

Highrise Block	Action number	Risk Rating	FRA Reference	Action required	Action Taken	Status /Date/On going
Torpoint Drive	1	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
Torpoint Drive	2	High	Smoking – 8.5	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
Torpoint Drive	3	Medium	Arson – 9.2	9.2 – Reinstall lid to the refuse container and secure it to the railings.	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
Torpoint Drive	4	Medium	Lightning - 12	12 – The report carried out in April 2017 highlighted an issue with the lightning protection to the building. This should be rectified as per the report.	Works completed	Complete
Torpoint Drive	5	Medium	Housekeeping – 13.3	13.3 – Remove door mats.	Mats removed. FMT monitoring and reporting on a daily basis.	Complete
Torpoint Drive	6	Medium	Housekeeping – 13.4	13.4 – Keep the pump room, ground floor, clear of unnecessary storage.	All items removed. FMT monitoring and reporting on weekly check sheets.	Complete
Torpoint Drive	7	High	Housekeeping – 13.5	13.5 – Remove fire bottle in the pump room	All items removed. FMT monitoring and reporting on weekly check sheets.	Complete
Torpoint Drive	8	High	Hazards introduced by outside contractors and building works - 14.1	14.1 – Ensure that the existing policy for outside contractors covers their work being when on site. This must include how they are going to be warned of an emergency whilst working on the roof or lift room. Any policy should be reinforced to all staff.	Permit to access procedure established for contractors and programme managers requested to place procedures in specifications.	Complete
Torpoint Drive	9	Medium	Mean of escape from fire -17.4	17.4(a) – It is a requirement that all flat doors can be opened from the inside without the use of a key. Check to ensure that flat doors can be opened from the inside without the use of a key.	Where identified thumb turns have been installed. Remaining properties to be upgraded during the full door replacement programme. Current legislation does not allow the landlord to fit thumb turns without the agreement of the tenant	Complete
Torpoint Drive	10	High	Mean of escape from fire -17.11	17.11(a) – Provide an approved self-closing device to all flat front doors.	Self-closing devices installed to all flat doors	Complete
Torpoint Drive	11 to 23	Medium	Mean of escape from fire -17.11	17.11(a) – All letter boxes fitted within the building must be intumescent letter boxes.	Previously all letter boxes replaced with intumescent system in 2013-14 delivery year. Damaged letter boxes have all been replaced.	Complete
Torpoint Drive	11 to 23	Medium	Mean of escape from fire -17.11	17.11(f) – All flat doors must be fitted with intumescent heat and cold smoke seals.	Agreement with HFRS to hold retrofitting work, as HCC has agreed a 5 year full door and frame replacement programme.	Work in progress
Torpoint Drive	11 to 23	Medium	Mean of escape from fire -17.11	17.11(g) – Carry out a survey to determine the fire resistance of all transom panels above flat doors.	Works completed	Complete
Torpoint Drive	11 to 23	Medium	Mean of escape from fire -17.11	17.11(h) – Check the gap around the flat door to ensure that they are not greater than 3mm.	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
Torpoint Drive	11 to 23	Medium	Mean of escape from fire -17.11	17.11(i) – Replace all service cupboard doors with FD30S, fitted with intumescent heat and cold smoke seals to the door or frame.	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
Torpoint Drive	11 to 23	Medium	Mean of escape from fire -17.11	17.11(j) – Replace transom panels above the service cupboard doors with fire resisting material.	Works completed	Complete
Torpoint Drive	11 to 23	Medium	Mean of escape from fire -17.11	17.11(k) – Check all of the fire doors protecting the stair and lobby on each level and:	Survey undertaken. Works undertaken pending full door replacement.	Complete
Torpoint Drive	11 to 23	Medium	Mean of escape from fire -17.11	1. Replace any intumescent heat and cold smoke seals that have been painted over.	Works completed	Complete
Torpoint Drive	11 to 23	Medium	Mean of escape from fire -17.11	2. Damaged and missing intumescent heat and cold smoke seals are to be replaced	Works completed	Complete
Torpoint Drive	11 to 23	Medium	Mean of escape from fire -17.11	3. Adjust latch so that doors can close fully on their rebate.	Works completed	Complete
Torpoint Drive	11 to 23	Medium	Mean of escape from fire -17.11	4. Trim the bottom of any door, catching on the floor	Works completed	Complete
Torpoint Drive	11 to 23	Medium	Mean of escape from fire -17.11	5. Close an excessive gap in excess of 5mm at the top and sides of the door	Works completed	Complete
Torpoint Drive	11 to 23	Medium	Mean of escape from fire -17.11	A full survey of all fire doors protecting the stair and lobby needs to be carried out and the appropriate action taken	Works completed	Complete
Torpoint Drive	11 to 23	Medium	Mean of escape from fire -17.11	17.11(l) – Check that cabling is fixed as per the requirement of BS7671 of the Electrical Regulations.	Works completed	Complete
Torpoint Drive	11 to 23	Medium	Mean of escape from fire -17.11	17.11(m) – Replace flat 32 UPVC door and frame with a FD30S door and frame.	Works completed	Complete
Torpoint Drive	11 to 23	Medium	Mean of escape from fire -17.11	17.11(n) – Items to be reinstated.	Works completed	Complete
Torpoint Drive	11 to 23	Medium	Mean of escape from fire -17.11	17.11(o) – Block off door at the bottom of the stair ground floor or replace with FD30S.	Works completed	Complete
Torpoint Drive	11 to 23	Medium	Mean of escape from fire -17.11	17.11(p) – Replace damaged self-closing device on floor 11	Works completed	Complete
Torpoint Drive	11 to 23	Medium	Mean of escape from fire -17.11	17.11(q) – Carry out a full survey of fire doors in the building to ensure that they are all capable of providing 30 minutes fire resistance.	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
Torpoint Drive	11 to 23	Medium	Mean of escape from fire -17.11	17.11(r) – Carry out a full survey of fire doors in the building to ensure that they are all capable of providing 30 minutes fire resistance. 17.11(s) – 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.	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. 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
Torpoint Drive	24	Low	Means of Escape From Fire – 17.11	17.11(j) – It is recommended that the fire door which has been removed, ground floor, adjacent to the final exit is reinstated. This door will give added protection to the single staircase	Works completed	Complete
Torpoint Drive	25	Low	Means of Escape From Fire – 17.11	17.11(i) – The glazing in the doors to flat 5 and 45 had been broken. This need to be replaced	Works completed	Complete
Torpoint Drive	26	High	Means of Escape From Fire – 17.11	17.11(i) – The glazing in the doors to flat 5 and 45 had been broken. This need to be replaced	Works completed	Complete
Torpoint Drive	27	High	Measures to Limit Fire Spread and Development – 18.1	18.1(a) – Maintain 60 minutes fire resistance to the walls, floors and ceilings 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
Torpoint Drive	28	High	Measures to Limit Fire Spread and Development – 18.1	18.1(b) – Check for breaches passing through compartment walls and door frames.	Works completed	Complete
Torpoint Drive	29	High	Measures to Limit Fire Spread and Development – 18.1	18.1(c) – Comply with the results from the cladding test	Cladding does not contain any flammable materials. NFA required	Complete
Torpoint Drive	30	High	Measures to Limit Fire Spread and Development – 18.1	18.1(d) – Remove the vent and seal up the hole with 30 minutes fire resisting material.	Works completed	Complete
Torpoint Drive	31	Medium	Measures to limit fire spread and development – 18.1	18.1(e) – Check the fire resistance capabilities of the lift doors.	Michael Hingworth has confirmed these lift doors meet the 60 minute resistance	Complete
Torpoint Drive	31	Low	Measures to limit fire spread and development – 18.1	18.1(f) – Provide chutes with heat and cold smoke seals.	Replacement hoppers are being installed, due to be completed November 2018	Work in progress
Torpoint Drive	32	Low	Measures to limit fire spread and development – 18.1	Hatches should be fixed so they cannot be removed	Works completed	Complete
Torpoint Drive	33	Low	Measures to limit fire spread and development – 18.1	18.1(g) – 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 hopper scheme is underway. Works to be completed by December 2018	Work in progress
Torpoint Drive	33	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 a	Work in progress
Torpoint Drive	34	Medium	Emergency Escape Lighting – 19.1	19.1 – Check that there is emergency lighting in the lobby, floor 5	Emergency lighting checked and working fine	Complete
Torpoint Drive	35	Medium	Fire Safety Signs and Notices – 20.1	20.1(a) – The external door ground floor needs to be fitted, on the external side, with a "You exit keep clear" sign.	Signage installed	Complete
Torpoint Drive	36	Medium	Fire Safety Signs and Notices – 20.1	20.1(b) – Provide one emergency fire action notice throughout the building in line with the current evacuation policy	Signage installed	Complete
Torpoint Drive	37	Medium	Fire Safety Signs and Notices – 20.1	20.1(c) – The replacement fire doors to the service cupboards should be provided with a "fire door keep locked" sign.	Signage installed	Complete
Torpoint Drive	38	Medium	Fire Safety Signs and Notices – 20.1	20.1(d) – Check fire doors to ensure they are all "Fire door-keep shut" on both sides.	Signage installed	Complete
Torpoint Drive	39	Low	Fire Safety Signs and Notices – 20.1	20.1(e) – Provide a fire assembly point.	Working with HFRS to determine location of assembly points as within curtilage of building does not meet the requirements.	Work in progress
Torpoint Drive	40	Medium	Means of giving warning – 21.2	21.2(a) – At the time of the inspection the smoke detector in flat 22 was covered. This needs to be rectified.	Cover removed	Complete
Torpoint Drive	41	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
Torpoint Drive	42	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 marked 24/7 and resources taken are designed to reduce the risk of fire ignition/electrical testing/sterile communal areas/customer communications/on-going fire protection works. Action - awaiting FMT training plan.	Work in progress
Torpoint Drive	43	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 HFMT including use of fire fighting equipment	Work in progress
Torpoint Drive	44	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 HFMT.	Work in progress