

Highrise Block	Action number	Risk Rating	FRA Reference	Action required	Action Taken	Status Live /Complete/ On-going
Millport Drive	1	High	7.3 Portable appliance testing carried out	The caretaker's office contains an assortment of electrical appliances including CCTV equipment none of which had been tested with no labels indicating any previous tests displayed.	PAT testing carried out	Complete
Millport Drive	2	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. Cigarette ends were found in the common escape route 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
Millport Drive	3	Very High	13.2 Combustible materials appear to be separated from ignition sources?	Remove unwanted fire loading from lift motor room access area. This area should be maintained free of combustible materials.	Items removed	Complete
Millport Drive	4	Very High	17.2 Adequate design of escape route	The design for means of escape with a single staircase providing the only escape route from all floors, is to provide 2 fire doors between the flats and the staircase creating a lobby situation protecting the staircase. This is apparent on all floors with the exception of the ground floor which only provides a single door protection as the second fire door has been removed from both sides of the approach to the staircase (SEE PHOTO). THIS MUST BE REINSTATED AS ANY FIRE IN A GROUND FLOOR FLAT MAY WELL COMPROMISE THE ESCAPE STAIRS FROM ALL FLOORS ABOVE MUCH SOONER THAN SHOULD BE THE CASE.	Works completed	Complete
Millport Drive	5	Very High	17.7 Satisfactory means of securing exits	Louvre vents are provided on each floor in all stair lobbies, however some have been replaced by panels with small holes drilled through as photo provides example. Single stairway escape should provide vents in all lobbies to provide 1.5 metre squared area of permanently open vents and current guidance requires automatic operating vents. The current louvre vents do not provide the 1.5 metre square although will allow ventilation to take place from the small lobby areas. The replacement panels as photographed would not allow sufficient ventilation to take place and require replacing with a like louvre panel system as was originally provided.	Works completed	Complete
Millport Drive	6	Very High	17.11 Suitable protection of escape routes	Fire doors in common parts providing lobby protection and fire doors onto stairwell found to be in need of urgent repair and maintenance, a full survey is required.	Survey undertaken, all works completed.	Complete
Millport Drive	6	Very High	17.11 Suitable protection of escape routes	(i) Fire doors missing combined intumescent fire and cold smoke seals.	Works completed	Complete
Millport Drive	6	Very High	17.11 Suitable protection of escape routes	(ii) Fire doors not closing fully onto rebates, (iii) Fire doors catching on floor.	Works completed	Complete
Millport Drive	6	Very High	17.11 Suitable protection of escape routes	(iv) Fire doors with broken door furniture, (v) Fire doors with damaged transom panels or transom panels which are not fire resisting to give 30 minutes fire resistance and integrity.	Survey undertaken, all works completed.	Complete
Millport Drive	7	High	17.11 Suitable protection of escape routes?	Implement a survey to determine the amount of poorly fitting rubbish shoot hatches and poor sealing around the hatch frame, so that these can be repaired to provide a good fitting of the hatch within the frame and also the frame into the wall. These hatches are also missing any kind of cushioned smoke seal around the hatch lip so that it could seal against the frame preventing any smoke from a chute fire easily contaminating the staircase lobbies.	Full bin chute replacement scheme underway. Works to be completed December 2018.	Work in progress
Millport Drive	8	Very High	18.1 Compartmentation of a reasonable standard	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 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) The ground floor service ancillary room ceiling did not look to provide sufficient fire protection with gaps in boarding as photo, this requires making good to ensure 30 minutes fire resistance and integrity.	Survey undertaken, all works completed.	Complete
Millport Drive	8	Very High	18.1 Compartmentation of a reasonable standard	(ii) Holes in compartment walls providing services into flats at various levels, which require sealing with appropriate materials to ensure 30 minutes fire rating.	A survey to all service cupboards has been undertaken and works orders raised	Work in progress
Millport Drive	8	Very High	18.1 Compartmentation of a reasonable standard	(iii) Transom panels above ancillary room doors not providing 30 minutes fire resistance and in some cases holes drilled through panels. All ancillary room transom panels require replacing with panels giving 30 minutes fire resistance.	A survey to all service cupboards has been undertaken and works orders raised	Work in progress
Millport Drive	8	Very High	18.1 Compartmentation of a reasonable standard	(iv) All ancillary room doors are of egg box construction and not 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'.	A survey to all service cupboards has been undertaken and works orders raised	Work in progress
Millport Drive	8	Very High	18.1 Compartmentation of a reasonable standard	(v) Cables and pipework passed through service room door frames not properly sealed to give 30 minutes fire protection see photo's. This requires investigation and repairs to achieve compartmentation.	A survey to all service cupboards has been undertaken and works orders raised	Work in progress
Millport Drive	9	High	17.11 Suitable protection of escape routes?	Implement a survey of all flat entrance doors to determine the following:	External self-closing devices installed to all flat doors	Complete
Millport Drive	9	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.	Works completed	Complete
Millport Drive	9	High	17.11 Suitable protection of escape routes?	(ii) The presence of intumescent fire and cold smoke seals in the door edge or frame.	Works completed	Complete
Millport Drive	9	High	17.11 Suitable protection of escape routes?	(iii) That the door is in general good condition.	Works completed	Complete
Millport Drive	9	High	17.11 Suitable protection of escape routes?	Once the survey has been completed the following actions should be taken:	Works completed	Complete
Millport Drive	9	High	17.11 Suitable protection of escape routes?	(i) Positive action self-closing devices should be fitted where they are missing or ineffective.	Works completed	Complete
Millport Drive	9	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.	Works completed	Complete
Millport Drive	9	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, any external mail boxes removed.	Works completed	Complete
Millport Drive	9	High	17.11 Suitable protection of escape routes?	(iv) The fire rated glazing panels in some doors have been replaced with frosted plain glazing, these should be reinstated to provide 30-minute fire resisting glazing.	Works completed	Complete
Millport Drive	9	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
Millport Drive	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
Millport Drive	10	Medium	20.1 Reasonable standard of fire safety signs and notices?	(ii) Any missing intermediate fire exit signs above cross corridors and in stairwell landings should be replaced.	Works completed	Complete
Millport Drive	10	Medium	20.1 Reasonable standard of fire safety signs and notices?	(iii) Any missing Fire door - Keep Shut signs and Fire door - Keep Locked signs should be replaced.	Works completed	Complete
Millport Drive	10	Medium	20.1 Reasonable standard of fire safety signs and notices?	(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.	Works completed	Complete
Millport Drive	11	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. STAFF QUESTIONED ON THESE MATTERS CONFIRMED NO ADDITIONAL FIRE SAFETY TRAINING HAD BEEN GIVEN.	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 HFMT including use of fire fighting equipment	Work in progress
Millport Drive	12	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
Millport Drive	13	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.	•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
Millport Drive	13	Medium	23.1 Relevant Automatic Fire Extinguishing Systems	The bin store receiving rubbish from the rubbish chute is currently only fitted with a manually operated shutter 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 Lindsey place flats as photo inset.	Further consideration/consultation to be carried out due to scale of works in the next 2-6 months	Work in progress