

# FRA Purpose Built Blocks

<b>Responsible Person:</b>	Islington Council
<b>Auditor:</b>	{REDACTED}
<b>Location:</b>	Dixon Clark Court, Canonbury Road, London N1 2UR
<b>Area Housing Office:</b>	PURPOSE-BUILT BLOCKS - UPPER STREET WEST
<b>Date of Audit</b>	03/09/2020
<b>Suggested Review</b>	



## Overall Assessment of Fire Risk

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

**PRIVATE**

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## Introduction

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

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

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

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

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

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

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

## General Building Information

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

TMO managed. Single staircase tower block with two lifts, four flats on each floor and a refuse chute room provided on each floor above ground, accessed from the lift lobby. Staircase enclosure lobbied off from lift lobby area. Permanent ventilation on stairway, in stair lobby, in chute room and in lift lobby.

### Brief Details of the Block Construction:

Reinforced concrete construction with brick/block infill. Dry riser and FB controlled lifts.

<b>Number of Floors:</b>	15	<b>Total Number of Units:</b>	60
<b>Number of Emergency Exits:</b>	2	<b>Number of Employees Present:</b>	0+
<b>Approximate Number of Residents:</b>	150	<b>Maximum Number of members of the Public at any one time:</b>	50
<b>Disabled Occupants:</b>	Not Known		

### Fire Loss Experience (if known):

None

## 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>Low Risk</b>

<i>Electrical intake cupboards are routinely checked as part of the Estate Service Co-ordinators' inspection regime, which is documented. Estate/Caretaking Services will ensure doors remain adequately secured when not in use.</i>		
Question	4.3 Have satisfactory measures been taken to reduce the risk of arson?	<b>Medium Risk</b>
<i>Block entry security system. CCTV on estate.</i>		
<b>ACTION</b>	Secure refuse bins away from the building (ideally at least 6m away) to prevent them being set alight and pushed against the building.	
Findings (ISSUE)	Refuse bins too close to block and on rear exit route.	Action & Completion By 03/03/2021
Question	4.4 Do the premises have any protection against acts such as lightning	<b>Yes</b>
<i>Lightening protection evident on building.</i>		
Question	4.5 Are the common and landlord areas of the premises free from an accumulation of combustible materials, storage and/or waste?	<b>Medium Risk</b>
<i>Islington Council operates a two tiered approach to managing communal areas dependant 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>		
<b>ACTION</b>	Remove paper notices attached to walls and doors.	
Findings (ISSUE)	Remove notices adjacent to enclosed notice board and attached to electrical intake cupboard door.	Action & Completion By 03/03/2021
<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 03/03/2021
<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 03/03/2021
Question	4.6 Are wall, ceiling or floor coverings of a fire-resistant nature?	<b>Low Risk</b>
ACTION	Remove combustible covering from private balcony.	
Findings (ISSUE)	{REDACTED}	Action & Completion By 03/03/2021
Question	4.7 Are holes in fire resistant partitions (service ducts, fire compartments or flues) within the premises adequately fire stopped?	<b>Low Risk</b>
ACTION	Inspect the flues that run throughout the height of the building to ensure they are adequately fire stopped and will not enable smoke to breach compartments.	
Findings (ISSUE)	The two disused (warm air heater) flues that run vertically through the building between the kitchens should be inspected to ensure that adequate fire separation is still provided. It is understood that areas around the flues were boxed in with fire resisting construction when the systems were removed many years ago. It is important that the integrity of this protection is maintained to prevent the possible transfer of smoke and fumes between flats in the case of fire.	Action & Completion By 03/09/2021
ACTION	Inspect fire stopping within secured service risers and take remedial action as appropriate to ensure adequate fire separation is maintained.	
Findings (ISSUE)	{REDACTED}	Action & Completion By 03/09/2021
ACTION	Provide adequate fire stopping around penetrations into the lift motor room.	
Findings (ISSUE)	Inadequate fire stopping on floor of lift motor room at roof level.	Action & Completion By 03/09/2021
ACTION	Provide adequate fire stopping around penetrations into the electrical intake cupboard.	
Findings (ISSUE)	Inadequate fire stopping where the cables leave the electrical intake room. High to the left as you look into the cupboard holes can be seen.	Action & Completion By 03/09/2021
Question	4.8 Is fire separation on the means of escape routes adequately maintained?	<b>Low Risk</b>
ACTION	Investigate fire separation on stairway.	
Findings (ISSUE)	A main electrical cable on the ground floor appears to leave the electrical	Action & Completion By

	intake cupboard and wrap around a pillar before entering the riser above. Where the electrical cable wraps around the pillar it enters the stairway. Investigate to ensure adequate fire separation is provided.	03/09/2021
Question	4.9 Are there arrangements to ensure the safe evacuation of the premises where it is used for sleeping?	<b>Low Risk</b>
<p style="text-align: center;"><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 style="text-align: center;"><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 style="text-align: center;"><i>Simple single stairway exit route.</i></p>		
<b>ACTION</b>	Provide "In the event of fire do not use lift" signage adjacent to the lifts at each floor level.	
<b>Findings (ISSUE)</b>	{REDACTED}	Action & Completion By 03/09/2021

<b>Section</b>	<b>5. Means of Escape</b>	
Question	5.1 Are the available escape routes and exit widths suitable and sufficient for the number of people within the premises?	<b>Yes</b>
Question	5.2 Are the available escape routes and widths suitable and sufficient for the physical layout of the premises?	<b>Yes</b>
Question	5.3 Are all pathways corridors and escape routes	<b>Medium Risk</b>

	(internal and external) free from obstruction or other fire risks?	
Question	5.4 Are escape routes likely to be compromised in early stages of fire? i.e unprotected staircase or inadequate ventilation	<b>Low Risk</b>
<i>Ventilation at top and bottom of stairway. Louvers on stairway. Vented stair lobby. Vented lift lobby. Cross ventilation above refuse chute lobby door. Vented refuse chute lobby.</i>		
<b>ACTION</b>	Adjust/repair/replace refuse chute hoppers as appropriate to ensure that they fully shut against effective seals.	
<b>Findings (ISSUE)</b>	{REDACTED}	Action & Completion By 03/03/2021
Question	5.5 Is the lighting adequate?	<b>Low Risk</b>
<i>No emergency lighting on means of escape.</i>		
<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>		
Question	5.6 Do all exits within the premises lead to a place of reasonable or total safety?	<b>Yes</b>
Question	5.7 Are dwelling front entrance doors (from random sample) of a suitably fire resisting construction for the type of property and the location?	<b>No</b>
<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>		
<b>ACTION</b>	Inspect front entrance door to ensure it provides 30 minutes' fire resistance.	
<b>Findings (ISSUE)</b>	{REDACTED}	Action & Completion By 03/03/2021
<b>ACTION</b>	Replace any missing or defective letterbox installations.	



Findings (ISSUE)	{REDACTED}	Action & Completion By 03/03/2021
Question	5.8 Are the dwelling front entrance doors (from random sample) fitted with fully functional self-closing devices?	<b>No</b>
<p><i>Islington Council has established a dedicated fire safety project team to survey all flat front entrance doors (and alternative means of escape doors where applicable) and carry out upgrade or replacement works where required, in line with recommendations made in the LGG's Fire Safety in Purpose Built Blocks of Flats guidance document. For tenanted properties, as a minimum upgrade works will include the installation of a self-closing device. Surveys of leasehold properties will also be carried out, with leaseholders able to opt-in to the upgrade programme. The survey/works programme will also include communal doors where applicable, to ensure means of escape routes are suitably protected.</i></p>		
Question	5.9 Are the fire doors within the common and landlord areas suitable and sufficient, and fitted where necessary, with intumescent strips and smoke seals?	<b>Medium Risk</b>
<p><i>Fire doors to refuse chute room, lift lobby, risers and stairway appear to have been recently replaced or upgraded.</i></p> <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>ACTION</b>	Repair/adjust door installation to ensure that the door/s fully self closes into its/their frame/s.	
Findings (ISSUE)	{REDACTED}	Action & Completion By 03/03/2021
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?	<b>Medium Risk</b>
<b>ACTION</b>	Repair/replace/adjust self-closing mechanism on fire doors to ensure they close effectively.	
Findings (ISSUE)	{REDACTED}	Action & Completion By 03/03/2021
Question	5.11 Are the internal fire doors indicated with the	<b>Yes</b>

	appropriate signage	
Question	5.12 Do the doors used for means of escape from the premises open in direction of travel where necessary?	<b>Yes</b>
Question	5.13 Are doors used for means of escape from the premises provided with suitable fastenings that can be easily and immediately opened without the use of a key?	<b>Yes</b>
<p><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></p>		
Question	5.14 Are the floor surfaces on the escape route (internal and external) free from trip/slip hazards?	<b>Yes</b>
Question	5.15 Are Fire Service facilities and access to the premises suitable and sufficient?	<b>Low Risk</b>
<b>ACTION</b>	Secure dry riser outlets in the closed position with FB padlocks.	
<b>Findings (ISSUE)</b>	{REDACTED}	Action & Completion By 03/03/2021
<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).	
<b>Findings (ISSUE)</b>	Windows in lift lobby and stairway appear to be locked shut.	Action & Completion By 03/09/2021
Question	5.16 Are floor level indicators present and legible?	<b>Yes</b>
Question	5.17 Do Fire Services facilities such as dry/wet risers, door entry/lift overrides appear to be free from damage and vandalism?	<b>Yes</b>
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 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 Quality Assurance Officer (QAO) inspections, with any repair issues raised with Estate Maintenance Team/Housing Repairs Service.</i></p>		

*The lift overrides are tested on a monthly basis as part of the PPM maintenance visit carried out by the Lift Contractor.*

Section	6. Detection and Warning	
Question	6.1 Do the dwellings (from random sample) appear to have suitable hard wired smoke/heat detection installed?	<b>Low Risk</b>
<p><i>Mains powered smoke/heat detection (to LD2 standard) was installed extensively to tenanted properties as part of the Decent Homes programme between 2004 &amp; 2010. Since the conclusion of the Decent Homes programme, mains powered smoke/heat detection (LD2) is now installed as part of void property process and the cyclical (5 yearly), domestic electrical inspection/testing regime where it is not already provided. It is likely the majority of leasehold properties will not benefit from mains powered detection systems, although some grade F systems (battery operated) are likely to exist.</i></p>		
Question	6.2 Are methods of detection and warning within the premises considered suitable and sufficient?	<b>Low Risk</b>

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>	{REDACTED}	Action & Completion By 03/09/2021
Question	8.3 Are the external escape staircases and gangways for the premises subjected to a suitable system of periodic inspection, maintenance and repair?	<b>N/A</b>
Question	8.4 Are there other types of occupancy forming part of/or within the block (shops, offices, nurseries etc)?	<b>No</b>
Question	8.5 Are there any other issues which may have an impact on the fire safety of the premises?	<b>Medium Risk</b>
<b>ACTION</b>	Address rough sleeping issue.	
<b>Findings (ISSUE)</b>	{REDACTED}	Action & Completion By 03/03/2021
Question	8.6 Are the external surfaces of the building likely to promote fire spread?	<b>Low Risk</b>
<b>ACTION</b>	The building exterior consists of infill panels under windows. Consideration should be given to testing the panels to ensure they do not promote the spread of flame across their surface and are suitable for the height of the building.	
<b>Findings (ISSUE)</b>	Infill panels on all 4 elevations of the block.	Action & Completion By 03/09/2027

Section	9. Overall Assessment of Fire Risk
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Question	9.1 Evaluation of overall fire hazard	<b>Normal</b>
Question	9.2 Evaluation of overall consequences for life safety	<b>Moderate Harm</b>
Question	9.3 Overall evaluation of fire risk	<b>Moderate</b>
Question	9.4 The most appropriate fire strategy for this building is	<b>Stay-put</b>
<i>Stay put unless directly affected by fire, heat, smoke or asked to leave by the Fire Service.</i>		
Question	9.5 Height of Building	N/A
Question	9.6 Next FRA Due	N/A

## Audit Details

Section	4. Evaluating the Fire Hazards
Action Ref	0036625
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 paper notices attached to walls and doors.
Action Notes	Remove notices adjacent to enclosed notice board and attached to electrical intake cupboard door.
Due Date	03/03/2021
Responsible	TMO/Co-op
Status	<b>OPEN</b>
Action Ref	0036615
Question	4.7 Are holes in fire resistant partitions (service ducts, fire compartments or flues) within the premises adequately fire stopped?
Action Required	Inspect the flues that run throughout the height of the building to ensure they are adequately fire stopped and will not enable smoke to breach compartments.
Action Notes	The two disused (warm air heater) flues that run vertically through the building between the kitchens should be inspected to ensure that adequate fire separation is still provided. It is understood that areas around the flues were boxed in with fire resisting construction when the systems were removed many years ago. It is important that the integrity of this protection is maintained to prevent the possible transfer of smoke and fumes between flats in the case of fire.
Due Date	03/09/2021
Responsible	CIP / Fire Safety Works Team
Status	<b>OPEN</b>
Action Ref	0036614

Question	4.3 Have satisfactory measures been taken to reduce the risk of arson?
Action Required	Secure refuse bins away from the building (ideally at least 6m away) to prevent them being set alight and pushed against the building.
Action Notes	Refuse bins too close to block and on rear exit route.
Due Date	03/03/2021
Responsible	TMO/Co-op
Status	<b>OPEN</b>
Action Ref	0036618
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	{REDACTED}
Due Date	03/09/2021
Responsible	Estate Maintenance Team
Status	<b>COMPLETE</b>
Action Ref	0036616
Question	4.7 Are holes in fire resistant partitions (service ducts, fire compartments or flues) within the premises adequately fire stopped?
Action Required	Provide adequate fire stopping around penetrations into the lift motor room.
Action Notes	Inadequate fire stopping on floor of lift motor room at roof level.
Due Date	03/09/2021
Responsible	Housing Repairs Service
Status	<b>OPEN</b>

Action Ref	0036617
Question	4.7 Are holes in fire resistant partitions (service ducts, fire compartments or flues) within the premises adequately fire stopped?
Action Required	Provide adequate fire stopping around penetrations into the electrical intake cupboard.
Action Notes	Inadequate fire stopping where the cables leave the electrical intake room. High to the left as you look into the cupboard holes can be seen.
Due Date	03/09/2021
Responsible	CIP / Fire Safety Works Team
Status	<b>OPEN</b>
Action Ref	0036626
Question	4.6 Are wall, ceiling or floor coverings of a fire-resistant nature?
Action Required	Remove combustible covering from private balcony.
Action Notes	{REDACTED}
Due Date	03/03/2021
Responsible	Area Housing Office - Tenancy Management
Status	<b>OPEN</b>
Action Ref	0036627
Question	4.8 Is fire separation on the means of escape routes adequately maintained?
Action Required	Investigate fire separation on stairway.
Action Notes	A main electrical cable on the ground floor appears to leave the electrical intake cupboard and wrap around a pillar before entering the riser above. Where the electrical cable wraps around the pillar it enters the stairway. Investigate to ensure adequate fire separation is provided.
Due Date	03/09/2021
Responsible	CIP / Fire Safety Works Team



Status	<b>OPEN</b>
Action Ref	0036623
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	03/03/2021
Responsible	Area Housing Office - Tenancy Management
Status	<b>COMPLETE</b>
Action Ref	0036624
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	03/03/2021
Responsible	Area Housing Office - Estate Services
Status	<b>COMPLETE</b>
Action Ref	0036631
Question	4.11 Are the escape routes identified with effective signage to allow for all people to safely evacuate the premises in the event of an emergency?
Action Required	Provide "In the event of fire do not use lift" signage adjacent to the lifts at each floor level.

Action Notes	{REDACTED}
Due Date	03/09/2021
Responsible	TMO/Co-op
Status	<b>COMPLETE</b>
<b>Section</b>	<b>5. Means of Escape</b>
Action Ref	0036628
Question	5.15 Are Fire Service facilities and access to the premises suitable and sufficient?
Action Required	Secure dry riser outlets in the closed position with FB padlocks.
Action Notes	{REDACTED}
Due Date	03/03/2021
Responsible	TMO/Co-op
Status	<b>OPEN</b>
Action Ref	0036621
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.
Action Notes	{REDACTED}
Due Date	03/03/2021
Responsible	Estate Maintenance Team
Status	<b>COMPLETE</b>
Action Ref	0036620
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	03/03/2021
Responsible	Estate Maintenance Team
Status	<b>COMPLETE</b>
Action Ref	0036632
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	03/03/2021
Responsible	CIP / Fire Safety Works Team
Status	<b>OPEN</b>
Action Ref	0036629
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 in lift lobby and stairway appear to be locked shut.
Due Date	03/09/2021
Responsible	CIP / Fire Safety Works Team

Status	<b>OPEN</b>
Action Ref	0036630
Question	5.4 Are escape routes likely to be compromised in early stages of fire? i.e unprotected staircase or inadequate ventilation
Action Required	Adjust/repair/replace refuse chute hoppers as appropriate to ensure that they fully shut against effective seals.
Action Notes	{REDACTED}
Due Date	03/03/2021
Responsible	Estate Maintenance Team
Status	<b>COMPLETE</b>
Action Ref	0036633
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	03/03/2021
Responsible	Area Housing Office - Tenancy Management
Status	<b>OPEN</b>
<b>Section</b>	<b>8. Further Surveys and Investigation</b>
Action Ref	0036613
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	{REDACTED}

Due Date	03/09/2021
Responsible	TMO/Co-op
Status	<b>OPEN</b>
Action Ref	0036622
Question	8.6 Are the external surfaces of the building likely to promote fire spread?
Action Required	The building exterior consists of infill panels under windows. Consideration should be given to testing the panels to ensure they do not promote the spread of flame across their surface and are suitable for the height of the building.
Action Notes	Infill panels on all 4 elevations of the block.
Due Date	03/09/2027
Responsible	CIP / Fire Safety Works Team
Status	<b>OPEN</b>
Action Ref	0036619
Question	8.5 Are there any other issues which may have an impact on the fire safety of the premises?
Action Required	Address rough sleeping issue.
Action Notes	{REDACTED}
Due Date	03/03/2021
Responsible	TMO/Co-op
Status	<b>OPEN</b>

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

None