

FRA – Action Plan items from Medium Risk programme – Asset & Regeneration – Surveying

28. 4 Hesketh Place – March 2011

ITEM	PRIORITY	IDENTIFIED RISK or HAZARD	ACTIONS TO BE TAKEN	BY WHOM	DATE TO BE COMPLETED BY
12a	High	It is not known if the entrance doors to the flats are 30 minute fire rated.	I would recommend that the entrance doors to the flats are checked to see if they are 30 minute fire rated doors (FD 30), if they are not they should be replaced with FD 30 doors.	Abi Acosta to check as part of door replacement programme	

On Keystone there are only 2 flats that have Flat entrance door data, both installed in 1998.

38. Ingelow House – March 2011

12a	High	It is not known if the entrance doors to the flats are 30 minute fire rated.	I would recommend that the entrance doors to the flats are checked to see if they are 30 minute fire rated doors (FD 30), if they are not they should be replaced with FD 30 doors.	<b>Abi Acosta</b>	
12c	Medium	The apartment entrance doors do not appear to have self closing devices fitted to them.	I would recommend that self closing devices are fitted to the apartment entrance doors or if the doors are replaced that any newly fitted entrance	<b>Abi Acosta</b>	

			doors comply with the requirements of the Building Regulations at the time of fitting		
--	--	--	---	--	--

Of the 33 flats there is entrance door data for 2 of them. These were both installed in 1960.

73. Sheffield Terrace – March 2011

12a	High		It appears that the entrance doors to the flats are not 30 minute fire rated.	I would recommend that the entrance doors to the flats are checked to see if they are 30 minute fire rated doors (FD 30), if they are not they should be replaced with FD 30 doors as soon as possible. When the doors are replaced any newly fitted flat entrance doors should comply with the requirements of the Building Regulations at the time of fitting.	<b>Abi Acosta</b>	
12b	High		The entrance doors to some flats have been changed from the originally fitted door.	I would recommend that a survey of all the apartment entrance doors is undertaken to confirm that all the replaced doors are 30 minute fire rated, and are fitted with a self closing devices, capable of shutting the door fully on to its stops.	<b>Abi Acosta</b>	

There is no evidence of a recent fire door replacement programme in Sheffield Terrace. A range of dates exist, the earliest being 2002 (2 data), the latest (2010- 1 data), and the most common, the mode replacement date was 2006 (6 data)

**74. 32 St Charles Sq – March 2011**

12b	High		The entrance doors to the flats could be 30 minute fire rated but it cannot be guaranteed that they are and the letter boxes in them are located well above the halfway mark of the door.	I would recommend that the entrance doors to the flats are checked to see if they are 30 minute fire rated doors (FD 30), if they are not they should be replaced with FD 30 doors.	<b>Abi Acosta</b>		
-----	------	--	---	---	-------------------	--	--

Block consists of 8 flats, and keystone has flat entrance door against 2 – with install dates of 1980 and 1990. No evidence of a planned maintenance project against these.

**88. Allom House – March 2011**

12a	High		It appears that the entrance doors to the flats are not 30 minute fire rated.	I would recommend that the entrance doors to the flats are checked to see if they are 30 minute fire rated doors (FD 30), if they are not they should be replaced with FD 30 doors as soon as possible. When the doors are replaced any newly fitted flat entrance doors should comply with the requirements of	<b>Abi Acosta</b>	
-----	------	--	---	---	-------------------	--

				the Building Regulations at the time of fitting.		
Against 40 of the flats, flat entrance door data exists only against 5 of them. 3 of these had flat entrance doors installed in 1989 and the others 2 in 2005.						
12c	Medium		The apartment entrance doors do not appear to have self closing devices fitted to them.	I would recommend that self closing devices are fitted to the apartment entrance doors or if the doors are replaced that any newly fitted entrance doors comply with the requirements of the Building Regulations at the time of fitting	<b>Abi Acosta</b>	

89. Barlow House – March 2011

12a	High		It appears that the entrance doors to the flats are not 30 minute fire rated.	I would recommend that the entrance doors to the flats are checked to see if they are 30 minute fire rated doors (FD 30), if they are not they should be replaced with FD 30 doors as soon as possible. When the doors are replaced any newly fitted flat entrance doors should comply with the requirements of the Building Regulations at the time of fitting.	<b>Abi Acosta</b>	
12c	Medium		The apartment entrance doors do not	I would recommend that self closing	<b>Abi Acosta</b>	

			appear to have self closing devices fitted to them.	devices are fitted to the apartment entrance doors or if the doors are replaced that any newly fitted entrance doors comply with the requirements of the Building Regulations at the time of fitting		
--	--	--	---	--	--	--

There is no evidence of a flat external door maintenance programme, in fact there is evidence of there not being one. Out of the 32 flats in this house, we have data for 10 of them. The earliest install date is 1953, which applies to 2 of them. One flat has a flat entrance install date of 2009.

92. Balfour House – Oct 2012

12a	High		It appears that the entrance doors to the flats are not 30 minute fire rated.	I would recommend that the entrance doors to the flats are checked to see if they are 30 minute fire rated doors (FD 30), if they are not they should be replaced with FD 30 doors as soon as possible. When the doors are replaced any newly fitted flat entrance doors should comply with the requirements of the Building Regulations at the time of fitting.	<b>Abi Accosta</b>  For adding to the flat entrance door replacement programme		
12c	Medium		The apartment entrance doors do not appear to have self closing devices fitted to them.	I would recommend that self closing devices are fitted to the apartment entrance doors or if the doors are replaced that any newly fitted entrance doors	<b>Abi Accosta</b>  For adding to the		

			comply with the requirements of the Building Regulations at the time of fitting	flat entrance door replacement programme		
--	--	--	---	--	--	--

Of the eight flats here, 2 had install dates in 1980. It is possible a planned maintenance programme of doors took place at this time, as the flats were built in 1953.

94. 19-42 Burleigh House – Oct 2012

12a	High		It appears that the entrance doors to the flats are not 30 minute fire rated.	I would recommend that the entrance doors to the flats are checked to see if they are 30 minute fire rated doors (FD 30), if they are not they should be replaced with FD 30 doors as soon as possible. When the doors are replaced any newly fitted flat entrance doors should comply with the requirements of the Building Regulations at the time of fitting.	<b>Abi Acosta</b>		
12c	Medium		The apartment entrance doors do not appear to have self closing devices fitted to them.	I would recommend that self closing devices are fitted to the apartment entrance doors or if the doors are replaced that any newly fitted entrance doors comply with the requirements of the Building Regulations at the	<b>Abi Acosta</b>		



			time of fitting			
--	--	--	-----------------	--	--	--

Burleigh House has been included in G3466, Fire Door Installations Project. There is no evidence on the shared folder of any completions. Keystone only shows flat entrance door data for 1 of the 11 flats, with an install date of 1986

106. Corbett House – April 2011

12a	High		There is a mixture of different types of entrance doors to the apartments, some appear to be fire rated, some are 30 minute fire rated and some others may not be fire rated at all.	I would recommend that the entrance doors to all the flats are checked to see if they are 30 minute fire rated doors (FD 30), if they are not they should be replaced with FD 30 doors.	<b>Abi Acosta</b>	
12c	Medium		Some of the apartment entrance doors do not appear to have self closing devices fitted to them.	I would recommend that self closing devices are fitted to the apartment entrance doors or if the doors are replaced that any newly fitted entrance doors comply with the requirements of the Building Regulations at the time of fitting.	<b>Abi Acosta</b>	

Of the 16 flats, data for 9 of them. , 1 installed in 1953, the other 8 between 2005-2007.

118. 21-29 Norwood Road – April 2011

12b	High		The entrance door to flats 1,2,3 and 4 have been changed from the originally fitted door and these doors are now not	I would recommend that the entrance doors to flats 1, 2, 3 and 4 are replaced with 30 minute fire rated doors complying with the requirements of the	<b>Abi Acosta</b>	
-----	------	--	--	--	-------------------	--

			30 minute fire rated.	Building Regulations fitted with a self closing devices capable of shutting the doors fully on to their stops.		
--	--	--	-----------------------	--	--	--

No is no flat entrance door data for Flats in Ingelow