

Fire Safety Summary

Property Name

104-107 Beacon Avenue

Number of floors = 2 storey – 2 floors

Approximate maximum number of occupants 8



Property Managers Contact details

Customer Services – 01392 273462

compliance@cornerstonehousing.net

Significant findings from Fire Risk Assessment

1. Communal electrical supply certificate had a recommended retest date of 08/05/2020 and was a single certificate for all five blocks and not one certificate per each block.
2. At the time of arrival the rear access door was held open with a hook allowing access into the block. There was also wheelie bins located directly under a flat window externally to the front.
3. Cornerstone operate a Managed Use policy for storage in the communal areas. At the time of the assessment there was a pushchair located to the ground floor hallway and some items situated to the first floor.
4. The electrical cupboard door was missing cold smoke seals and intumescent strips and no fire hinges were in place.
5. Fire door to flat ? had no markings on the letterbox to indicate that it is fire resistant and was missing cold smoke seals to the door.
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.
7. Emergency lighting monthly inspections were not being completed within the depot fire log book and no records could be identified that the emergency light has an annual inspection and test.

How we are managing fire risk in the buildings

1. Communal electrical supply tested on the 29th November 2022, and the supply will be tested every five years. In going forward the blocks of flats will be tested separately with individual certificates.
2. The hook to the rear door is being removed. Clear instructions and reminders are on the website in connection with the storage of wheelie bins in the designated areas. Cornerstone have considered the location of timber planters to the rear brick wall and consider the fire risk to be extremely low.

3. All tenants have been informed that nothing can be stored in communal areas and that they need to be kept clear at all times. 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. Currently Cornerstone allow tenants to have floor mats in communal areas.
4. Cornerstone has contracted a competent person to complete routine fire door inspections. A program has been put in place of annual inspections to flat entrance fire doors, and quarterly inspections to communal fire doors. The first round of inspections to all fire doors will be complete by the end of February 2023. Any maintenance issues identified will be dealt with and rectified as soon as possible.
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7. Periodic estate inspections are carried out across our communal areas. Monthly functionality testing is carried out to the communal emergency lighting system, and fire alarm system including call points. Cornerstone's compliance team keeps a full record of such inspections. Any faults found are then rectified.

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
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
	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

