

Highrise Block	Action number	Risk Rating	FRA Reference	Action required	Action Taken	Status Live /Complete/ On-going
Gatwick House	1	Low	Electrical Sources of Ignition – 7	7.2(b) – Periodic electrical testing to washing machines and dryers.	A scheme is underway in place for periodically testing laundry appliances.	Complete
Gatwick House	2	High	Electrical Sources of Ignition – 7	7.4 – Reposition the kettle and radio in the cleaner's office.	Appliances removed	Complete
Gatwick House	3	Medium	Smoking – 8.4	8.4 – Provide smoking receptacles external to the building if required.	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
Gatwick House	4	High	Smoking – 8.4	8.5 – Reinforce the no smoking policy in common areas.	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
Gatwick House	5	Low	Portable Heaters and Heating Installations – 10.4	10.4(a) – Maintenance of the fixed electrical heating in the staff areas.	Hull CC have a service contract in place to maintain the fixed electrical heating system in the staff areas	Complete
Gatwick House	6	Low	Portable Heaters and Heating Installations – 10.4	10.4(b) – Maintenance of the fixed electrical heating to the flats.	Hull CC have a service contract in place to maintain the fixed electrical heating system in the individual flats in this block	Complete
Gatwick House	7	High	Housekeeping – 13.4	13.4(a) – Implement a full survey of all service cupboards and remove unauthorized items.	All items removed. FMT monitoring and reporting on weekly check sheets.	Complete
Gatwick House	8	Medium	Housekeeping – 13.4	13.4(b) – Review the policy on refuse containers.	All items removed. FMT monitoring and reporting on weekly check sheets.	Work in progress
Gatwick House	9	Medium	Housekeeping – 13.4	17.4(b) – It is a requirement that all flat doors can be opened from the inside without the use of a key. Check to ensure all flat doors are operated without the use of a key.	All items removed. FMT monitoring and reporting on weekly check sheets.	Complete
Gatwick House	10	High	Means of Escape from Fire – 17.11	17.11(a) – Replace the glazing in the window to the caretaker's office and the window to the door of the laundry with 30 minutes fire resisting glazing.	Works completed	Complete
Gatwick House	11	High	Means of Escape from Fire – 17.11	17.11(b) – Provide an approved self-closing device to all flat front doors.	Self-closing devices installed to all doors.	Complete
Gatwick House	12	High	Means of Escape from Fire – 17.11	17.11(c) – Provide an approved self-closing device to the caretakers, CCTV and cleaners office.	Self-closing devices installed to all doors.	Complete
Gatwick House	13	High	Means of Escape from Fire – 17.11	17.11(d) – Check the boarding covering the vents, between the common area and the rubbish chute, to ensure that it will give 30 minutes fire resistance.	Works completed	Complete
Gatwick House	14	High	Means of Escape from Fire – 17.11	17.11(e) – Check all fire doors leading to bin chutes to ensure that they are not catching on the floor.	Repairs carried out to ease, adjust and renew smoke and heat seals on all doors. Pending full door replacement scheme	Complete
Gatwick House	15, 16, 17, 18, 19, 21, 22, 23, 24, 25	Medium	Means of Escape from Fire – 17.11	17.11(f) – Check all letter boxes in the building to ensure that they are intumescent letter boxes. Replace as required.	Previously all letter boxes replaced with intumescent system in 2013-14 delivery year any damaged missing letterboxes have been replaced	Complete
Gatwick House	15, 16, 17, 18, 19, 21, 22, 23, 24, 25	Medium	Means of Escape from Fire – 17.11	17.11(g) – Replace the transom panel above the key cupboard door on the ground floor.	Works completed	Complete
Gatwick House	15, 16, 17, 18, 19, 21, 22, 23, 24, 25	Medium	Means of Escape from Fire – 17.11	17.11(h) – In some cases it is unclear what the transom windows above flat doors are constructed from. A survey needs to be carried out to determine the construction and if it does not meet a fire resistance capability of 30 minutes then they need to be replaced to achieve this standard.	Survey undertaken. All works completed	Complete
Gatwick House	15, 16, 17, 18, 19, 21, 22, 23, 24, 25	Medium	Means of Escape from Fire – 17.11	17.11(i) – Replace or repair the transom panel above the cupboard door on the ground floor next to the laundry room.	Works completed	Complete
Gatwick House	15, 16, 17, 18, 19, 21, 22, 23, 24, 25	Medium	Means of Escape from Fire – 17.11	17.11(j) – All fire doors must be fitted with intumescent heat and cold smoke seals. The fire doors within the stairway enclosure were fitted with the appropriate seals. However it was noted that a small minority of these doors were missing the seals on the top of the door. These doors need to be checked and missing seals replaced.	Temporary works carried out, pending the full door and frame replacement scheme. HCC commissioned door replacement programme to run from 2018 - 2023 and replacement programme is currently on hold pending new fire door testing nationally. The impact of the industry "on hold" pending further fire testing and outcomes note it is highly likely that the first installations will not start until March/April of 2019 and into the next delivery year	Work in progress
Gatwick House	15, 16, 17, 18, 19, 21, 22, 23, 24, 25	Medium	Means of Escape from Fire – 17.11	17.11(k) – Carry out a survey to ensure that all flat entrance doors are fitted with the appropriate intumescent heat and cold smoke seals.	Agreement with HFRS to hold retrofitting seals, as HCC has agreed a 5 year full door and frame replacement programme.	Work in progress
Gatwick House	15, 16, 17, 18, 19, 21, 22, 23, 24, 25	Medium	Means of Escape from Fire – 17.11	17.11(l) – Provide intumescent heat and cold smoke seals to all dry riser doors, laundry room door, caretakers / cleaners office, service cupboard doors and CCTV room.	Agreement with HFRS to hold retrofitting seals, as HCC has agreed a 5 year full door and frame replacement programme.	Work in progress
Gatwick House	15, 16, 17, 18, 19, 21, 22, 23, 24, 25	Medium	Means of Escape from Fire – 17.11	17.11(m) – Carry out a survey of all fire doors which protect the staircase to ensure that the gaps around the door are not excessive and the intumescent heat and cold smoke seals are being effective.	Temporary works carried out, pending the full door and frame replacement scheme. HCC commissioned door replacement programme to run from 2018 - 2023 and replacement programme is currently on hold pending new fire door testing nationally. The impact of the industry "on hold" pending further fire testing and outcomes note it is highly likely that the first installations will not start until March/April of 2019 and into the next delivery year	Work in progress
Gatwick House	15, 16, 17, 18, 19, 21, 22, 23, 24, 25	Medium	Means of Escape from Fire – 17.11	17.11(n) – Check that cabling is fixed as per the requirement of BS7671 of the Electrical Regulations.	Works completed	Complete
Gatwick House	15, 16, 17, 18, 19, 21, 22, 23, 24, 25	Medium	Means of Escape from Fire – 17.11	17.11(o) – Check the fire resisting capabilities of the lift doors.	Confirmation received from Michael Illingworth Lift doors meet the requirements	Complete
Gatwick House	15, 16, 17, 18, 19, 21, 22, 23, 24, 25	Medium	Means of Escape from Fire – 17.11	17.11(p) – Carry out a full survey of fire doors in the building to ensure that they are all capable of providing 30 minutes fire resistance.	HCC commissioned door replacement programme to run from 2018 - 2023 and replacement programme is currently on hold pending new fire door testing nationally. The impact of the industry "on hold" pending further fire testing and outcomes note it is highly likely that the first installations will not start until March/April of 2019 and into the next delivery year	Work in progress
Gatwick House	15, 16, 17, 18, 19, 21, 22, 23, 24, 25	Medium	Means of Escape from Fire – 17.11	17.11(q) – Carry out meaningful discussions on providing some form of smoke control in the lobby or corridors and consider providing a sprinkler system throughout the building.	HCC has commissioned NPS to undertake a full feasibility report regarding HCC'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
Gatwick House	26	Low	Means of Escape from Fire – 17.11	17.11(r) – Carry out meaningful discussions on providing some form of smoke control in the lobby or corridors and consider providing a sprinkler system throughout the building.	HCC has commissioned NPS to undertake a full feasibility report regarding HCC'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
Gatwick House	27	High	Measures to Limit Fire Spread and Development – 18.1	18.1(a) – Maintain 60 minutes fire resistance to the walls and floors within the service cupboards.	Works carried out to stop all fire breaches. Scheme development underway to find long term solution to prevent future breaches. Monitored and reported by FMT on the Weekly check sheets	Complete
Gatwick House	28	High	Measures to Limit Fire Spread and Development – 18.1	18.1(c) – Check the compartmentation between the shed enclosure and the tower block.	Survey undertaken, compartmentation present any breaches have been filled	Complete
Gatwick House	29	Medium	Measures to Limit Fire Spread and Development – 18.1	18.1(c) – Check the compartmentation between the shed enclosure and the tower block.	It was found that the collar between the shed enclosure area and the tower block was constructed of concrete, which had an insulated cover. The asbestos register states no asbestos detected in this area. In addition an order has been requested to repair disturbed panels in the main room and various other parts of the shed enclosure where light fittings have been removed	Complete
Gatwick House	30	Low	Measures to Limit Fire Spread and Development – 18.1	18.1(d) – It is recommended that automatic fire-resisting shutters are provided at the base of the refuge chute to restrict the spread of fire and smoke from a fire in the bin room. The shutter should, as a minimum, be operated on a fixed temperature fusible link.	Full replacement of hoppers and shut off underway works to be completed, January 2019	Work in progress
Gatwick House	31	Low	Measures to Limit Fire Spread and Development – 18.1	It is also recommended that the refuse chute landing hatches are fitted with cold smoke seals to prevent smoke entering the common part escape.	Full hopper replacement and bin chute shut off underway. Works to be completed January 2019	Work in progress
Gatwick House	31	Low	Measures to Limit Fire Spread and Development – 18.1	Further protection can be provided by a sprinkler system located over the bins, with either frangible bulb or fusible link sprinkler heads.	HCC has commissioned NPS to undertake a full feasibility report regarding HCC'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
Gatwick House	30,31	Low	Measures to Limit Fire Spread and Development – 18.1	18.2 – There are ceiling tiles fitted on all floors. The asbestos report does not mention these however if the construction of this tiles are not already known then investigations are required to ensure these tiles can provide class 0 fire spread.	At the time of installation these tiles provide class fire spread	Complete
Gatwick House	32	Medium	Fire Safety Signs and Notices – 20.1	20.1(a) – Provide one emergency fire action notice throughout the building in line with the current evacuation policy.	Signage installed	Complete
Gatwick House	33	Medium	Fire Safety Signs and Notices – 20.1	20.1(b) – On the 15 th floor there a 'fire exit' sign located on the wrong side of the door. Move the sign to the correct side.	Sign relocated	Complete
Gatwick House	34	Medium	Fire Safety Signs and Notices – 20.1	20.1 (c) – Fire doors should be labelled 'Fire door keep shut' on both sides. Fire doors to cupboards, stores and service ducts that are not self-closing need to be labelled 'Fire door keep locked' on the outside. The majority of fire doors observed at the time of the inspection were signed up correctly however a survey needs to take place to ensure that they are all satisfactorily signed.	All Signage installed	Complete
Gatwick House	35	Low	Fire Safety Signs and Notices – 20.1	20.1(d) – The current evacuation policy encourages the residents to leave the premises if they feel that their safety is compromised in any way. With this in mind it would be advantageous to provide a fire assembly point sign within the curtilage of the building. This will assist the Fire Service in respect to accounting for residents.	RF working to HFRS to determine location of assembly points as within curtilage of building does not meet the requirements.	Work in progress
Gatwick House	36	Medium	Manual Fire Extinguishers Appliances – 22.1	22.1(a) – Replace extinguishers in the plant room and lift motor room.	extinguishers tested and replaced	Complete
Gatwick House	32	Medium	Manual Fire Extinguishers Appliances – 22.1	22.1(b) – Provide an additional 2kg CO2 extinguisher in the lift motor room.	MI to provide	Work in progress
Gatwick House	38	High	Procedures and Arrangements – 25.10	25.10 – Carry out Personal emergency evacuation plans for any resident that needs one	• Given the details HCC now hold regarding this area of concern, the Housing Service have commissioned NPS to undertake a full feasibility report regarding HCC's high-rise blocks inclusive of the differing options available for sprinkler / misting systems, the design implications, the full scheme costs, the servicing requirements / costs • Supporting the feasibility report, there will be a paper outlining the alternative options should HCC not adopt the improved fire protection /sprinkler misting route that will clearly set out the letting or non-letting of flats to disabled or vulnerable persons.	Work in progress
Gatwick House	39	Medium	Procedures and Arrangements – 25.11	25.11 – Review the policy whether to train a selective number of staff on the use of portable fire extinguishers	HCC staff not trained to use fire fighting equipment and discouraged from attempting to fight a fire, raise the alarm and leave the building. High rise blocks are not manned 24/7 and measures taken are designed to reduce the risk of fire ignites/electrical testing/leave communal areas/customer communication/on-going fire protection works. Action awaiting FMT training plan.	Work in progress
Gatwick House	40	Medium	Training and Drills – 26.2	26.2 – Provide fire refresher training to all staff.	1. Delivered first round of training on fire safety daily/weekly and monthly check sheets to FMT staff. 2. Continuous improvement fire safety training to Housing Investment Service staff and support to Area Teams and FMT staff. 3. Arrange further fire safety training and development for HEMT including use of fire fighting equipment	Work in progress
Gatwick House	41	Medium	Training and Drills – 26.14	26.14 – Carry out fire drills for member of staff in their work place.	Arrange on-going fire training drills and arrangements with HEMT.	Work in progress