible	Area Housing Office - Estate Services
Status	COMPLETE

Action Ref	0036395
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	Provide suitable fastenings on roof top escape route.
Action Notes	The security gate at the top of the south stairway can not be opened from the escape side without a Gerda key. Change the lock so that it can be opened from the escape side without the use of a key i.e. by a thumb turn.
Due Date	23/01/2021
Responsible	CIP / Fire Safety Works Team
Status	OPEN
Action Ref	0036417
Question	5.15 Are Fire Service facilities and access to the premises suitable and sufficient?
Action Required	The location of the dry riser outlet valve cabinets should be highlighted within the main stairway.
Action Notes	Provide dry riser signage within stairway adjacent to lift lobby access doors. Dry riser outlets are only located on the even floor numbers.
Due Date	23/07/2021
Responsible	Estate Maintenance Team
Status	COMPLETE
Action Ref	0036418
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 Service 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. This was also a request from the LFB following the recent fire in May 2020.
Due Date	23/07/2021
Responsible	Estate Maintenance Team
Status	OPEN
Action Ref	0036393
Question	5.3 Are all pathways corridors and escape routes (internal and external) free from obstruction or other fire risks?
Action Required	Remind residents of the requirement to keep the common escape routes clear and free from trip hazards and obstacles.
Action Notes	Remove or re-run the cable which has been run across the roof top escape route (north side). Also remove the satellite dish (which creates an obstacle at head height) on the roof top escape route (south side).
Due Date	23/01/2021
Responsible	Housing Repairs Service
Status	OPEN
Action Ref	0036394
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	Provide suitable fastenings on roof top escape route.
Action Notes	The roof top access door (left hand door at top of main stairway) used for escape from 8th floor dwellings at the south end of the block, was locked with an FB1 mortice lock. This lock should be removed to prevent further inadvertent use. The FB4 thumb turn which is also fitted has a defective door keep (which is probably why the FB1 mortice lock was used to secure the door). The door keep should be repaired so that the FB4 thumb

	turn/lock can be solely used to hold the door closed. Escape should be possible from the roof into the main stairway without the used of a key.
Due Date	23/01/2021
Responsible	Estate Maintenance Team
Status	COMPLETE
Action Ref	0036401
Question	5.4 Are escape routes likely to be compromised in early stages of fire? i.e unprotected staircase or inadequate ventilation
Action Required	Make alterations as appropriate to reinstate adequate permanent and/or openable ventilation in these areas.
Action Notes	Ventilation louvers on the 8th floor no longer open due to obstacles including conduit, the dry riser cabinet and screws in place. Following the recent fire the LFB raised this as an issue when they had difficulty ventilating the lift lobby. Adjustment should be made to the permanent ventilation grilles to facilitate increasing ventilation when needed. Future CIP works may be an appropriate time to do this.
Due Date	23/07/2027
Responsible	CIP / Fire Safety Works Team
Status	OPEN
Action Ref	0036404
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	23/01/2021
Responsible	CIP / Fire Safety Works Team

Status	OPEN
Section	6. Detection and Warning
Action Ref	0036396
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	23/07/2021
Responsible	CIP / Fire Safety Works Team
Status	OPEN
Section	8. Further Surveys and Investigation
Action Ref	0036415
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	Ground floor plant rooms not accessed.
Due Date	23/07/2021
Responsible	CIP / Fire Safety Works Team
Status	OPEN

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

None