

Fire Safety Summary

Property Name

Block 1 45-103 (Odds) Cherry Barton

Number of floors = 6 storey – 6 floors
Approximate maximum number of occupants 60

Property Managers Contact details

Customer Services – 01392 273462

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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
2. PAT records within the laundry room to the ground floor had expired labels with an inspection date of 21/2/2020.
3. Combustible items in small numbers were being stored to the communal spaces of the block in the form of potted plants, magazines and notice boards, whilst these did not cause trip hazards they are combustible and could increase the rate of spread of a fire.
4. The waste chute appeared to be of metal construction but had no evidence that it was fire resistant and at the time of the assessment was blocked with bin bags to levels 2 and 1.
5. Compartmentation was inadequate to the building with numerous breaches through walls to the ground floor boiler room for old redundant pipework, the walls above doors off of the stair core having gaps above and the ground floor electrical cupboard to the ground floor not being of suitable construction.
6. The fire doors to the building were largely inadequate with significant numbers having excessive. Letter boxes were not fire rated and others to plant areas missing intumescent strips and cold smoke seals. The fire door inspection labels were undated.
7. No emergency light fittings could be identified within the ground floor boiler room and CWSV room.
8. Some of the buildings fire doors were missing “Fire Door Keep Shut” or “Fire Door Keep Locked” signage and the rear ground floor final exit had the directional sign adjacent on the floor having fallen from the wall.
9. Smoke detection throughout the flats appears to be battery powered devices when these should be hard wired with a battery back-up. One flat had removed batteries from his two smoke detectors.
10. Automatic powder fire extinguisher to the bin store had no maintenance details available.

11. Monthly functionality testing had ceased on the emergency lighting installation to the communal areas within the fire log book within the depot. Further testing is completed and stored electronically.
12. 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.
13. The occupancy profile of the residents within the block is unknown. It is no longer deemed to be acceptable to assume that all residents are capable of self-evacuation. It was observed by the assessor that there is no evidence that fire safety/evacuation information is provided to persons whose first language is not English.
14. There was evidence of materials lining parts of the corridors that may not be fire-resisting (e.g. wood).

How we are managing fire risk in the buildings

1. The current system was installed during refurbished 1999 and as part of a designed fire strategy 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. (PAT) Portable appliance testing has now been completed, and will be carried out annually
3. A letter has been sent out to all tenants to remove these items. A note has been added to our website, and details being included in our tenants monthly newsletter. Tenants are continually reminded, and inspections carried out by housing staff on a periodic basis.
4. Since the assessment, the rubbish chute has been completely refurbished, and is fully fire resistant and complies with current fire regulations.
5. Since the assessment a fire compartmentation survey has been carried out on the building and all resulting repair works highlighted have been fully carried out.
6. All new fire-resistant front doors to all of the flats have now been installed, including replacement of communal fire doors. In going forward all fire doors will be inspected regularly in line with Government legislation, to highlight any damage and repairs required.
7. Boiler room and CWSV room emergency light fittings have now been installed.
8. All fire escape signs throughout the building have now been reviewed and additional signs installed as required.
9. All flats are fitted with mains powered smoke alarms with a battery backup system.
10. Cornerstone's compliance team keeps a full record of the automatic fire extinguisher to the bin store.

11. 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.
12. All fire doors have been replaced, and electronic file records of each door including maintenance is being kept. All fire doors are inspected on a regular basis, and electronic records updated.
13. Our housing team have written to all tenants asking them if they need assistance with evacuation in case of an emergency. Where require a personal emergency evacuation plan will be put in place.
14. A full compartmentation survey has been undertaken including fire resistance of wall materials in communal areas and all rectification works have now been carried out.

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

