

Highrise Block	Action number	Risk Rating	FRA Reference	Action required	Action Taken	Status Live /Complete/ On-going
New Michael Street	1	High	7.3 Portable appliance testing carried out	The Pump room contains electrical multi point adaptor and Computer equipment and the Boiler room contains a kettle and multi point adaptor none of which had been tested with no labels indicating any previous tests displayed.	PAT testing carried out	Complete
New Michael Street	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. 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
New Michael Street	3	High	9.1 Security against Arson	A designated area to secure any full bins removed from the bin room awaiting collection away from the building should be provided. This would enable full bins to be removed and an empty bin replaced so that the practice of closing the chute off allowing rubbish to build in the chute and increase potential of blockages can be avoided.	Awaiting feedback from FMT to determine numbers/locations and handstanding requirements with anchor points. Waste Management are providing the locks and chains.	Work in progress
New Michael Street	4	Very High	13.4 Avoidance of inappropriate storage of combustible materials.	Remove unwanted fire loading from pump room area at ground floor access area. This area must remain sterile of any fire loading and should be maintained free of combustible materials at all times.	Items removed and monitored by FMT during their weekly fire safety checks	Complete
New Michael Street	5	Very High	17.2 Adequate design of escape route	The design for means of escape with external balcony or deck approach would require everything up to 1.1 metre's in height from ground level to be 30 minutes fire resistance. The fire door can be FD30 with no requirement for any glazing in the fire door above 1.1 metre's to be fire rated, but the door will require a positive action self-closing device and letter box flap, but it is not essential to require intumescent strips. However, as picture 1 shows the first floor has been enclosed making it a protected corridor approach. With this in mind as pictures 2 & 3 show some flats appear to have been fitted with FD30S doors and FRG transom panels but windows and other doors have plane glazing and plastic frames. If this is to remain an enclosed corridor then all windows and doors to flats within this corridor will require to be 30 minutes fire resisting and the flat doors would need to be FD30S including the combined fire and smoke seal in door edge or frame and positive action self-closing device. Fire proof letter boxes also required.	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
New Michael Street	6	Very High	17.7 Satisfactory means of securing exits	On every floor level in the escape stair enclosure is an open recess containing exposed electrical feeds to flats see photo 2, communication boxes (unsecured in photo 1's case) and some breaches in compartment floors where electric cables pass see photo 4 as example. This same recessed area also provides access to the rubbish chute via doors(see photo 3) which have no counter weight closing them or self-closing device and are not fitted with any cushion seal which would prevent smoke intrusion in the early stages of a bin fire or chute fire. The rubbish chute should not be located within stairways or protected lobbies and the bin enclosure although vented to open air has no reactive fire suppression system(see photo 5). The doors enclosing the bin room at the base of the chute should be FD30S doors (see photo 6). Opening windows in stairwell causing a hazard due to broken restricters(photo 7 & 8).	Survey undertaken, all works completed.	Complete
New Michael Street	7	Very High	17.11 Suitable protection of escape routes	Fire doors in common parts providing protection onto the stairwell were found to be in need of repairs and maintenance, a full survey is required, also glazing in entrance lobby (photo 5) adjacent ground floor flat: -	Survey undertaken, all works completed.	Complete
New Michael Street	8	High	17.11 Suitable protection of escape routes?	It was noted that plastic conduit was present on all floor levels supporting electric cables along full length of balcony's and stairwell enclosures. Under BS7671 of the electrical regulations, new requirements outline the need for cabling to be supported by fire-resistant fastenings which are not liable to premature collapse in extreme heat. Although this is primarily to assist fire fighters and prevent danger of entanglement, it could also cause issues on escape route and some thought should be given to future replacement.	Survey undertaken, all works completed.	Complete
New Michael Street	9	Very High	18.1 Compartmentation of a reasonable standard	Some breaches in compartment floors on landings within stairwells as photo's 1 & 2. Breach in pump room compartment wall as photo's 3 & 4. These require sealing to give 60 minutes fire resistance to compartment floors and walls. 18.2 Reasonable limitation on linings that might promote fire spread: - Samples taken of side barrier to balcony's (photo 5) which may require actions following results of survey.	Works completed	Complete
New Michael Street	10	High	17.11 Suitable protection of escape routes?	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. (iv) That letter box flaps are in place as a minimum. 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 and intumescent strips in letter box considered.	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
New Michael Street	11	Medium	20.1 Reasonable standard of fire safety signs and notices?	20.1 (i) Any missing intermediate fire exit signs above access doors into stairwell landings should be replaced as photo 2. (ii) Any missing Fire door – Keep Shut signs and Fire door – Keep Locked signs should be replaced. (iii) 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 do not give confusing information and these should be replaced by a modern equivalent.	All Signage installed	Complete
New Michael Street	12	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
New Michael Street	13	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
New Michael Street	14	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 MI/SW are to arrange training for all FMT Staff.	Work in progress