

Highrise Block	Action number	Risk Rating	FRA Reference	Action required	Action Taken	Status /Complete/ On-going
Bathurst street block 1 The Manor	1	High	Portable appliance testing carried out - 7.3	The Pump room contains electrical multi point adaptors and CCTV equipment none of which had been tested with no labels indicating any previous tests displayed. Multi point adaptors were also present in the lift motor room area and these also had no evidence of having been tested.	PAT testing carried out	Complete
Bathurst street block 1 The Manor	2	Medium	Suitable arrangements for those who wish to smoke? - 8.4	Whilst it is appreciated that smoking is not allowed within the common areas of the building, it is recommended that a suitable container is provided for smokers to dispose of their cigarette ends when approaching the building. No Cigarette ends were found in the common escape route areas so no smoking rule appeared to be observed at time of inspection.	All new signage installed in the communal areas, including no smoking signs. Residents communicated with not to smoke in the communal areas. New signs to be installed to the external of the buildings requesting residents not to smoke at the entrances/under the canopies or directly under the buildings. (Target Date for completion February 2019)	Work in progress
Bathurst street block 1 The Manor	3	Very High	Avoidance of inappropriate storage of combustible materials - 13.4	Remove unwanted fire loading from under stairs cupboard at ground floor stairwell area. This area must remain sterile as it is in the escape stair area and should be maintained free of combustible materials at all times. This door should also be marked with 'FIRE DOOR KEEP LOCKED' sign permanently displayed at eye level. Access to this area should be strictly controlled.	Items removed and monitored by FMT during their weekly fire safety checks	Complete
Bathurst street block 1 The Manor	4	Very High	Adequate design of escape route - 17.2	The design for means of escape with a single staircase providing the only escape route from all floors, is to provide 2 fire doors creating a lobby situation protecting the staircase. (As in the first diagram 'A' below shows this is apparent on all floors within Bathurst Manor house flats with the exception of the ground floor which only provides a single door protection (SEE PHOTOS). The second option as shown in diagram 'B' below, where a ventilated lobby entered from all flats which cannot contain any potential fire hazard rooms opening onto it, then accesses directly through a fire door onto the staircase as shown.	Works completed	Complete
Bathurst street block 1 The Manor	5	Very High	Satisfactory means of securing exits - 17.7	1. Small louvered vents are provided on each floor in all stair lobbies. Single stairway escape should facilitate vents in all lobbies to provide 1.5 metre squared area of permanently open vents and current guidance requires automatic operating vents. The current louvered vents do not provide the 1.5 metre square although will allow some ventilation to take place from the small lobby areas. The large opening windows have been secured closed in most cases by a riveted panel as in photo 2, which can be removed with relative ease by the Fire service to improve ventilation giving the required amount of area. Some have been screwed shut with several screws along the bottom edge and sides as shown in photo 1. These require all screws removing and the riveted plate positioning or other means of quick release to facilitate full ventilation when required.  2. Photo's 3 and 4 show a vent which communicates through a compartment wall from the cleaner's cupboard into the ground floor stairwell. The cleaner's cupboard contains a large electric powered water heater which is a potential fire hazard and could therefore affect the escape staircase directly due to this vent by passing the compartment wall.  This vent requires sealing up to provide full compartmentation of 60 minutes fire resistance between the stairwell and the cleaner's store room.	Works completed	Complete
Bathurst street block 1 The Manor	6	Very High	Suitable protection of escape routes - 17.11	Fire doors in common parts providing lobby protection and fire doors onto stairwell found to be in need of repairs and maintenance, a full survey is required. (i) Fire doors missing or damaged combined intumescent fire and cold smoke seals. (ii) Fire doors not closing fully onto rebates. (iii) Fire door found to be closing far too slowly and taking too long to close. (iv) Fire door frames with cables punched through and not fire sealed. (v) Fire doors with damaged transom panels or transom panels which are not fire resisting to give 30 minutes fire resistance and integrity. (vi) Damage to fire doors from re-positioning of hydraulic self-closing devices.	survey undertaken, works all completed. Pending full door replacement scheme	Complete
Bathurst street block 1 The Manor	7	High	Suitable protection of escape routes? - 17.11	1. There were a couple of rubbish chute inspection hatches which have not been re-sealed properly see photo 1. 2. Floor 2 rubbish chute hatch is missing its rubber cushioned cold smoke seal and this requires replacement see photo 2. 3. The panels forming the lower part of the stair enclosure on all floors requires confirmation of 30 minutes fire resistance see photo 3. 4. A lot of Georgian wired glazing panels have been sealed using a simple clear mastic with no intumescent fire qualities and will simply melt and cause the glass to dislodge and fall. This practice needs to be checked and controlled and rectified as necessary see photo 4 example 5. Cables passing all around flat access corridor areas and lobby areas in plastic conduit. Small areas have been encased in metal conduit. Under BS 7671 of the Electrical Regulations, new requirements outline the need for cabling to be supported by fire resistant fastenings and fixings which are not liable to premature collapse in extreme heat. Consideration should be given to addressing this issue. See photo 5.	All works completed	Complete
Bathurst street block 1 The Manor	8	Very High	Compartmentation of a reasonable standard - 18.1	The lobbies and corridors used for means of escape need to be protected routes i.e. enclosed in construction with at least 30 minutes fire resistance and integrity. Walls between flats and the common parts need to be compartment walls of 60 minutes fire resistance and integrity and as such, will provide the necessary fire resistance. Ancillary rooms, risers and other areas opening onto corridors and lobbies also need to provide this protection. Doors from ancillary rooms, as well as flat entrance doors, need to be fire resisting. The current bench mark for doors opening into internal corridors and lobbies should be capable of providing 30 minutes fire resistance and with the exception of risers and ancillary rooms the doors need to be self-closing. (i) Holes in compartment walls providing services into flats at various levels, which require sealing with appropriate materials to ensure 60 minutes fire rating see photo examples 1, 2, 3, 4 & 5. (ii) Transom panels above ancillary room doors not providing 30 minutes fire resistance and in some cases holes drilled through panels or fitted with vents see photo examples 6, 7, 8, 9, 10. All ancillary room transom panels require replacing with panels giving 30 minutes fire resistance. (iii) Some ancillary room doors are fitted with open vents in the doors and not full fire doors, these all require replacing with 30 minute fire resisting doors complete with intumescent fire and cold smoke seals in door edge or frame, all doors should also be fitted with a sign displaying 'FIRE DOOR KEEP LOCKED'. Service cupboards fitted with vents for moisture control with only intumescent in fills, are not acceptable, smoke can still contaminate the sterile escape route area. A potential solution would be to fit a fire resisting damper linked to a smoke detector within the service void to close this opening in the event of a fire.	Survey undertaken and all works carried out. New signage is in place.	Complete
Bathurst street block 1 The Manor	9	High	Suitable protection of escape routes? - 17.11	Implement a survey of all flat entrance doors to determine the following: (i) The presence of positive action self-closing devices that will shut the doors against their rebates from any angle. (ii) The presence of intumescent fire and cold smoke seals in the door edge or frame. (iii) That the door is in general good condition.  Once the survey has been completed the following actions should be taken: (i) Positive action self-closing devices should be fitted where they are missing or ineffective. (ii) Intumescent fire and cold smoke seals should be fitted in the door edge or frame where necessary. (iii) Any defects to the integrity of the door should be made good. Missing letterbox flaps should be replaced. (iv) The fire rated glazing panels in some transom panels above flat doors have been replaced with wooden panels these should be checked to confirm that they provide the 30 minutes fire resistance required.	All works completed	Complete
Bathurst street block 1 The Manor	10	Medium	Reasonable standard of fire safety signs and notices? - 20.1	20.1(i) Final fire exit signs should be provided above the final exits from the building. (ii) Any missing intermediate fire exit signs above lobby access and in stairwell landings should be replaced. (iii) Any missing Fire door - Keep Shut signs and Fire door - Keep Locked signs should be replaced. (iv) Fire action notices give differing information to one another and the information packs given to tenants. These should be the same throughout the building and give up to date information which is not in any way confusing or contradictory. The notices like photo 1 should be removed as the information is not correct. The older fire notices can stay as these do not give confusing information.	Signage installed	Complete
Bathurst street block 1 The Manor	11	Medium	Are all staff given adequate periodic "refresher training" at suitable intervals? - 26.2	26.2 Periodic refresher training for staff should be planned and carried out. STAFF QUESTIONED ON THESE MATTERS CONFIRMED NO ADDITIONAL FIRE SAFETY TRAINING HAD BEEN GIVEN.	1. RF delivered first round of training on fire safety daily/weekly and monthly check sheets to FMT staff. 2. VS continuous improvement fire safety training to Housing Investment Service staff and support to Area Teams and FMT staff. 3. SW to arrange further fire safety training and development for HMT including use of fire fighting equipment	Work in progress
Bathurst street block 1 The Manor	12	Medium	Monthly and annual testing routines for emergency escape lighting? - 27.3	27.3 Emergency escape lighting should be tested on a monthly basis.	Michael Illingworth is in the process of updating the electrical systems to allow for testing. Once the upgrade is complete M/SW are to arrange training for all FMT Staff.	Work in progress
Bathurst street block 1 The Manor	13	Medium	Relevant Automatic Fire Extinguishing Systems - 23.1	23.1 Consideration should be given to providing an automatic sprinkler system above the refuse bins below the refuse chute. The bin store receiving rubbish from the rubbish chute is currently only fitted with a manually operated shutter as photo 2, to close the shoot in the event of a fire in the rubbish bin area. As a minimum, it should be fitted with a fusible link fire damper similar to that fitted in Lindsay place flats as photo inset 3.	• HCC has commissioned NPS to undertake a full feasibility report regarding MCC's Bin chute room locations to the high-rise blocks inclusive of the differing options available for sprinkler / misting systems, the design implications, the full scheme costs and the servicing requirements / costs • The details of the above feasibility report will form the basis of a specification and direction for sprinkler / misting systems within the bin chute rooms.	Work in progress