

FRA Purpose Built Blocks

Responsible Person:	Islington Council
Auditor:	{REDACTED}
Location:	Paterson Court, Peerless Street, London EC1V 9EX
Area Housing Office:	PURPOSE-BUILT BLOCKS - ST JOHN STREET
Date of Audit	13/10/2020
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:

Single staircase and two lifts with internal dead end corridor and staircase lobby access to flats. Scissor type flats are provided with alternative exit door on different floor level to their entrances with some exiting onto a rooftop escape route. It is understood that there are a significant number of leaseholders in the block that short term sub-let their flats. Sprinkler room accessed via Urban Locker storage company in basement. Ground floor access to garages under Paterson and Bath Courts. FRA for garages included in this assessment.

Brief Details of the Block Construction:

Purpose built general needs residential accommodation with reinforced concrete floors, stairs and loadbearing elements with brickwork infill panels.

Number of Floors:	10 Storeys including garages on ground floor.	Total Number of Units:	45
Number of Emergency Exits:	2 from single stairway.	Number of Employees Present:	0+
Approximate Number of Residents:	120	Maximum Number of members of the Public at any one time:	40
Disabled Occupants:	Not Known		

Fire Loss Experience (if known):

None

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-Secn	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?	Medium 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?	Medium Risk
<p><i>Block entry security system. CCTV on estate.</i></p>		
ACTION	Provide lock for notice board.	
Findings (ISSUE)	Locking mechanism on the ground floor notice board is damaged.	Action & Completion By 13/10/2021
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)	None	Action & Completion By 13/10/2021
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 two tiered 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	Remove candle and other items from roof.	
Findings (ISSUE)	The roof appears to be used by a resident for recreational purposes. Remove the candles and other items, and inform residents who may have access across the roof that use of the roof other than in an emergency is unacceptable. Roof easily accessed on the right hand side at the top of the stairway.	Action & Completion By 13/04/2021
ACTION	Clear waste/storage/combustibles from common/Landlord areas and advise residents of the policy for waste disposal and take enforcement	

	action where appropriate.	
Findings (ISSUE)	{REDACTED}	Action & Completion By 13/04/2021
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
<i>Unable to fully inspect risers as all but one are screwed shut.</i>		
Question	4.8 Is fire separation on the means of escape routes adequately maintained?	Low Risk
<i>Safety at the block could be improved by lobbying off refuse chutes at each floor level.</i>		
ACTION	Provide adequate fire separation on means of escape.	
Findings (ISSUE)	The glass in and around the doors on the ground floor does not appear to be fire resisting. The round window at the base of the stairway appears to be Perspex.	Action & Completion By 13/04/2021
ACTION	Consideration should be given to forming a lobby to refuse chutes within each lift lobby at each floor level, when improvements to the block are planned.	
Findings (ISSUE)	None	Action & Completion By 13/10/2027
Question	4.9 Are there arrangements to ensure the safe evacuation of the premises where it is used for sleeping?	Low Risk
<i>Security gates fitted within block to individual dwellings.</i>		
<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>		
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</i>		

physical/mental disability, in line with the general population.

Question	4.11 Are the escape routes identified with effective signage to allow for all people to safely evacuate the premises in the event of an emergency?	Low Risk
<i>Signage mostly adequate in block.</i>		
ACTION	Provide emergency escape signage.	
Findings (ISSUE)	Provide signage to roof top escape doors into the stairway, on both sides of roof.	Action & Completion By 13/04/2021

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
<i>See 4.5.</i>		
Question	5.4 Are escape routes likely to be compromised in early stages of fire? i.e unprotected staircase or inadequate ventilation	Low Risk
<i>Permanent ventilation at end of corridor and in lift lobby on each floor. Open-able windows in lift lobby. Vent at top of stairway.</i>		
ACTION	Remove materials blocking ventilation grills.	
Findings (ISSUE)	Many of the ventilation grills within the garage area have been covered over. This could cause smoke logging in the event of a fire and reduce the time available for escape.	Action & Completion By 13/10/2021
Question	5.5 Is the lighting adequate?	Low Risk
<i>Evidence of emergency lighting within block but not on roof top escape route or general garage area.</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.

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

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.

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).

ACTION	Inspect secondary means of escape door to ensure it provides 30 minutes' fire resistance.	
Findings (ISSUE)	{REDACTED}	Action & Completion By 13/04/2021
ACTION	Inspect front entrance door to ensure it provides 30 minutes' fire resistance.	
Findings (ISSUE)	{REDACTED}	Action & Completion By 13/04/2021
Question	5.8 Are the dwelling front entrance doors (from random sample) fitted with fully functional self-closing devices?	No

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,

<i>to ensure means of escape routes are suitably protected.</i>		
ACTION	Ensure dwelling entrance door has a working self-closing mechanism.	
Findings (ISSUE)	{REDACTED}	Action & Completion By 13/04/2021
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>Corridor fire doors and most stairway fire doors recently upgraded.</i>		
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 13/10/2021
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?	Yes
Question	5.11 Are the internal fire doors indicated with the appropriate signage	Low Risk
ACTION	"Fire door Keep shut" signs should be provided on both sides of the doors to staircases and lift lobbies; and "Fire door Keep Locked" signs should be provided to service riser cupboard, electrical intake cupboard and plant room doors where appropriate.	
Findings (ISSUE)	Fire door in ground floor lift lobby does not have a "fire door keep shut" sign displayed.	Action & Completion By 13/10/2021
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 Estate Service Co-ordinators' inspections, with any repair issues raised with Estate Maintenance Team/Housing Repairs Service.</i>		
ACTION	Repair secondary means of escape door.	
Findings (ISSUE)	A secondary means of escape door at roof level has been sealed closed (possible due to water ingress). This door should be available for escape in line with the original fire strategy for the block. It is not possible without plans to be sure which flat this door belongs to.	Action & Completion By 13/04/2021

ACTION	Provide thumb turn on main exit door from garage.	
Findings (ISSUE)	The pedestrian exit door adjacent to the vehicle exit gate from the garage is not operable without a key. A thumb turn should be provided on the exit side of the door.	Action & Completion By 13/04/2021
Question	5.14 Are the floor surfaces on the escape route (internal and external) free from trip/slip hazards?	Low Risk
ACTION	Clean flooring/paving to prevent slip hazard.	
Findings (ISSUE)	Roof top exit route is heavily covered in moss.	Action & Completion By 13/04/2021
Question	5.15 Are Fire Service facilities and access to the premises suitable and sufficient?	Low Risk
ACTION	Repair door entry override system as appropriate to allow fire brigade access and provide handle on door.	
Findings (ISSUE)	The door adjacent to the dry riser inlet is exit only from the block. A disused FB override facility is above the dry riser. The Fire Service are likely to locate their fire appliance close to the dry riser and it would be beneficial if the FB override facility on the adjacent door was re-instated and a handle fitted to the door to aid opening. Access via this door would also give the Fire Service best access to the stairway.	Action & Completion By 13/10/2021
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
<p><i>DRM and WRM are inspected, maintained and tested in accordance with relevant British Standard by contractors working on behalf of Housing Property Services. Inspection/testing records are maintained by the Cyclical Testing Team.</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 13/10/2027
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</i></p>		

put, unless directly affected by smoke, heat or fire'. This is communicated to residents through the tenant sign-up pack, regular newsletter articles and the Islington Council website, which also links to the LFB's 'know the plan' website. Caretakers are informed through periodic training.

Section	8. Further Surveys and Investigation	
Question	8.1 Are there any serious or suspected structural deficiencies which could lead to spread of fire beyond the dwelling of origin, warranting further investigation such as a Type 2, 3 or 4 survey?	No
Question	8.2 Are there any un-accessed areas or known voids that warrant further investigation to confirm adequate fire safety measures are in place?	Low Risk
<i>Sprinkler pump room in basement, ground floor plant rooms and caretaker facility and blue door adjacent to garage entrance not accessed.</i>		
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>Commercial unit at basement level with own access.</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
<i>Majority of the surface appears to be brick with a section of zinc on the top floor.</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	N/A
Question	9.6 Next FRA Due	N/A

Audit Details

Section	4. Evaluating the Fire Hazards
Action Ref	0036789
Question	4.3 Have satisfactory measures been taken to reduce the risk of arson?
Action Required	Provide lock for notice board.
Action Notes	Locking mechanism on the ground floor notice board is damaged.
Due Date	13/10/2021
Responsible	Estate Maintenance Team
Status	COMPLETE
Action Ref	0036793
Question	4.8 Is fire separation on the means of escape routes adequately maintained?
Action Required	Provide adequate fire separation on means of escape.
Action Notes	The glass in and around the doors on the ground floor does not appear to be fire resisting. The round window at the base of the stairway appears to be Perspex.
Due Date	13/04/2021
Responsible	CIP / Fire Safety Works Team
Status	OPEN
Action Ref	0036794
Question	4.8 Is fire separation on the means of escape routes adequately maintained?
Action Required	Consideration should be given to forming a lobby to refuse chutes within each lift lobby at each floor level, when improvements to the block are planned.
Due Date	13/10/2027

Responsible	CIP / Fire Safety Works Team
Status	OPEN
Action Ref	0036783
Question	4.5 Are the common and landlord areas of the premises free from an accumulation of combustible materials, storage and/or waste?
Action Required	Remove candle and other items from roof.
Action Notes	The roof appears to be used by a resident for recreational purposes. Remove the candles and other items, and inform residents who may have access across the roof that use of the roof other than in an emergency is unacceptable. Roof easily accessed on the right hand side at the top of the stairway.
Due Date	13/04/2021
Responsible	Area Housing Office - Estate Services
Status	COMPLETE
Action Ref	0036792
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 signage to roof top escape doors into the stairway, on both sides of roof.
Due Date	13/04/2021
Responsible	Housing Repairs Service
Status	COMPLETE
Action Ref	0036788
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.
Due Date	13/10/2021
Responsible	CIP / Fire Safety Works Team
Status	OPEN
Action Ref	0036784
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	13/04/2021
Responsible	Area Housing Office - Tenancy Management
Status	COMPLETE
Section	5. Means of Escape
Action Ref	0036779
Question	5.4 Are escape routes likely to be compromised in early stages of fire? i.e unprotected staircase or inadequate ventilation
Action Required	Remove materials blocking ventilation grills.
Action Notes	Many of the ventilation grills within the garage area have been covered over. This could cause smoke logging in the event of a fire and reduce the time available for escape.
Due Date	13/10/2021
Responsible	Area Housing Office - Tenancy Management
Status	OPEN

Action Ref	0036781
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 secondary means of escape door to ensure it provides 30 minutes' fire resistance.
Action Notes	{REDACTED}
Due Date	13/04/2021
Responsible	CIP / Fire Safety Works Team
Status	OPEN
Action Ref	0036780
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	13/04/2021
Responsible	Area Housing Office - Tenancy Management
Status	COMPLETE
Action Ref	0036777
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	Repair secondary means of escape door.
Action Notes	A secondary means of escape door at roof level has been sealed closed (possible due to water ingress). This door should be available for escape in line with the original fire strategy for the block. It is not possible without plans to be sure which flat this door belongs to.

Due Date	13/04/2021
Responsible	Area Housing Office - Tenancy Management
Status	OPEN
Action Ref	0036778
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 thumb turn on main exit door from garage.
Action Notes	The pedestrian exit door adjacent to the vehicle exit gate from the garage is not operable without a key. A thumb turn should be provided on the exit side of the door.
Due Date	13/04/2021
Responsible	Estate Maintenance Team
Status	COMPLETE
Action Ref	0036786
Question	5.15 Are Fire Service facilities and access to the premises suitable and sufficient?
Action Required	Repair door entry override system as appropriate to allow fire brigade access and provide handle on door.
Action Notes	The door adjacent to the dry riser inlet is exit only from the block. A disused FB override facility is above the dry riser. The Fire Service are likely to locate their fire appliance close to the dry riser and it would be beneficial if the FB override facility on the adjacent door was re-instated and a handle fitted to the door to aid opening. Access via this door would also give the Fire Service best access to the stairway.
Due Date	13/10/2021
Responsible	CIP / Fire Safety Works Team
Status	OPEN

Action Ref	0036787
Question	5.11 Are the internal fire doors indicated with the appropriate signage
Action Required	"Fire door Keep shut" signs should be provided on both sides of the doors to staircases and lift lobbies; and "Fire door Keep Locked" signs should be provided to service riser cupboard, electrical intake cupboard and plant room doors where appropriate.
Action Notes	Fire door in ground floor lift lobby does not have a "fire door keep shut" sign displayed.
Due Date	13/10/2021
Responsible	Area Housing Office - Estate Services
Status	COMPLETE
Action Ref	0036785
Question	5.14 Are the floor surfaces on the escape route (internal and external) free from trip/slip hazards?
Action Required	Clean flooring/paving to prevent slip hazard.
Action Notes	Roof top exit route is heavily covered in moss.
Due Date	13/04/2021
Responsible	Housing Repairs Service
Status	OPEN
Action Ref	0036790
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	{REDACTED}
Due Date	13/04/2021

Responsible	Area Housing Office - Tenancy Management
Status	OPEN
Action Ref	0036791
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	13/10/2021
Responsible	Area Housing Office - Tenancy Management
Status	OPEN
Section	6. Detection and Warning
Action Ref	0036782
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	13/10/2027
Responsible	CIP / Fire Safety Works Team
Status	OPEN

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

None