

Highrise Block	Action number	Risk Rating	FRA Reference	Action required	Action Taken	Status Live /Complete/ On-going
Lindsey Place	1	Very High	7.1 Reasonable measures taken to prevent fires of electrical origin?	The presence of electric scooters parked outside resident's flats suggests that these are being charged via a cable through the letter box in the common escape route area. Further investigation revealed that the owners of these scooters cannot access the flats with the scooters so they are likely charged in situ as the photographs show. This is clearly not acceptable in the sterile area that should be maintained in the common escape area. This constitutes a risk from fire being introduced and must be addressed.	E-mail sent to Estate Management. They are actively dealing with as an on-going problem. FMT monitor and report on their daily fire safety check sheets	Complete
Lindsey Place	1	Very High	7.1 Reasonable measures taken to prevent fires of electrical origin?	Electronics access box open on floor 2 adjacent fire door separating means of escape requires securing.	Works completed	Complete
Lindsey Place	2	Very High	13.2 Combustible materials appear to be separated from ignition sources?	Remove cleaning solutions and other combustible materials from the cupboard in the caretaker's office containing the electrical recording equipment.	E-mail sent 22/08/17 to FMT. E-mail received from FMT 23/08/17 items all removed.	Complete
Lindsey Place	3	High	17.11 Suitable protection of escape routes?	Fire doors accessing stairwells and separating means of escape on floors 10, 11, 12 were found to have excessive gaps under the door. These doors require an assessment as to the need for replacement with new fire doors to provide an acceptable gap beneath the doors.	A full survey has been carried out on each block, works have all been carried out, pending the full door replacement	Complete
Lindsey Place	4	High	17.11 Suitable protection of escape routes?	Implement a full survey of all the fire resisting doors to service cupboards, staircases, common areas and those sub dividing corridors and make good all breaches of fire resistance around door frame or transom panels. The fire resistance of the transom panel should be confirmed above service doors, fire doors accessing stairwells on each floor and remedial action taken as necessary. Cold smoke seals should be checked to ensure that they are in good condition. It should be noted that some combined fire and smoke seals are missing from the ground floor electric opening fire doors. These doors were witnessed during the visit to be opening and closing randomly as well as staying in the open position for prolonged periods, this clearly requires investigation to remedy the problem. It should also be confirmed that any space filling foam used to fill relevant gaps is of a fire-resistant standard.	A full survey has been carried out on each block, works have all been carried out, pending the full door replacement	Complete
Lindsey Place	5	High	17.11 Suitable protection of escape routes?	Implement a survey to determine the location of flat doors that have been replaced by private owners. It should then be determined whether the door has the necessary certification to determine its fire resistance. Flat doors replaced by owners which have not got the necessary certification should be replaced with self-closing FD30S doors. This situation was apparent on many floors.	Where leaseholders could not prove fire resistance of their flat doors. HCC have replaced with FD30s doors.	Complete
Lindsey Place	6	High	17.11 Suitable protection of escape routes?	Implement a survey to determine the location of transom windows above flat doors that have been replaced with non-fire resisting material and replace with fire resisting material of at least 30 min specification.	Survey undertaken, all works completed.	Complete
Lindsey Place	6	High	17.11 Suitable protection of escape routes?	(i) The presence of positive action self-closing devices that will shut the doors against their rebates from any angle.	Self-closers installed to all doors	Complete
Lindsey Place	6	High	17.11 Suitable protection of escape routes?	(ii) The presence of intumescent fire and cold smoke seals in the door edge or frame.	Agreement with HFRS to hold retrofitting seals, as HCC has agreed a 5 year full door and frame replacement programme.	Work in progress
Lindsey Place	6	High	17.11 Suitable protection of escape routes?	(iii) That the door is in general good condition.	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.	Work in progress
Lindsey Place	6	High	17.11 Suitable protection of escape routes?	(i) Positive action self-closing devices should be fitted where they are missing or ineffective.	Self closer installed	Complete
Lindsey Place	6	High	17.11 Suitable protection of escape routes?	(ii) Intumescent fire and cold smoke seals should be fitted in the door edge or frame where necessary.	Agreement with HFRS to hold retrofitting seals, as HCC has agreed a 5 year full door and frame replacement programme.	Work in progress
Lindsey Place	6	High	17.11 Suitable protection of escape routes?	(iii) Any defects to the integrity of the door should be made good. Missing letterbox flaps should be replaced.	Works completed	Complete
Lindsey Place	6	High	17.11 Suitable protection of escape routes?	(iv) Some of the original fire doors have had the glazed panel replaced with plane glazing which is not fire resisting or thin wooden panels which do not appear 30 minutes fire resistant.	Works completed	Complete
Lindsey Place	6	High	17.11 Suitable protection of escape routes?	The original flat entrance doors with Georgian wired glazing would have met the standards at the time they were installed but it would be unlikely that they would conform to modern day standards. In some circumstances, the notional fire resistance of such doors could be accepted. However it is highly recommended that the doors are replaced with new self-closing FD30S doors.	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
Lindsey Place	8	High	18.1 Compartmentation of a reasonable standard	Implement a survey to determine the extent of breaches in fire compartmentation between flats and service compartments containing all services. During the survey, many examples on all floor levels were found with random service compartment checks. This requires high priority and needs resolving in order to comply with the necessary compartmentation requirements. Any materials used to seal these breaches must give a minimum of 30 minutes fire resistance and integrity.	Survey undertaken, all works completed.	Complete
Lindsey Place	9	Medium	8.4 Suitable arrangements for those who wish to smoke?	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.	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
Lindsey Place	10	Medium	20.1 Reasonable standard of fire safety signs and notices?	20.1(i) Final fire exit signs should be provided above the final exits from the building.	All Signage installed	Complete
Lindsey Place	10	Medium	20.1 Reasonable standard of fire safety signs and notices?	(ii) Any missing intermediate fire exit signs above cross corridors should be replaced. It was noted that there are no FIRE EXIT notices provided on any floor level visible from both sides of the connecting fire door separating alternative means of escape and these should be provided.	All Signage installed	Complete
Lindsey Place	11	High	25.10 Suitable arrangements for disabled persons	Personal evacuation plans are required for residents which rely on the lifts for access to the ground floor and should be explained to each individual.	<ul style="list-style-type: none"> 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
Lindsey Place	12	Medium	26.2 Are all staff given adequate periodic "refresher training" at suitable intervals?	26.2 Periodic refresher training for staff should be planned and carried out.	<ol style="list-style-type: none"> Delivered first round of training on fire safety daily/weekly and monthly check sheets to FMT staff. Continuous improvement fire safety training to Housing Investment Service staff and support to Area Teams and FMT staff. Arrange further fire safety training and development for HFMT including use of fire fighting equipment 	Work in progress
Lindsey Place	13	Medium	27.3 Monthly and annual testing routines for emergency escape lighting?	27.3 Emergency escape lighting should be tested on a monthly basis.	Updating the electrical systems to allow for testing. Once the upgrade is complete arrange training for all FMT Staff.	Work in progress
Lindsey Place	14	Medium	23.1 Relevant Automatic Fire Extinguishing Systems	23.1 Consideration should be given to providing an automatic sprinkler system above the refuse bins below the refuse chute. This is necessary due to the bin chute being accessed from the stairwell, and has the potential to cause smoke logging in the stairwell in the event of a fire in the chute or in the bins.	<ul style="list-style-type: none"> 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