

Fire Safety Summary

Property Name

Block 3 38-43 King Street Exeter EX1 1BJ

Number of floors = 2 storey – 3 floors

Approximate maximum number of occupants = 12



Property Managers Contact details

Customer Services – 01392 273462

compliance@cornerstonehousing.net

Significant findings from Fire Risk Assessment

1. The block has a communal fire alarm system installed which includes smoke detection, manual call points and sounders within the communal area. Current guidance does not recommend that fire alarm systems should be installed in general needs blocks of flats, particularly where a stay-put policy is in place.
2. Combustible items in small numbers were being stored to the communal spaces in the form of entrance mats. The location of these at the bottom of the staircases could lead to trip hazards in the event of a fire and they are combustible.
3. Flats were not separated from the communal space at loft space level with no full height fire protected walls in place to separate the spaces.
4. Due to the presence of the digi-lock on the egress gate to exit the rear yard onto the street directional signage should have been present leading residents to the main front entrance.
5. Monthly functionality testing had ceased on the emergency lighting installation to the communal areas within the fire logbook within the depot. Further testing is completed and stored electronically.
6. No fire door maintenance records other than internal monthly visits could be located and these visits do not specify the fire doors inspected during each visit in relation to the flats and communal spaces which could lead to inspections on certain doors not being undertaken in a suitable timeframe.

How we are managing fire risk in the buildings

1. The current system was installed during refurbishment in 2015 and as part of a designed fire strategy for the building. The system also alerts and operates the smoke ventilation system for the building. The alarms do not sound inside the flats, which have independent smoke detection. Cornerstone will consider future guidance as the Government's building and fire safety bills develop. At this time we do not plan to remove the alarm system.
2. A letter has been sent out to all tenants reminding them not to store items in the communal areas. A note is being added to our website, and details being included in our tenant's monthly newsletter. Tenants are continually reminded, and inspections carried out by housing staff on a periodic basis. Regarding entrance mats we at Cornerstone, view these as acceptable but must not cause a trip hazard.
3. We have carried out a full inspection of the loft space and a review of construction drawings from 2015 when the building was refurbished and remodeled. At this time a new pitched roof was installed with the original flat roof construction remaining below. The original construction still provides sufficient compartmentation and is designed to prevent the spread of fire between the properties.

4. Signage installed stating no emergency access through rear door.
5. Periodic estate inspections are carried out across our communal areas. Monthly functionality testing is carried out to the communal emergency lighting system. Cornerstone's compliance team keeps a full record of such inspections.
6. Cornerstone has contracted a competent person to complete routine fire door inspections. A program of six-monthly inspections, across our blocks of flats is due to begin in April 2022.

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Evacuation policy

Delayed evacuation (formally called stay-put)

Cornerstone operates a "Delayed Evacuation" Fire Safety Policy. This involves the following approach:

When a fire occurs within a flat, the occupants alert others in the flat, make their way out of the building and summon the fire and rescue service by dialling 999.

If a fire starts in the common parts, anyone in these areas should make their way out of the building using the stairs if needed and avoiding the use of passenger lifts and summon the fire and rescue service by dialling 999.

All other residents not directly affected by the fire would be expected to remain in their home as long as they feel, and it remains safe to do so, or unless directed to leave by the fire and rescue service.

Note: *It is not implied that those not directly involved who wish to leave the building should be prevented from doing so.*

Means of escape

The best escape route is usually the normal way in and out of your home. There is one route out of your building:

Follow the safety directional signage to the main entrance to exit the building

Local fire authority

Devon and Somerset Fire & Rescue Service

Building construction and cladding

The premises are a general needs housing low rise block of flats of a mixture of traditional brick and metal cladding external walls with a pitched roof and concrete floors.

Routine Inspections

The items below are inspected or serviced to maintain the fire safety of your building.

Area	Description	Frequency of inspection
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Fire Risk Assessment (FRA)	An FRA is an inspection of the common areas of the building to check that fire safety arrangements meet	2 yearly
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	legal fire safety requirements. It also identifies what else we can do to prevent fire and keep residents safe.	
Communal electrics	Communal electrical installations such as wiring, sockets and lights are inspected and tested regularly.	Every five years
Communal gas boiler	Does not apply – gas boilers in each home are serviced annually.	Does not apply
Dry riser	Used by firefighters to deliver water to all levels of the building.	Six monthly and annual servicing
Fire detection system	Such as fire alarms and smoke detectors.	Weekly testing and servicing every six months
Emergency lighting	Emergency lighting (or escape lighting) lights up a safe exit route if the mains power fails.	Programme of monthly and annual tests
Automatic Open Vent (AOV)	Smoke control ventilation system.	Monthly tests
Other comments	Sprinklers in flats (where present)	Annual tests