



Agenda item:

Decision maker: Cabinet Member for Housing

Subject: EASTERN ROAD AND ASSOCIATED WORKS 2012

Date of decision: 8th November 2011

Report by: OWEN BUCKWELL – HEAD OF HOUSING
MANAGEMENT

Wards affected: Baffins and Milton

Key decision: Yes – Over £250,000

Budget & policy framework decision: No

1. Summary & Purpose of report

- 1.1 To seek approval to undertake planned maintenance works to 33 blocks in Eastern Road (numbers 1-413), 1-35 Avocet House and properties in Cheslyn Road, Crofton Road, Eastern Avenue, Moorings Way, Plover Reach, Salterns Avenue and Shore Road.
- 1.2 If approved, it is anticipated that the works could commence in January 2012.

2. Background

- 2.1 Thirty three blocks of three storey, traditionally built, purpose built flats lie along the Eastern Road. These blocks are all built in the same style and construction method but are comprised of two types; rectangular or T- shaped. They all suffer from poor decoration to private balconies and external communal areas. Glazed screens that form the communal stairwells are in a poor decorative state.

Following the recent fire that occurred within the block (1-11) Eastern Road, and the subsequent recommendations made by the Hampshire Fire and Rescue Service (see Appendix A). A Fire Risk Assessment was carried out to the blocks along Eastern Road and to (2-12) and (54-64) Cheslyn Road, resulting in a fire safety requirement to provide upgraded fire safety works to these blocks. The existing property front doors and store doors that are within the stairwell do not offer adequate fire protection.

Avocet House requires emergency lighting to provide a safer escape route and the other properties that make up the scheme are found in the Milton area and require external decoration. Two blocks, (2-12) and (54-64) situated in Cheslyn Road require fire upgrade work to include emergency lighting and replacing property front doors that do not offer adequate fire protection with composite doors that provide the necessary fire protection.

- 2.2 The proposed works to the Eastern Road blocks consist of replacing glazed screens to the communal stairwells as there is a requirement for the screens to afford fire protection to the stairwell in order to prevent the spread of fire from the stairwell to adjacent flats within the block and visa versa. The screens are in poor decorative order and are glazed with materials that do not conform to current Building Regulations.

Property front doors and associated store doors are to be replaced with fire resistant composite doors to provide a safer escape route. The fire resistant front doors will form a compartment to contain any outbreak of fire within a property and also allow other tenants the ability to make their escape. Additionally the provision of emergency lighting to aid emergency escape is to be installed.

Property front door replacement and the installation of emergency lighting will form the fire safety work to (2-12) and (54-64) Cheslyn Road. The property front doors are within the only escape staircase and would not offer fire protection in order to contain a fire. New composite fire doors will provide both the necessary fire protection as well as additional security and reduced maintenance costs.

Other properties that are within the Milton Area, i.e. Cheslyn Road, Crofton Road, Eastern Avenue, Shore Avenue, Salterns Avenue, require general external decoration, electrical safety and smoke detector inspections.

- 2.3 The works to the 33 blocks along Eastern Road and the two blocks in Cheslyn Road have been combined due to similar elements of work and their proximity to one another. A cost saving will be made by carrying out the works in one operation.
- 2.4 A planning application has been made for the works to blocks that require replacement glazed screens.

3. Recommendations

- i That approval be given to proceed with the works based on a budget estimate of £1,800,000 including a £100,000 allowance for contingencies/unforeseen works.**
- ii The financial appraisal is approved.**

4. Reasons for recommendations

- 4.1 The works will ensure the structural integrity of the blocks, thus maintaining lettable assets for PCC.

- 4.2 Following the recent fire that occurred within the block (1-11) Eastern Road, the subsequent recommendations made by the Hampshire Fire and Rescue Service and the recommendations from a Fire Risk Assessment, the works will improve the fire safety of the properties, providing a safer and secure environment for residents.
- 4.3 The project will improve the visual appearance of the blocks, in turn improving the external environment for residents.
- 4.4 The works will help to contribute to the following PCC Corporate Priorities:
 - Reduce crime and the fear of crime
 - Regenerate the city
 - Increase availability, affordability, and quality of housing

5. Options considered and rejected

- 5.1 Eastern Road Blocks – Redecoration of glazed screens together with upgrading of existing property doors.

An option considered and rejected was to redecorate the glazed screens and upgrade the current doors to conform with current fire regulations. Whilst this would be a cheaper option initially it is considered that the chosen option would be more cost effective in the long term.

The glazed screens are original and have reached the end of their serviceable life, therefore would require large amount of ongoing repair in order to maintain their appearance and integrity. There is also a need to provide fire resistance to part of the glazed screens.

Leaving the existing property doors in place and upgrading them was rejected in favour of replacing them with composite fire doors. A large number of the existing wooden doors are not suitable to be upgraded so would therefore require replacement with new timber doors, this would negate some of the initial cost savings associated with timber vs composite doors. There is also the issue of ongoing maintenance, with timber doors requiring periodic decoration which will be eliminated using composite doors.

Composite doors are factory finished having good aesthetic qualities, eliminating the need to decorate in future years. In addition composite doors will provide a higher degree of security incorporating modern multi locking systems whilst meeting providing the fire resistance required.

- 5.2 Eastern Road Blocks – Leave doors and screens and do nothing
This option has been rejected. The current timber doors do not comply with fire regulations and must be upgraded or replaced. The screens are original and have come to the end of their serviceable life, therefore require replacement.

6. Duty to involve

- 6.1 Prior to the works starting, a full consultation will be undertaken with the residents of all blocks. This will involve face to face consultation through door to door visits explaining the works to them and dealing with any concerns. Letters will also be sent to all residents informing them of the works, start date, likely disruption etc.
- 6.2 A section 20 will be issued when the full costs are known. The section 20 notice is required under The Commonhold and Leasehold Reform Act 2002.
- 6.3 The law requires that the leaseholder must be consulted before the landlord carries out works above a certain value. We must state why the works are required and the reasons for selection of contractors. Consultation notices must be sent to the Leaseholder advising of this and giving them 30 days in which to make observations or comments concerning the works. Of the 252 properties housed in the blocks along
- 6.4 In Eastern Road there are 85 leaseholders. There are 5 leaseholders out of the 12 properties in 2-12 and 54-64 Cheslyn Road. There are an additional 4 leasehold properties in Salterns Avenue.

7. Implications

- 7.1 It is considered that the works will have positive implications by helping to maintain the properties whilst improving the visual appearance of both the blocks and the surrounding area. The replacement of glazed screens will improve both the external façade of the building as well as improving the internal appearance of the blocks.
The replacement of the property front doors will provide both an increase in security as well as improved aesthetics.
- 7.2 The works will have positive implications by ensuring that PCC maintains good quality housing that is easily lettable.
- 7.3 There is also potential for a negative reaction from leaseholders due to the charges that they may receive, however there are mechanisms in place to prevent financial hardship to leaseholders and to allow them to spread the cost of any works.



8. Corporate priorities

This report and the project it refers to contribute to the following Corporate Priorities:

- Reduce crime and fear of crime
- Regenerate the city
- Increase availability, affordability and quality of housing

9. Equality impact assessment (EIA)

An EIA is not needed for this project. The project will not affect any equality group unequally and there is no adverse impact on people who belong to any of the equality groups. Residents who live in the blocks affected by the project will be consulted on the work, and specific needs will be addressed so that tenants with protected characteristics can be fully involved in the consultation. The project is expected to have positive outcomes for all current and future tenants and will benefit all PCC tenants by saving money in the long term.

10. Legal implications

- 10.1 The procurement process for the works must be undertaken in accordance with the City Council's Contract Procedure Rules, under Part 3A of the City Council's constitution.
- 10.2 The City Council is designated as a local housing authority by the Housing Act 1985 (as amended) ("the Act"), and by virtue of section 9 of the Act is empowered to provide housing accommodation by erecting, altering or improving houses. Section 21 and section 27 of the Act permit the City Council to carry out the general management, regulation and control of such local authority housing.
- 10.3 Under Part 2, Section 3, of the City Council's constitution, the Portfolio holder for Housing has the authority to approve the recommendations above.
- 10.4 The Head of Legal Services is, for the reasons given above, satisfied that it is within the City Council's powers to make the recommendations.

11. Head of Financial Services comments

- 11.1 This project currently forms part of the Capital Planned Works line of the Housing Investment Programme, which was revised and approved by Council on 11th October 2011. This is a fully funded scheme financed from Housing Revenue Account resources and leaseholder contributions, so seeks no additional funding.


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Signed by:

Owen Buckwell – Head of Housing Management

X

Appendices:

Financial Appraisal
Hampshire Fire and Rescue Deficiency Notice
Door and screen images
Fire Risk assessment

Background list of documents: Section 100D of the Local Government Act 1972

NIL

The recommendation(s) set out above were approved/ approved as amended/
deferred/ rejected by [Cabinet Member for Housing on [8th November 2011].

.....
Signed by: [Councillor Steven Wylie]

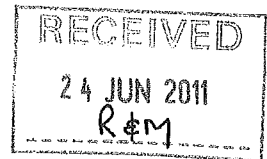
Appendix A



Portsmouth
CITY COUNCIL



HAMPSHIRE
FIRE AND
RESCUE
SERVICE



Recorded Delivery
For the attention of Mr I Slade
Housing Management
Portsmouth City Council
Civic Offices
Guildhall Square
Portsmouth
Hampshire
PO1 2DR

Hampshire Fire and Rescue Service
Service Delivery (Community Safety Delivery)
Protection Department
Southsea Fire Station
Somers Road
Southsea
Hampshire
PO5 4LU

Tel: 02392 855180

Fax: 02392 855175

Email: csprotection.admin@hantsfire.gov.uk

Date: 22 June 2011

Enquiries To: Mr Collins

My Reference: F6/DC/GH/2470/10380792

Extension:

Your Reference:

Dear Sir

Best Practice Advice
1-11 Eastern Road, Portsmouth, PO3 6EN

With reference to the agreed action plan 2470/10380792 dated 15 December 2011 and a premise visit on the 07 June 2011 I would confirm that the fire safety standards of the areas covered by the action plan at that time appeared to be satisfactory.

It will still be necessary, however, for you to review your Fire Risk Assessment if:

- (a) There is reason to suspect that it is no longer valid, or
- (b) There has been a significant change in the matters to which it relates.

Where as a result of any such review, changes to an assessment are required, the employer concerned shall make them.

Any queries concerning these matters may be directed to the inspector named above but all correspondence should be addressed to me.

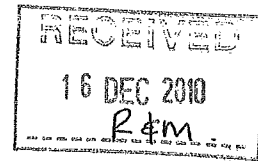
Yours faithfully

for Chief Officer





HAMPSHIRE
FIRE AND
RESCUE
SERVICE



For the attention of Mr I Slade
H & S Manager
Portsmouth City Council
Civic Offices
Guildhall Square
Portsmouth
PO1 2AS

Hampshire Fire and Rescue Service
Service Delivery (Community Safety Delivery)
Protection Department
Southsea Fire Station
Somers Road
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Hampshire
PO5 4LU

Tel: 02392 855180
Fax: 02392 855175
Email: csprotection.admin@hantsfire.gov.uk

Date: 15 December 2010

Enquiries To: Mr Collins

My Reference: F6/DC/SAH/2470/10380792

Extension:

Your Reference:

Dear Sir

Regulatory Reform (Fire Safety) Order 2005
Block of Low Rise Flats, 1-11 Eastern Road, Portsmouth, PO3 6EN

Further to my inspector's visit to your premises on 22 November 2010 and the deficiencies in the fire safety arrangements found at that time, I have decided that you should be offered the opportunity to avoid formal enforcement action by making good these deficiencies.

The matters which, in the opinion of the Fire and Rescue Authority, constitute the failure to comply with the Regulatory Reform (Fire Safety) Order 2005 were detailed in a 'Notification of Fire Safety Deficiencies' form (FM/6/10/6) issued to Mr I Slade identified as having control of the premises at the time of the inspection. A copy of this form is enclosed for your information.

A possible remedy has been suggested for each identified deficiency. While you are free to meet the requirements of the legislation in another way, completion of the suggested remedy would be deemed to meet the required standard.

Continued





-2-
It should be noted that this is not necessarily a definitive list of the Fire Safety Deficiencies within the premises to which it relates. It is therefore imperative that a suitable and sufficient fire risk assessment should be undertaken and made available on the premises / the existing fire risk assessment should be reviewed to take into account the deficiencies found during the inspection. You may need to seek advice from a Fire Safety consultant or other competent person to achieve this.

To avoid formal enforcement action you will need to agree a Fire Safety Improvement Plan with the Hampshire Fire and Rescue Authority. This plan should provide details of the remedial actions you propose to take and the timescales in which these actions will be completed. Your proposal should be addressed to me, to arrive no later than 13 January 2011.

Where the Fire Authority disagrees with the proposal, a period of negotiation will commence to resolve any differences with a view to reaching a common agreement no later than 13 February 2011.

Should you fail to reach agreement by this date or if measures identified in the Fire Safety Improvement Plan are not completed within the agreed timescales, an Enforcement Notice may be issued to ensure compliance with the requirements of the Legislation.

A form showing the deficiencies identified in the schedule has been included with this letter along with a copy of the Fire Safety Improvement Plan guidance note. These are to assist you in compiling your Fire Safety Improvement Plan. When completed, this will form the basis of the partnership agreement between Hampshire Fire and Rescue Authority and the Responsible Person, to remedy the identified failures in the provision of safety for employees and other persons who may resort to the premises, to comply with the requirements of the Fire Safety Order.

Where measures necessitate material alterations to the building, including the fire detection and warning system, application for approval in accordance with Building Regulations should be made to the appropriate local authority or an approved inspector before work is started.

Following receipt of your proposal, my inspector will contact you to arrange a meeting at which the details of the work to be carried out can be discussed and agreed.

If you are not the person responsible for fire safety at these premises, or you are not authorised to deal fully with the matters discussed, you should pass this letter and attached documents immediately to the person with that responsibility, while ensuring that you deal with those matters within your responsibility.

I look forward to receiving your action plan within 21 days of the date of this letter, in the mean time, if I can be of any further assistance, please do not hesitate to contact me.

Any queries concerning these matters may be directed to the inspector named above but all correspondence should be addressed to me. Alternatively, guidance may be found by accessing our web site using:
www.hantsfire.gov.uk

Yours faithfully

For Chief Officer



Schedule Of Fire Safety Deficiencies

The following deficiencies were found during an inspection of Block of Low Rise Flats, 1-11 Eastern Road, Portsmouth.

On 22 November 2010 by Mr Collins.

General duties

Provide a 'FIRE DOOR - KEEP SHUT' notice at about eye level on both sides of the doors located at the base of the single stair enclosure..

Provide a 'FIRE DOOR - KEEP LOCKED' notice on the doors used as cupboards within the single stair enclosure.

Risk Assessment

Deficiency from Article 9 (1)

A Fire Safety Risk Assessment has not been carried out.

Remedy:

A suitable and sufficient fire safety risk assessment should be undertaken and should be made available on the premises. The assessment should cover all significant risks, which may affect any person who may be affected by fire and should include the means of access and egress from the premises. The assessment should be reviewed at regular intervals, and when a significant change is made.

Principles of Prevention to be applied

Deficiency from Article 10 and Part 3 Schedule 1

Preventive and protective measures have not been implemented.

Remedy

Where preventive and protective measures have been implemented they must be so on the basis of the principles specified in Part 3 of Schedule 1 of the Fire Safety Order.

It is uncertain if the electrical installation for the premises is subject to a program of routine testing.

To reduce the likelihood of an electrical fire occurring the fixed electrical installations within the premises should be inspected and tested periodically by a competent person, such as a member of the National Inspection Council for Electrical Installation Contracting (NICEIC).

Continued



Emergency Routes and Exits

Deficiency from Article 14 (2)(b)

Persons on the upper floors were unable to evacuate the premises as quickly and as safely as possible.

Remedy:

Taking regard of the features, use and hazards or other circumstances of the premises, improvements are required to enable persons to evacuate the premises as quickly and as safely as possible.

- All flat front doors should be fire doors.
- All cupboard doors opening into the stair enclosure should be fire doors.
- The two doors leading to the ground floor sheds should be fire doors.

All references to fire doors, unless otherwise stated, means a thirty minute integrity when tested in accordance with British Standard 476: Parts 20 and 22. The doors should be able to resist the passage of smoke at ambient temperatures when tested in accordance with British Standard 476: Parts 20 and 22 and be fitted with intumescent and smoke seals. The doors should be positively self-closing. Further guidance can be obtained from British Standard 8214: 1990.

A fire door to a cupboard need not be self-closing but should have means to enable it to be kept locked shut when not in use and be provided with a notice reading "FIRE DOOR - KEEP LOCKED" on the exposed faced.

Deficiency from Article 14 (2)(h)

The escape routes which require illumination in an emergency were not provided with emergency lighting.

Remedy:

Emergency routes and exits requiring illumination must be provided with emergency lighting of adequate intensity so they can be used safely. The operation of such emergency lighting should be subject to the failure of the local sub circuit supplying the normal lighting in the same area as the emergency lighting units.

Emergency lighting, designed and installed in accordance with British Standards 5266: Part 1 2002 and Part 7 1999, should be provided within the stair case enclosure. Luminaires should be capable of providing the necessary level of illumination for a period of 3 hours immediately upon any failure of relevant local lighting sub-circuits



GUIDANCE NOTES ON VOLUNTARY AGREED ACTION PLANS

Action Plans

The aim of an action plan is to focus attention on an identified risk, the preventive and protective measures necessary to either eliminate the risk or reduce the risk to an acceptable level. An action plan will also focus on the time scale over which remedial action should be taken.

Action plans will be informal. An action plan will not form part of any formal procedure. If the use of an action plan is considered inappropriate then formal enforcement action should be taken.

When examining a fire risk assessment inspectors will, where appropriate, consider its findings together with the projected time scale for addressing any remedial action considered to be necessary.

Where inspectors accept the findings of a risk assessment, action plan and the projected time scale for addressing any remedial work, the responsible person will be notified by him/her. If an action plan has not been provided, inspectors will, if considered appropriate, recommend to the responsible person that an action plan is formulated to assist in organising and prioritising the work.

Inspectors will request a copy of the action plan to enable any necessary comments to be made. Where the responsible person requests advice on preparation of the plan, inspectors will provide guidance as necessary.

If Hampshire Fire and Rescue Service (HFRS) disagree with any findings of the risk assessment, negotiations with the responsible person will commence. The aim of the negotiations are to resolve the differences by achievement of a common ground on the preventive and protective measures that should be implemented. The time scale also needs to be agreed. Any agreement reached should be consolidated in the action plan prepared in accordance with the preceding paragraphs.

An action plan may be either:

Compiled by the responsible person, setting out a programme of work to achieve compliance, or, developed by the responsible person and HFRS acting in partnership.

An action plan should incorporate the following principles:

Targets for action:

Targets should be clearly identified and:

- take account of the scale of the failures, e.g. were they simple, single or multiple failures,
- deal with the fundamental cause of the problem(s), e.g. inadequate workplace fire precautions, risk control systems or management arrangements.

Continued/...



Failure To Agree

Where the provision of an action plan is considered appropriate but discussions between the inspector and responsible person fail to arrive at an agreement on what preventive and protective measures, priorities and time scales are necessary to achieve compliance with the legislation, formal enforcement action should be taken.

Where a prohibition notice is in force and sufficient steps have been taken to reduce the immediate risk to a level which enables the prohibition/restriction to be withdrawn, consideration may be given to the use of an action plan which covers outstanding items which do not warrant the issue of an enforcement notice.

End

Appendix 2



Figure 1 Original timber panelled non fire doors require replacement



Figure 2 Existing glazed screens South elevation



Figure 3 Existing glazed screens South elevation

Appendix 3



Fire Risk Assessment

OVERALL ASSESSMENT OF FIRE RISK = MANAGEABLE WITH PLANNED ACTIONS
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Date of assessment: 1st September 2011

Date assessment published: 23rd September 2011

Version: 1

**Assessment by: Alan Prior
PCC Surveyor**

1.0 Summary of Measures to be undertaken:

1.1 Immediate Actions

- None

1.2 Planned Actions - to be undertaken as part of Eastern Road Electrical Site in the Planned Maintenance plan for 2012/2013

- Upgrade property doors and electrical cupboard doors to fire doors.
- Ensure all PCC properties have up to date periodic electrical certificates
- Ensure the block has an up to date periodic electrical certificates
- Ensure all PCC properties have hardwired smoke alarms with adequate battery back up
- Provide emergency lighting to stairwell.
- Provide fire safety protection to glazed screens.

1.3 Longer Term Actions

- Maintain up to date periodic electrical certificates for communal areas.
- Maintain up to date periodic electrical certificates for individual properties.
- Maintain regular and up to date testing of emergency luminaires.

1.4 General Block Management

- Ensure that regular inspections are undertaken by ESO's to ensure communal areas are clear of objects that might block the escape route.
- Inform residents of the risks of storing personal items on balconies and stairwells, via a letter or information leaflet or in person.

END OF SUMMARY OF MEASURES

2.0 Area Description:

367- 383 Eastern Road is one of a number of similar properties that lie on the west side of the Eastern Road which is a busy dual carriageway which forms a main entrance to Portsmouth. The property is accessed from the front via an open garden area.

To the north lies a similar property and other blocks of flats that are similar in size and form are situated to the south.

According to the information held by Portsmouth City Council regarding Insurance claims received due to fire there have been 18 instances of fire in the Portsmouth area between January 2009 and 2010. There has been one instance of arson which occurred at 1-11 Eastern Road. This was a bin fire on 13/11/10 which caused damage of £7,699.88.

3.0 Property Description:

3.1 Construction

Constructed in 1962 the block is 3 storeys high and of traditional construction and purpose built. A timber cut and pitched roof with concrete interlocking tiles and cavity brickwork walls. Each upper floor flat benefits from a private balcony which is cantilevered from the main building. The building is constructed in the shape of a T being made up of two wings connected by the communal stairwell with concrete stairs and metal balustrades giving access to the properties.

The windows to the property are PVCu double glazed. The walls that form the stairwell are of masonry, however steel 'Crittall' glazed screens are situated at the north and south elevations that allow light into this part of the stairwell. Property windows situated adjacent to the glazed screens should be protected to prevent the spread of flames. Where glazed screens are to be replaced then fire rated screens should be provided to prevent the spread of fire.

The communal entrance doors are aluminium with an intercom facility.

3.2 Layout

The block contains 9 no. flats with 3 flats situated on each floor. 1 flat is accessed on the ground floor via the internal stairwell and 2 properties on the ground floor are accessed externally. There are three flats on floors 2 and 3 which are accessed via the internal communal stairwell.

Additionally flats that are accessed through the communal stairwell have the benefit of a private shed / store that lies adjacent to the property entrance doors.

Each flat exiting the building via the central stairwell lead to an aluminium glazed door that open directly onto a large open space and ultimately to an area of safety.

Further sheds are contained on the ground floor, to the rear of the property and are accessed through the communal stairwell by an aluminium glazed door. This aluminium door should be upgraded to provide 30 mins protection between the stairwell and communal shed area.

3.3 Usage

The properties within the block house social housing tenants as well as four properties being leased.

The residents housed in the block are a mixture of families, couples and single people with a wide range of ages.

3.4 Expected Capacity

There are 9 flats that have a maximum of 3 bedrooms. It could be assumed that each property would house a maximum of 6 people per dwelling with an anticipated visitor number of 3 people per dwelling. This would equate to a maximum occupancy of 81 persons.

4.0 Potential sources of fire:

4.1 Bin storage

The bin store is situated at the rear of the building but within the footprint of the building. There are no doors to the bin shed area which is constructed of masonry and has a concrete ceiling that forms part of the structure. The bins have provision to be securely restrained and were secure on the day of the assessment. A small wheelie bin is used for recycled waste and this has provisions to be secured to prevent the bin being set on fire and moved to prevent egress from a fire exit, the bin was secured on the day of assessment.

4.2 Bulk refuse

During the assessment there was no evidence of bulk refuse that would prevent escape or be a source of fuel within the stairwell.

There are 9 sheds for use by tenants, these being adjacent to the property entrance doors. There are further sheds that are situated to the rear of the building but still contained within the footprint. There was not access into these sheds.

PCC that regularly visit the block such as ESO's and members of Green and Clean take a proactive view of inspecting the blocks for bulk refuse and phone through, to have such items removed immediately if found.

4.3 Electrical cupboards/ installation

The electrical intake cupboard is located to the rear of the property. The construction of the cupboard would provide some fire protection in the event of a fire occurring and is not situated

At ground floor level the front entrance doors are constructed from aluminium with glass apertures. The doors have an adequate width to allow escape and open in an outward direction.

An existing aluminium door allows access to the rear shed area from the communal stairwell and would provide limited fire protection in the event of fire occurring in this area. This aluminium door should be upgraded to provide a minimum of 30 minutes fire resistance.

All doors were found to be in working order. All communal entrance doors have door entry override boxes allowing access to the block in the event of a fire.

5.7 Glazed screens

The communal stairwell has full height single glazed screens that provide light into the stairwell. The existing glazed screens are adjacent to and within 1800mm of PVCu windows, it will be necessary to provide adequate fire protection between the glazed screens and the adjacent property windows. Fire resistant screens providing a minimum of thirty minutes protection will need to be installed. Fire resistance need not extend across the complete screen but does need to extend for a distance of 1800mm from the adjacent windows.

6.0 Current measures in place:

6.1 Property smoke detectors

All properties within 367-383 Eastern Road are indicated to have hardwired smoke alarms. The information held by Portsmouth City Council indicates that all of the properties within this block require new smoke alarm replacements or there is no up to date information regarding when smoke alarms were installed. PCC are not required to undertake maintenance of smoke alarms that are the responsibility of leaseholders.

As part of planned works each property, except leasehold properties, will need to be visited to ensure that smoke alarms are up to date.

Table 2 367-383 Eastern Road Smoke Alarm installation dates

No	Smoke alarm installation date
367	27/10/2000
369	01/01/1900
371	22/11/2000
373	01/01/1900
375	25/10/2000
377	26/10/2000
379	30/10/2000
381	01/01/1900
383	21/04/1999

6.2 Non-smoking policy

It is PCC policy that no smoking is permitted in any of the communal areas of the blocks, however there are no signs present.

6.3 Bulk refuse clearance

Tenants have the ability to have any bulk refuse removed. Bulk refuse is recorded and cleared on a regular basis; this is usually undertaken by visual inspections from the local housing office staff (ESOs).

At the time the assessment there were no instances of bulk refuse blocking escape routes.

6.4 Block checks

Block checks are undertaken on a regular daily basis, items such as bulk refuse, incorrect operation of door closers and other general communal repair items are noted and phoned through to PCCs maintenance contractor for rectification.

6.5 Periodic electrical tests

All PCC owned properties have valid electrical inspection certificates.

The communal area electrical certificate was valid until 8/4/2010.

As part of the same works a valid electrical certificate will be issued for communal block.

It will be important ensure that these are maintained in order to reduce to chance of an electrical fire.

6.6 Training

The local Estate Service Officer has been trained in emergency and fire evacuation procedures specific to this block. The training is reviewed on an annual basis.

7.0 Summary:

It is considered that the block has a low fire risk. There is adequate means of escape with all properties being able to access a safe area.

There are a number of sheds that are for the use of tenants, these are within the main block and are adjacent to the property doors, both the property and store doors within the communal stairwell will be upgraded with doors to provide 30 minutes fire protection.

As part of a planned maintenance scheme the glazed screens are to be renewed and an area of the screen will require being fire rated. Doors that form fire compartmentation will require upgrading or replacement.

The provision of emergency lighting and fire doors to entrances together with ensuring that electrical certificates and smoke alarms are up to date will form part of a planned maintenance scheme.

With the implementation of the planned actions together with the current measures in place it is considered that the block has a manageable fire risk.

