L7 – Cold water down service

L8 – Above Ground Drainage

L9 – Gas main in basement plant room

L10 – Sump Pump

L11 – Dry riser inlet

L12 – Heating system boiler in maisonette

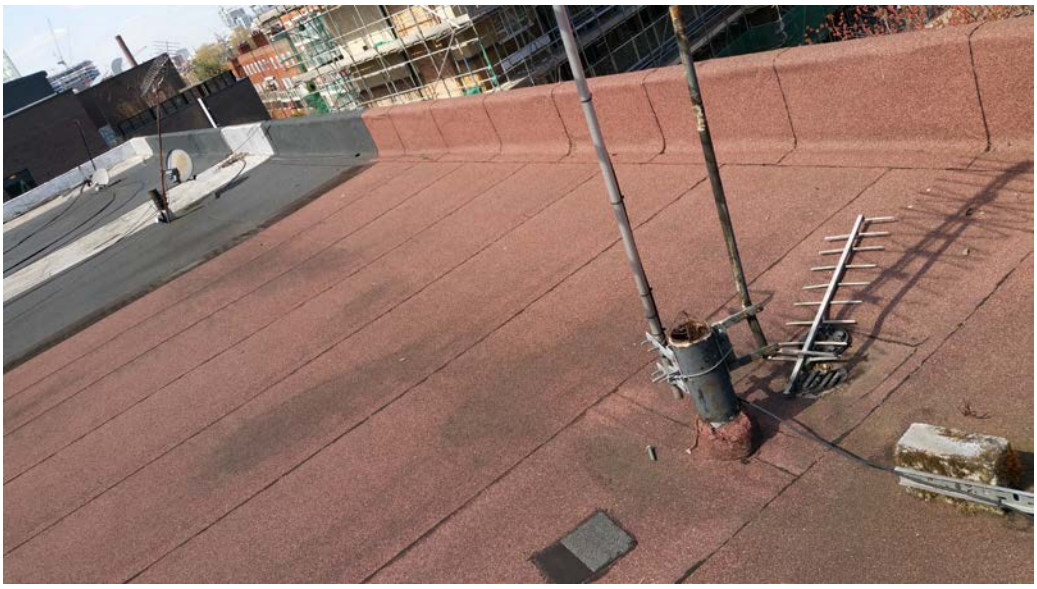
L13 – Steel panel radiators

L14 – Copper pipework in kitchen

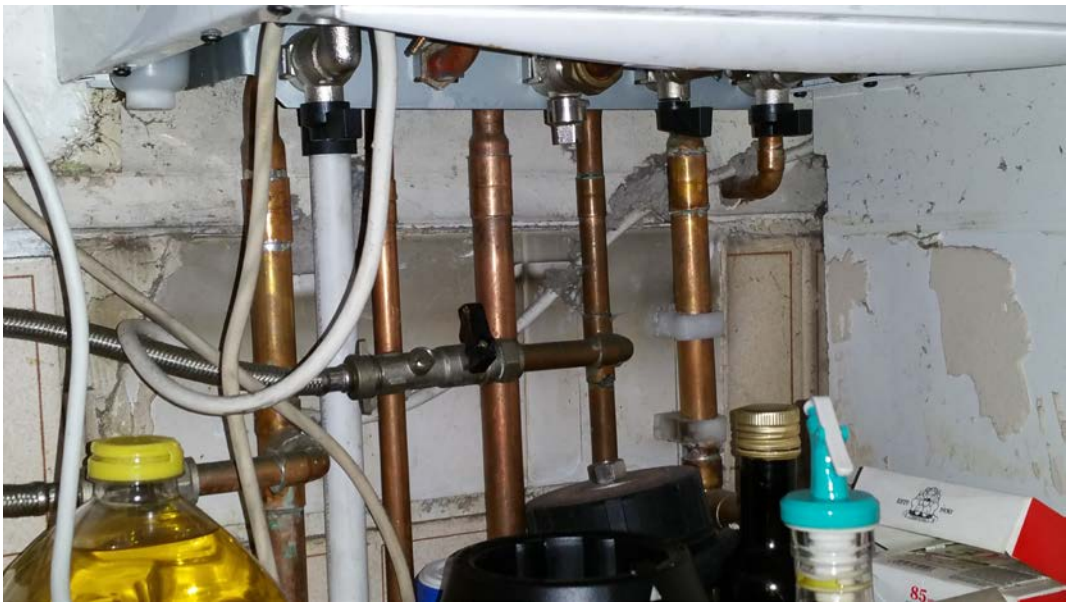
L15 – Gas Meter

T1 – Cold water storage tank

T2 – Cold water pipework



T3 –SVP from maisonette



T4 – Pipework from boiler

T5 – Water pipework

T6 – Gas meter under sink

LE1 – Intake electrical head

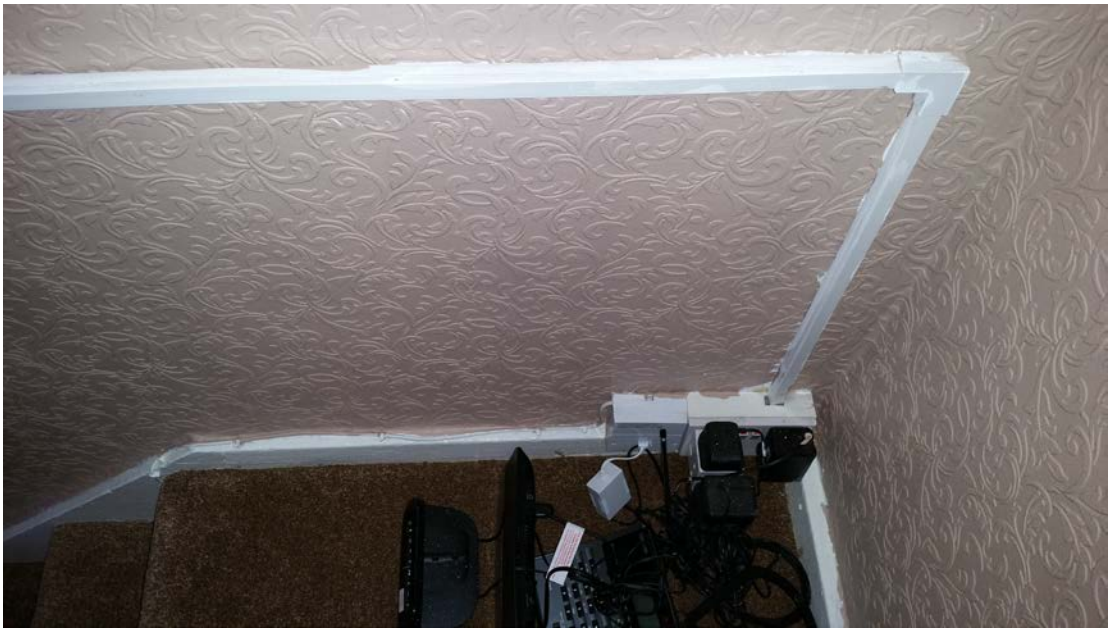
LE2 – Landlord distribution board

LE3 – Tenant distribution board label

LE4 – Tenant distribution board

LE5 – Maisonette HRC Fuse

LE8 – Maisonette consumer unit

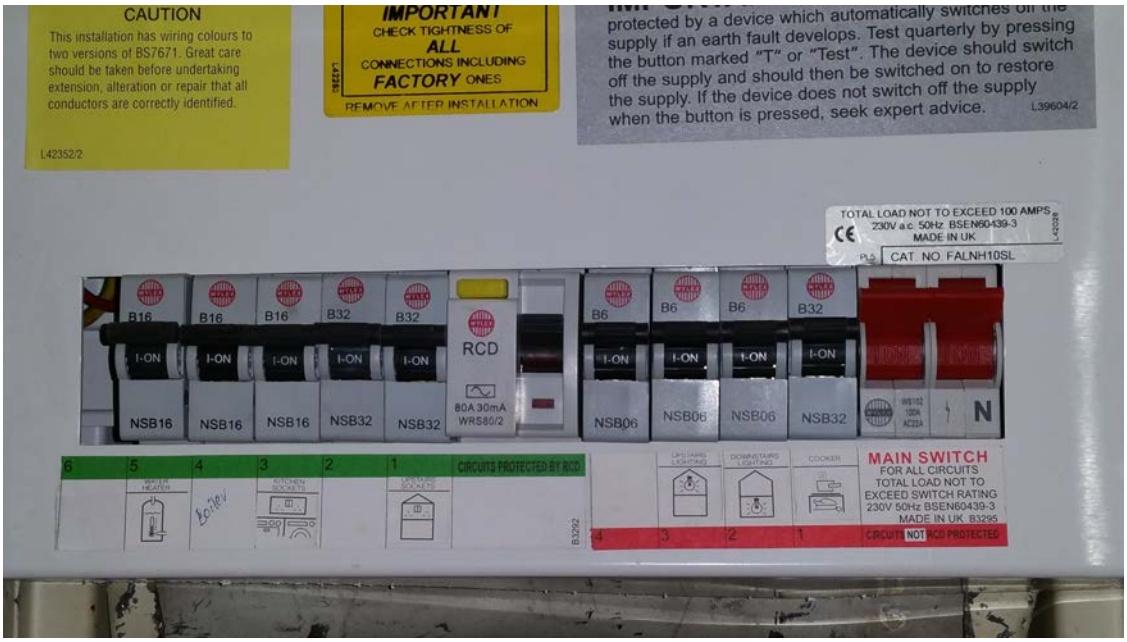


LE9 – Maisonette wiring

LE10 – Bathroom bulk head fitting 2D

LE11 – Maisonette smoke detectors and low energy lamp

TE1 – External light fitting



TE2 - Consumer unit

TE3 – Low energy high efficiency lamp

TE4 – Smoke detectors

APPENDIX B – COST MATRIX

Cost Matrix - Lister and Treves house, Vallance road, London E1 5BG

P3427

Date: 4th May 2016

Item No.	Description	Anticipated Renewal / Refurbishment Period (Years) with Budget Costs			Comments
		1	5	10+	
		2016	2021	2026	
Lister House					
1.0	Replacement of centralised ventilation system ductwork		£50,000.00		System reaching its useful life expectancy.
2.0	Replacement of booster pump and break tank			£30,000.00	
3.0	Replacement of cold water storage tanks	£35,000.00			Systems non compliant with ACoP L8 legislation.
4.0	Replacement of cold water down service pipework			£60,000.00	
5.0	Replacement of water distribution services within flats			£63,000.00	.Allowance of £1,750.00 per maisonette
6.0	Replacement of gas pipework within basement. Re-run at high level	£10,000.00			Allowance for 20m run.
7.0	Replacement of plant room sump pump		£10,000.00		Nearly the end of its useful life expectancy.
8.0	Replacement of boilers and cylinders			£122,500.00	Allowance of £3,500.00 per maisonette.
9.0	Replacement of gas services			£31,500.00	Allowance of £900.00 per maisonette.
10.0	Replacement of radiators and pipework			£122,500.00	Allowance of £3,500.00 per maisonette.
11.0	Replacement of above ground drainage systems			£37,500.00	
12.0	Replacement of dry riser			£10,000.00	
13.0	Mains and submains replacement			£180,000.00	Allowance of £5000.00 per maisonette.
14.0	Re-wire of maisonette			£90,000.00	Allowance of £2500.00 per maisonette.
15.0	Replacement of flat lighting			£27,000.00	Allowance of £750.00 per maisonette.
16.0	Replacement of smoke detectors			£14,400.00	Allowance of £400.00 per maisonette.
17.0	Access control system replacement				
	Sub-total	**£45,000.00**	**£60,000.00**	**£627,000.00**	
Treves House					
1.0	Replacement of cold water storage tanks			£20,000.00	
2.0	Replacement of cold water down service pipework			£30,000.00	

Cost Matrix - Lister and Treves house, Vallance road, London E1 5BG

P3427

Date: 4th May 2016

Item No.	Description	Anticipated Renewal / Refurbishment Period (Years) with Budget Costs			Comments
		1	5	10+	
		2016	2021	2026	
3.0	Replacement of water distribution services within maisonettes			£31,500.00	Allowance of £1,750.00 per maisonette.
4.0	Replacement of boilers			£54,000.00	Allowance of £3000.00 per maisonette.
5.0	Replacement of radiators and pipework			£63,000.00	Allowance of £3,500.00 per maisonette.
6.0	Replacement of gas services			£16,200.00	Allowance of £900.00 per maisonette.
7.0	Replacement of above ground drainage systems			£70,000.00	
8.0	Mains and submains replacement			£90,000.00	
9.0	Rewire of maisonettes			£45,000.00	Allowance of £2500.00 per maisonette
10.0	Replacement of maisonette lighting			£13,500.00	Allowance of £750.00 per maisonette
11.0	Replacement of smoke detectors			£7,200.00	Allowance of £400.00 per unit 2No. Maisonette.
	Sub-total	**£0.00**	**£0.00**	**£440,400.00**	

APPENDIX D

FIRE RISK ASSESSMENT

FIRE RISK ASSESSMENT

For

Lister House
Lomas Street
LONDON
E1 5BG

By

john rowan and partners

Date of Survey
25th April 2016

CONTENTS

EXECUTIVE SUMMARY

Lister House Lomas Street LONDON E1 5BG			
Responsible Person	London Borough of Tower Hamlets.		
Assessor	Carl Dennis GIFireE.		
Use of building	General needs housing.		
Number of floors	10 (Basement, Ground and 8 upper floors)		
Number of flats	33		
Number of staff	Occasional cleaning contractors		
Approx age	Built circa 1960		
Construction	Brick/concrete walls and floors with flat roof.		
Date of previous fire risk assessment	Unknown	**Suggested review date**	April 2017

The purpose of this report is to provide an assessment of the risk to life from fire in these premises, and, where appropriate, to make recommendations to ensure compliance with fire safety legislation. The report does not address the risk to property or business continuity from fire.

This fire risk assessment should be reviewed by a competent person by the date indicated above or at such earlier time as there is reason to suspect that it is no longer valid, or if there has been a significant change in the matters to which it relates, or if a fire occurs.

General comments	This fire risk assessment has been carried out on your behalf, being the Responsible Person, as defined in Article 3 of the Regulatory Reform (Fire Safety) Order 2005. Lister House is a purpose built residential detached building, comprising 33 residential units. Accommodation is provided via a mixture of single level flats and duplex maisonettes. Access to Lister House is gained via a ground floor entry controlled entrance hall. A protected stairway provides access to communal lobbies at alternate levels; from where individual residences are accessed. All floors are served by two non-firefighting passenger lifts. The traditional construction appears to be of concrete external walls and concrete floors. It is assumed to be constructed in accordance with the specific requirements of the BCO or an Approved Building Inspector. The common areas serving the apartments are covered by this risk assessment. Common parts comprise the hallways and staircase enclosures. Individual residences are **not** covered in this risk assessment and were not inspected. Access was **not** gained to the basement or secured service cupboards and similar. Evacuation procedure. Due to the construction of the building, in the event of a fire within an individual apartment, the occupants would be expected to alert others in the apartment, make their own way out of the building using the common escape routes and summon the fire and rescue service. If the fire were to start within any of the common areas, any occupants in these areas who become aware of the fire would be expected to make their own way out of the building and summon the fire and rescue service. All other residents not directly affected by a fire in either of these scenarios would be expected to 'stay put' and remain in their apartment unless and until directed to leave by the fire and rescue service. In relation to the overall fire risk for the building (i.e. assumed to be a normal risk); fire safety at the premises is managed to a reasonable standard The fire risk assessment includes an Action Plan, which sets out the measures it is considered necessary for you to take to satisfy the requirements of the Fire Safety Order and to protect relevant persons (as The action plan provides recommendations of good practice and improvement to drive the risk as low as possible. **It is important that you study this fire risk assessment and understand its contents**. **If any recommendation in the Action Plan is unclear you should request further advice**
Fire Loss Experience	Unknown
Relevant Fire Safety Legislation	The following fire safety legislation applies to these premises: Regulatory Reform Fire Safety Order 2005 Housing Act 2004

PREMISES SURVEY

1. ELECTRICAL SOURCES OF IGNITION

ITEM		N/A	Yes	No	Not Known	COMMENTS/RECOMMENDATIONS
A	Reasonable measures taken to prevent fires of electrical origin?		✓			At the time of inspection common areas were generally free from any electrical ignition source with the exception of the fixed installations. These appear to be housed at high level within nominal fire resistant structures; situated in the stair core. It was not possible to access the ground floor main electrical intake cupboard.
B	Fixed installation periodically inspected and tested?				✓	Periodic inspection and testing of electrical installations should be undertaken by suitable competent persons e.g. an NICEIC approved electrical contractor or a member of the ECA. The inspection and test, and any necessary remedial work, should be undertaken in accordance with the current IEE Wiring Regulations (BS 7671) and the recommendations in IEE Guidance Note 3. Evidence of a certificate confirming conformity was not available at the time of the inspection.
C	Suitable policy regarding the use of personal electrical appliances?	✓				No comment required.

2. SMOKING

ITEM		N/A	Yes	No	Not Known	COMMENTS/RECOMMENDATIONS
A	Smoking prohibited in the building?		✓			The premises designated as smoke-free in accordance with The Smoke-Free (Premises and Enforcement) Regulations 2006
B	Does this policy appear to be observed at time of inspection?		✓			At time of inspection there was no evidence of smoking materials observed within the common areas.

3. ARSON

ITEM		N/A	Yes	No	Not Known	COMMENTS/RECOMMENDATIONS
A	Does basic security against arson by outsiders appear reasonable?		✓			Entry to the common areas is via an electronically operated entry system, with a fire brigade override facility. CCTV is in place.
B	Is there an absence of unnecessary fire load in close proximity to the premises or available for ignition by outsiders?		✓			No unnecessary fire loading was noted in close proximity to the premises. Residents refuse is disposed of via communal chutes which terminate in a secure bin store.

4. PORTABLE HEATERS AND HEATING INSTALLATIONS

ITEM		N/A	Yes	No	Not Known	COMMENTS/RECOMMENDATIONS
A	Is the use of portable heaters avoided as far as practicable?		✓			At time of inspection there was no evidence of portable heaters in common areas.
B	If portable heaters are used: Is the use of the more hazardous type (e.g. radiant bar fires or lpg appliances) avoided?	✓				No comment required.
C	Are suitable measures taken to minimise the hazard of ignition of combustible materials?	✓				No comment required.
D	Are fixed heating installations subject to regular maintenance?	✓				There are no fixed heating installations within the common areas.

5. LIGHTNING

ITEM		N/A	Yes	No	Not Known	COMMENTS/RECOMMENDATIONS
A	Does the building have a lightning protection system				✓	If not already carried out, a suitable and sufficient assessment should be undertaken to comply with BS EN 63205:2006 Protection Against Lightning. The findings of which must be implemented.
B	Is the earth integrity of any fixed fire installations and building lightning conductor tested to the requirements of BS 6651?				✓	Testing procedures to be confirmed.

6. HOUSEKEEPING.

ITEM		N/A	Yes	No	Not Known	COMMENTS/RECOMMENDATIONS
A	Is the standard of housekeeping in common areas adequate			✓		At time of inspection the standard of housekeeping in the common areas was to a reasonable standard. However random storage of, prams, bicycles and children's toys was noted on a number of floors.
B	Are combustible materials separated from ignition sources?		✓			At time of inspection there was no evidence of combustible materials in close proximity to ignition sources.
C	Is there an avoidance of any unnecessary accumulation of combustible waste?		✓			No evidence noted at the time of survey. At the time of survey contractors were present; engaged in the removal of all accumulated items awaiting removal.
D	Is there appropriate storage of hazardous materials?	✓				No comment required.
E	Is there an avoidance of inappropriate storage of combustible materials?		✓			At time of inspection no inappropriate storage of combustible materials was observed.

7. HAZARDS INTRODUCED BY OUTSIDE CONTRACTORS AND BUILDING WORKS.

ITEM		N/A	Yes	No	Not Known	COMMENTS/RECOMMENDATIONS
A	Are fire safety conditions imposed on outside contractors? (Including "hot work" permits)?		✓			When required contractors appointed and overseen by London Borough of Tower Hamlets.

8. OTHER SIGNIFICANT FIRE HAZARDS.

ITEM		N/A	Yes	No	Not Known	COMMENTS/RECOMMENDATIONS
A	None					No comment required.

9. MEANS OF ESCAPE FROM FIRE.

ITEM		N/A	Yes	No	Not Known	COMMENTS/RECOMMENDATIONS
A	Is it considered that the building is provided with reasonable means of escape in case of fire.		✓			Means of escape is provided via a protected staircase leading to a final exit. This is deemed to be acceptable.
B	Adequate design of escape routes		✓			Design of escape routes is satisfactory.
C	Adequate provision of exits		✓			No comment required.

9. MEANS OF ESCAPE FROM FIRE cont.

ITEM		N/A	Yes	No	Not Known	COMMENTS/RECOMMENDATIONS
D	Exits easily and immediately openable where necessary?		✓			Simple devices on main doors enables easy access.
E	Fire exits open in direction of escape where necessary?			✓		It was noted that a number of apartments are fitted with external security grills at the point of final exit.
F	Avoidance of sliding or revolving doors as fire exits where necessary?	✓				No comment required
G	Escape routes unobstructed?		✓			All escape routes unobstructed at time of inspection.
H	Suitable protection of escape routes		✓			No comment required
I	Are fire-resisting and smoke-stop doors in good condition, in accordance with current guidance and where required to be self closing, fitted with fully operating self-closing devices with the doors closing fully onto rebates			✓		• A number of different grades and standards of apartment access doors exist. Whilst it is unlikely that these doors comply with BS476, in the view of the assessor they can be considered to provide nominal fire resistance. A number of flat doors were found to have non fire rated glazing fitted. • Fire doors to the stair core at each level do not appear to be subject to a robust programme of routine maintenance. Issues were noted in relation to self-closing devices, strips & seals and general adjustment.

10. MEASURES TO LIMIT FIRE SPREADAND DEVELOPMENT.

ITEM		N/A	Yes	No	Not Known	COMMENTS/RECOMMENDATIONS
A	Do all fire-resistant constructions within protected routes appear in good condition				✓	All Walls and Floors appear in good condition. Access to all service cupboards within escape routes and the basement was not available.
B	Are any openings for pipes, cable ducts, properly protected by the provision of fire-resisting materials or fire dampers?		✓			No evidence noted at the time of inspection. Refuse chutes are provided within each communal landing. It appears that BS 476 compliant, 4 hour fire resistant hatch covers are fitted. Based on visual inspection of readily accessible areas, with a degree of sampling where appropriate.
C	Are there openable windows, roof vents or other means of ventilation provided to release smoke from the means of escape stairwells?				✓	It was not possible to determine the ventilation strategy for the communal parts. In some instances windows have been permanently secured; others provide a continual through flow of air due to missing casements and defective closing mechanisms. The significance of a narrow 6th floor open air balcony was not apparent; however access arrangements to this area combined with the presence of elevated ceiling heights may form part of the intended ventilation strategy.
D	Reasonable limitation of linings that might promote fire spread.		✓			Combustible surface finishes in staircases and corridors appear satisfactory and will afford a Class 0 performance. This is a classification defined in Approved Document B.

11. EMERGENCY ESCAPE LIGHTING.

ITEM		N/A	Yes	No	Not Known	COMMENTS/RECOMMENDATIONS
A	Reasonable standard of emergency escape lighting system provided?				✓	Fully maintained emergency escape lighting appears to be provided to internal common areas. It was not possible to confirm the adequacy of external arrangements; however ambient lighting provision appears to be adequate. Commissioning certificates evidencing systems comply with BS 5266 were not available. Based on visual inspection, but no test of luminance levels or verification of full compliance with relevant British Standards carried out.

12. FIRE SAFETY SIGNS AND NOTICES.

ITEM		N/A	Yes	No	Not Known	COMMENTS/RECOMMENDATIONS
A	Reasonable standard of fire safety signs and notices?			✓		It was noted that; • Fire doors to the protected stair core are not provided with 'fire door keep shut' signs. • Emergency action notices are not displayed within communal areas.

13. MEANS OF GIVING WARNING IN CASE OF FIRE.

ITEM		N/A	Yes	No	Not Known	COMMENTS/RECOMMENDATIONS
A	Does the premise require an electronic fire alarm system covering the common parts?			✓		In buildings designed and constructed in accordance with the 'stay put' principle, it is generally unnecessary and undesirable for a fire alarm system to be provided. Due to the level of compartmentation it is assumed that a fire will be confined to the dwelling, and a low probability of fire spread beyond the dwelling of origin. It is further assumed that there will be good risk reduction and arson reduction measures and the material and construction of the escape routes should prevent the fabric of the building from being involved. For these reasons common areas do not require fire detection and warning systems.
B	Reasonable manually operated electrical fire alarm system provided?	✓				No comment required
C	Automatic fire detection. Extent of automatic fire detection generally appropriate for the occupancy and fire risk?	✓				No comment required

14. MANUAL FIRE EXTINGUISHING APPLIANCES.

ITEM		N/A	Yes	No	Not Known	COMMENTS/RECOMMENDATIONS
A	Reasonable provision of portable fire extinguishers?		✓			Given the restrictions placed on the construction and materials used in the common parts of blocks of flats, the likelihood of a fire starting in the common parts can be considered to be low. In addition, any fire that does occur in the common parts should due to these restrictions, be contained in the location of origin and not spread to other parts of the building to the extent it would affect the safety of residents in their own flats. Accordingly, it is not considered necessary to provide fire extinguishers or hose reels in the common parts of blocks of apartments.
B	Hose reels provided?	✓				No comment required
C	Are all fire extinguishing appliances readily accessible	✓				No comment required

15. OTHER RELEVANT FIXED SYSTEMS AND EQUIPMENT.

ITEM		N/A	Yes	No	Not Known	COMMENTS/RECOMMENDATIONS
A	Smoke ventilation.	✓				No comment required.
B	Dry riser		✓			A dry riser with outlets within the protected stair core at each floor level is provided.

16. MANAGEMENT OF FIRE SAFETY.

ITEM		N/A	Yes	No	Not Known	COMMENTS/RECOMMENDATIONS
A	Competent person(s) appointed to assist in undertaking the preventive and protective measures (i.e. relevant general fire precautions)?		✓			London Borough of Tower Hamlets is appointed competent persons.
B	Is there a suitable record of the fire safety arrangements				✓	Evidence of fire safety arrangements was not available at the time of inspection.
C	Are procedures in the event of fire appropriate and properly documented?				✓	The intention is that, due to the high levels of compartmentation of the dwellings, apartments are places of temporary safety and only occupants from the dwelling of origin need evacuate initially. Occupants of other dwellings 'stay put' in relative safety until directed otherwise by the fire and rescue service .It should be noted that this is still the philosophy underpinning the guidance to the current building regulations. Confirmation of residents' awareness of evacuation strategy was not available at time of risk assessment.
D	Are there suitable arrangements for summoning the fire and rescue service?		✓			Residents are relied upon to call the fire and rescue service.
E	Are there suitable arrangements for ensuring that the premises have been evacuated?	✓				'Stay put' evacuation policy in place, evacuation if required will be ordered by the fire and rescue service subject to their dynamic risk assessment.
F	Is there a suitable fire assembly point(s)?	✓				Not usually considered necessary for 'general needs' housing.
G	Routine in-house inspections of fire precautions (e.g. in the course of health and safety inspections)?				✓	Evidence of records were not available,
H	If a fire brigade information box is provided does it contain relevant premises information?	✓				No comment required

17. STAFF TRAINING AND DRILLS.

ITEM		N/A	Yes	No	Not Known	COMMENTS/RECOMMENDATIONS
A	Are all staff given adequate fire safety instruction and training?	✓				No comment required

18. TESTING AND MAINTENANCE RECORDS.

Is there evidence of regular checks and maintenance for the following in accordance with accepted standards?								
ITEM		N/A	Yes	No	Not Known	Last Recorded In-house check	Last Recorded Service Date	COMMENTS/RECOMMENDATIONS
A	Fire detection and alarm systems	✓						No comment required
B	Emergency lighting systems				✓			No confirmation of testing available at time of inspection.
C	Fire extinguishers and hose reels	✓						No comment required
D	Escape Routes (Internal and External)				✓			No confirmation available at time of inspection.
E	Fire Doors and Fire Exits				✓			No confirmation available at time of inspection.
F	Automatic sprinkler systems	✓						No comment required
G	Other fixed suppression systems installed	✓						No comment required

18. TESTING AND MAINTENANCE RECORDS Contd….

ITEM		N/A	Yes	No	Not Known	Last Recorded In-house check	Last Recorded Service Date	COMMENTS/RECOMMENDATIONS
H	Smoke and smoke/heat control systems	✓						No comment required
I	Evacuation and fire-fighting lifts	✓						No comment required
J	Wet and dry rising fire mains				✓			No confirmation available at time of inspection
K	Gas Supply and associated equipment	✓						No comment required
L	Electrical Installation				✓			No records of testing of electrical installation available at time of inspection.
M	Portable electrical equipment	✓						No comment required

19. OTHER RECORDS.

ITEM		N/A	Yes	No	Not Known	COMMENTS/RECOMMENDATIONS
A	Fire Drills	✓				No comment required
B	Staff Training.	✓				No comment required

RISK ASSESSMENT GRADINGS AND METHODOLOGY

The following simple risk level estimator is based on a more general health and safety risk level estimator.

Potential consequences of fire ⇒ **Likelihood of fire ⇓**	**Slight harm**	**Moderate harm**	**Extreme harm**
Low	Trivial risk	Tolerable risk	Moderate risk
Medium	Tolerable risk	Moderate risk	Substantial risk
High	Moderate risk	Substantial risk	Intolerable risk

Taking into account the fire prevention measures observed at the time of this risk assessment, it is considered that the hazard from fire (likelihood of fire) at these premises is:

Low [ ] **Medium** [X] **High** [ ]

In this context, a definition of the above terms is as follows:

Low:	Unusually low likelihood of fire as a result of negligible potential sources of ignition.
Medium:	Normal fire hazards (e.g. potential ignition sources) for this type of occupancy, with fire hazards generally subject to appropriate controls (other than minor shortcomings).
High:	Lack of adequate controls applied to one or more significant fire hazards, such as to result in significant increase in likelihood of fire.

Taking into account the nature of the building and the occupants, as well as the fire protection and procedural arrangements observed at the time of this fire risk assessment, it is considered that the consequences for life safety in the event of fire would be:

Slight harm		**Moderate harm**	**X**	**Extreme harm**		

In this context, a definition of the above terms is as follows:

Slight harm:	Outbreak of fire unlikely to result in serious injury or death of any occupant (other than an occupant sleeping in a room in which a fire occurs).
Moderate harm:	Outbreak of fire could foreseeably result in injury (including serious injury) of one or more occupants, but it is unlikely to involve multiple fatalities.
Extreme harm:	Significant potential for serious injury or death of one or more occupants.

Accordingly, it is considered that the risk to life from fire at these premises is:

Trivial [ ] **Tolerable** [ ] **Moderate** [X] **Substantial** [ ] **Intolerable** [ ]

A suitable risk-based control plan should involve effort and urgency that is proportional to risk. The following risk-based control plan is based on one advocated for general health and safety risks:

Risk level	Action and timescale
Trivial	No action is required and no detailed records need be kept.
Tolerable	No major additional controls required. However, there might be a need for improvements that involve minor or limited cost.
Moderate	It is essential that efforts are made to reduce the risk. Risk reduction measures should be implemented within a defined time period. Where moderate risk is associated with consequences that constitute extreme harm, further assessment might be required to establish more precisely the likelihood of harm as a basis for determining the priority for improved control measures.
Substantial	Considerable resources might have to be allocated to reduce the risk. If the building is unoccupied, it should not be occupied until the risk has been reduced. If the building is occupied, urgent action should be taken.
Intolerable	Building (or relevant area) should not be occupied until the risk is reduced.

(Note that, although the purpose of this section is to place the fire risk in context, the above approach to fire risk assessment is subjective and for guidance only. All hazards and deficiencies identified in this report should be addressed by implementing all recommendations contained in the following action plan. The fire risk assessment should be reviewed regularly.)

ACTION PLAN

It is considered that the following recommendations should be implemented in order to reduce fire risk to, or maintain it at, the following level:

Trivial [ ] **Tolerable** [X]

Definition of priorities (where applicable):

Priority 1 Risks unacceptable and require immediate remedial action to reduce risk to tolerable level, or activity needs to be suspended.
Priority 2 Consideration should be given as to whether risks can be lowered; where applicable to a tolerable level and preferable a trivial level, but the cost of additional risk reduction measures should be taken into account.
Priority 3 Additional controls can be implemented at very low cost (in terms of time, money, and effort) and should be implemented as soon as possible.

REF & HAZARD AREA	RECOMMENDED REMEDIAL ACTION	Priority Code	ACTION BY WHOM	DATE
1. ELECTRICAL SOURCES OF IGNITION.	Ensure the electrical system meets the requirements of British Standard 7671: 2008 17th Edition IEE Wiring Regulations, and a certificate confirming compliance is available.	2		
5. LIGHTNING PROTECTION	If not already carried out, a suitable and sufficient assessment should be undertaken to comply with BS EN 63205:2006 Protection Against Lightning. The findings of which must be implemented	2		
6. HOUSE KEEPING	Implement robust management procedures to ensure corridors are not used for the storage of residents' personal effects.	2		
9. MEANS OFESCAPE	Consideration should be given to replacing or upgrading all flat doors so that they provide a minimum of 30 minutes fire resistance, they should be fitted with intumescent strips and cold smoke seals, 3 steel hinges and positive action self-closers; as detailed in BS476 part 22.	2		
	Implement a robust programme of routine maintenance for all designated fire doors; to ensure they close effectively.	3		
	It was noted that a security grills are fitted to the final exit doors of numerous flats. It is recommended that this be removed as per London Fire Brigade advice.	1		
10. MEASURES TO LIMIT FIRE SPREAD AND DEVELOP-MENT.	It is recommended that further investigation be undertaken to ensure adequate smoke ventilation arrangements are in place.	3		
11. EMERGENCY ESCAP E LIGHTING	Undertake a survey to ensure the provision of emergency escape lighting is BS 5266 compliant.	3		

12. FIRE SAFETY SIGNS AND NOTICES.	Ensure the following signage is provide; • 'Fire door keep shut' to all designated fire doors. • Emergency action notices displayed prominently within communal areas.	2		
16. MANAGEMENT OF FIRE SAFETY	Communicate with residents to ensure there is adequate fire awareness and understanding of the evacuation strategy. (See appendix A, B & C).	3		
	Ensure evidence of fire safety arrangements is available for inspecting authorities.	3		
	Ensure a documented programme of routine fire safety inspections is implemented.	3		
18. TESTING AND MAINTENANCE RECORDS	Ensure all testing and maintenance records are available for inspection.	3		