Block	Recommendation	Priority	Deadline Date	Question	Issue	Action	Complete
Bromyard	7.2.4.2	Medium	18.3.18	Is there suitable protection for the escape	The fanlight above the flat entry door to flat 3 contains an extractor fan, which is required to be removed and the area firestopped.	Remove the extractor fan installed in the fanlight above the flat entry door to flat 3 and fill the area with suitable firestopping which will provide 30 minutes fire resistance, this can be in the form of boarding.	Completed
Bromyard	7.2.6.1	Medium	18.3.18	Are the escape routes free from obstructions or electrical/telecom installations likely to give rise to an obstruction in the event of a fire?	Satellite/cable and telecom wires within the communal areas may cause an obstruction in the event of fire and are required to be secured with metal fastenings.	Secure the following satellite/cable and telecom wires with metal fastenings so that they remain in place in the event of fire: 1st floor coax trunking inbetween flats 5-6 and 7-8 in flat access lobby area. 24th floor coax trunking inbetween flats 17-18 and 19-20 in flat access lobby area. 5th floor coax trunking inbetween flats 21-22 and 23-24 in flat access lobby area. 6th floor coax cable trunking within flat access lobby inbetween flats 25-26 and 27-28. 7th floor coax cable plastic trunking inbetween flats 31-32 and coax cable and trunking above the flat entry door to flat 30. 8th floor coax cable and	Completed
Bromyard	7.2.7.1	Medium	18.3.18	Do any doors have additional security grilles or gates fitted over the means of escape that will hamper an individual in the event of a fire?	Metal security grill fitted across flat entry door to flat 55, this will obstruct egress by the occupants of the flat and access to the fire service in the event of a fire and must be removed. Resident Service Officer to liaise	Metal security gate installed across flat entry door to flat 55 and is required to be removed, x1 in total.	Letter has been received to say that it can be removed and it has been passed on to Mark Johnson to arrange removal.
Bromyard	7.6.1.1	Medium	18.3.18	Is it considered that the premises has been provided with reasonable means of smoke ventilation in the event of a fire?	Lift lobby areas on the upper floors do not have suitable ventilation provided next to the secured flat access lobby doors, ventilation provided below the key fob/intercom panel.	Increase the area of ventilation next to each secured flat access lobby door on floors 1st to 13th, so that each floor ventilation areas when combined provide at least 1.5sqm of ventilation area.	To be included in Option One of the Refurbishment Options for the Ledbury Estate. The advice from the LBS Fire Safety Manager is that the presence in the block of fire wardens alongside the communal fire alarm system means that this action is only required after the refurbishment of the block and therefore it is essential that is is included in Option One for refurbishment works.
Bromyard	7.3.8.1	Medium	18.3.18	Are all electrical intake/boiler/utility service room doors suitably fire resistant as tested under	All of the Ryefield box risers located within the lift lobby areas have missing door stops at the	Replace the top door stop to the Ryefield riser access doors located within the lift lobbies on the odd numbered floors 1-11 and on the 4th floor, with a timber door stop 25mm x 50mm in size, x8 in total.	this is 7.8.3.1 - there is no 7.3.8.1
Bromyard	7.8.6.1	High	17.1.18	the BS476-22 or BS EN 1634-1 regime or of a suitable notional value?	top of the door frame.	Install a positive overhead door self closing device to BS EN 1154 to flat entry door of flat 34, x1 in total.	Completed

Peterchurch	7.1.1.1	Medium	18.3.18	Is compartmentation suitable?	Third party fire stopping within the lateral electrical mains cupboard (electrical intake 2) damaged at ceiling level above the isolator switches and round hole made for electrical wire next to damaged fire stopping.	Repair the third party fire stopping carried out within electrical intake 2 and fire stop the round hole made for eklectrical wire next to damage fire stopping, within the ceiling area of the lateral mains above the isolator switches. Electrical intake located within the ground floor lift lobby opposite the lifts, x1 in total.	To be included in Option One of the Refurbishment Options for the Ledbury Estate. The advice from the LBS Fire Safety Manager is that the presence in the block of fire wardens alongside the communal fire alarm system means that this action is only required after the refurbishment of the block and therefore it is essential that is is included in Option One for refurbishment works.
Peterchurch	7.2.6.1	Medium	18.3.18	Are the escape routes free from obstructions or electrical/telecom installations likely to give rise to an obstruction in the event of a fire?	Coax cables within the communal areas may cause an obstruction in the event of fire and are required to be secured with metal fastenings.	fastenings so that they remain in place in the event of fire: Coax cable in the following locations, 1st floor coax cable from flat access lobby area window next to 5 leading to flat 6, coax cable trunking leading to flat 8 going across flat access lobby area. 2nd floor coax cable from flat access lobby area window leading to flat 10. 4th floor twin and single coax cable across flat access lobby area leading to flat 18 and twin coax cable within flat access lobby area leading to flat 20. 5th floor coax cable plastic trunking going across flat access lobby area inbetween flats 21-22 & 23-24. 6th floor x2 coax cable within lift lobby door leading to flats 25-26, coax cable plastic trunking inbetween flats 25-26 & 27-28. 7th floor coax cable plastic trunking on ceiling inbetween flats 29-30. 8th floor coax cable plastic trunking on ceiling inbetween flats 33-34. 9th floor coax cable across flat access lobby area leading to flat 38 and coax cable plastic trunking leading to flat 40 within the flat access lobby area. 10th floor coax cable going across flat access lobby area leading to flat 44. 11th floor coax cable across flat access lobby area leading to flat 48. 12th floor coax cable plastic trunking inbetween flats 49-50. 13th floor	Completed

Peterchurch	7.2.6.2	Medium	18.3.18	Are the escape routes free from obstructions or electrical/telecom installations likely to give rise to an obstruction in the event of a fire?	Phone cables within the communal areas may cause an obstruction in the event of fire and are required to be secured with metal fastenings.	fastenings so that they remain in place in the event of fire: 1st floor within the lift lobby area from riser to lift on ceiling x2 wires, across flat entry door to flat 6, in flat access lobby area leading to flats 7-8 next to smoke detector. 2nd floor in flat access area leading to flats 9-10 and 11-12, next to smoke detector. 3rd floor within the lift lobby area from riser to lift on ceiling x2 wires, in flat access lobby area leading to flats 13-14 and 15-16 next to smoke detector. 4th floor in flat access area inbetween 17-18 & 19-20 next to smoke detector. 5th floor in lift lobby area plastic trunking leading from riser to lift on ceiling area x2, flat access area leading to flats 21-22 and 23-24, next to smoke detector. 6th floor in flat access lobby area inbetween flats 25-26 and 27-28. 7th floor in lift lobby area x2 wires, flat access area leading to flats 29-30 and 31-32, next to smoke detector. 8th floor in flat access lobby area leading to flats 33-34 and 35-36, next to smoke detector. 9th floor in flat access area leading to flats 37-38 and 39-40 next to smoke detector. 10th floor in flat access lobby area on ceiling above flat entry door to flat 42 and inbetween flats 43-44 next to smoke detector. 11th floor in flat access lobby area leading to flats 45-46 and 47-48 next to smoke	Completed
Peterchurch	7.8.2.1	Medium	18.3.18	Are all cross corridor, stair and lobby doors certified to a test regime under BS476-22 or BS EN 1634-1 or of a suitable notional value?	All doors off the stairwell leading to flat accommodation are FD30S SC only and are required to be replaced with FD60S SC doors.	Replace all doors off the stairwell leading to flat accommodation with FD60S SC doors, x14 in total.	To be included in Option One of the Refurbishment Options for the Ledbury Estate. The advice from the LBS Fire Safety Manager is that the presence in the block of fire wardens alongside the communal fire alarm system means that this action is only required after the refurbishment of the block and therefore it is essential that is is included in Option One for refurbishment works.
Peterchurch	7.8.3.1	Medium	18.3.18	Are all electrical intake/boiler/utility service room doors suitably fire resistant as tested under the BS476-22 or BS EN 1634-1 regime or of a suitable notional value?	Metal double storeroom door on the 12th floor to the left hand side of the lifts is not suitably fire resistant and should be replaced with a FD30S SC door.	Replace the metal double set of storeroom doors located on the 12th floor with a door set of FD30S SC, x1 door in total.	To be included in Option One of the Refurbishment Options for the Ledbury Estate. The advice from the LBS Fire Safety Manager is that the presence in the block of fire wardens alongside the communal fire alarm system means that this action is only required after the refurbishment of the block and therefore it is essential that is is included in Option One for refurbishment works.

Peterchurch	7.8.3.3	Medium	18.3.18	Are all electrical intake/boiler/utility service room doors suitably fire resistant as tested under the BS476-22 or BS EN 1634-1 regime or of a suitable notional value?	Ryefield riser access doors on odd numbered floors 1-11 are all notional FD30S, and are required to be upgraded to FD60S doors.	Upgrade the riser access doors located on all odd floors inbetween 1st -11th. Doors to be upgraded to FD60S doors, x6 in total. This can be achieved by placing fire resistant boarding to the rear of the door as carried out in Bromyard House.	To be included in Option One of the Refurbishment Options for the Ledbury Estate. The advice from the LBS Fire Safety Manager is that the presence in the block of fire wardens alongside the communal fire alarm system means that this action is only required after the refurbishment of the block and therefore it is essential that is is included in Option One for refurbishment works.
Peterchurch	7.8.3.4	Medium	18.3.18	Are all electrical intake/boiler/utility service room doors suitably fire resistant as tested under the BS476-22 or BS EN 1634-1 regime or of a suitable notional value?	The doors to the electrical intakes within the ground floor entrance lobby are to be replaced with FD60S SC doors.	Replace the currently installed doors to the two ground floor electrical intake cupboards located opposite flat 2 and opposite the lifts, for FD60S SC doors, x2 in total.	To be included in Option One of the Refurbishment Options for the Ledbury Estate. The advice from the LBS Fire Safety Manager is that the presence in the block of fire wardens alongside the communal fire alarm system means that this action is only required after the refurbishment of the block and therefore it is essential that is is included in Option One for refurbishment works.
Sarnsfield	6.7.1.3	High	14.1.18	Is the standard of housekeeping adequate?	The disused drying room on the 5th floor is been used for storage of clothing and household items. All items are to be removed from this area.	Remove the items from the disused drying room on the 5th floor, items include clothing and household goods.	Completed
Sarnsfield	7.1.1.1	Medium	14.3.18	Is compartmentation suitable?	Third party fire stopping within the lateral electrical mains cupboard (electrical intake 2) damaged at ceiling level above the isolator switches.	Repair the third party fire stopping carried out within electrical intake 2, within the ceiling area of the lateral mains, above the isolator switches. Electrical intake located within the ground floor lift lobby opposite the lifts, x1 in total.	Completed
Sarnsfield	7.1.3.1	High	13.1.18	Where ducting is provided can it be ascertained if fire dampers are provided to prevent the spread of fire through compartments to protect the means of escape?	Ground floor stairwell panel not secured and area used for storage of rubbish.	Remove all rubbish stored within the ground floor stairwell panel accessed area, located under the stairs and make the panel permanently secured so that it cannot be used.	Completed
Sarnsfield	7.2.4.1	Medium	15.3.18	Is there suitable protection for the escape routes? This is to include any glazing.	Flat 3 on the ground floor has a plastic vent installed within the fan light above the flat entry door. Extract vent to be removed and the area suitably firestopped.	Remove the plastic vent installed within the fanlight above the flat entry door to flat 3 on the ground floor.	Completed

Sarnsfield	7.2.6.1	Medium	14.3.18	Are the escape routes free from obstructions or electrical/telecom installations likely to give rise to an obstruction in the event of a fire?	Coax cables within the communal areas may cause an obstruction in the event of fire and are required to be secured with metal fastenings.	Secure the following coax cables with metal fastenings so that they remain in place in the event of fire: Coax cable in the following locations, 3rd floor flat access lobby area satellite cable leading to flat 16. 6th floor flat access lobby area satellite cable leading to flat 28. 8th floor flat access lobby area satellite cable leading to flat 33.10th floor flat access lobby area satellite cable leading to flat 44.	Completed
Sarnsfield	7.2.6.2	Medium	15.3.18	Are the escape routes free from obstructions or electrical/telecom installations likely to give rise to an obstruction in the event of a fire?	Telecom cables within the communal areas may cause an obstruction in the event of fire and are required to be secured with metal fastenings.	Secure the following telecom cables with metal fastenings so that they remain in place in the event of fire: 7th floor above the flat entry door to flat 29. All telecoms cables are to be made secure where they may cause an obstruction if involved in fire.	Completed
Sarnsfield	7.2.6.3	Medium	15.3.18	not on FRA so have included 7.2.6.2 above			
Sarnsfield	7.4.5.2	Medium	14.3.18	Have 'areas of special risks' such as boiler rooms, oil transformer rooms, switchgear rooms and telecommunication rooms been appropriately signed?	No electrical hazard signage installed on the riser doors on all odd numbered floors within the lift lobby area.	Install electrical hazard signage to the riser access door within the lift lobby area on all odd numbered floors all doors are wooden apart from the 13th which is metal, x7 in total.	To be included in Option One of the Refurbishment Options for the Ledbury Estate. The advice from the LBS Fire Safety Manager is that the presence in the block of fire wardens alongside the communal fire alarm system means that this action is only required after the refurbishment of the block and therefore it is essential that is is included in Option One for refurbishment works.
Sarnsfield	7.7.3.1	High	14.1.18	Is the building fitted with either a wet or dry rising main?	FB padlock to the dry riser inlet could not be unlocked at the time of the time of the assessment and is required to be replaced.	Replace the FB padlock installed to the dry riser inlet to the external face of the building.	Completed
Sarnsfield	7.8.3.1	Medium	15.3.18	Are all electrical intake/boiler/utility service room doors suitably fire resistant as tested under the BS476-22 or BS EN 1634-1 regime or of a suitable notional value?	Some of the Ryefield box risers located within the lift lobby areas have MDF door stops at the top of the door frame which is not suitably fire resistant or are missing.	Replace/install door stops to the Ryefield box riser, top of door frame, replace MDF door stops and install door stops where missing, riser doors located within the lift lobby areas on the 1st, 3rd, 5th, 7th & 9th floors, x5 in total. Replace with at least 25mm thick timber and replace all MDF materials used in the Ryefield box risers for materials which will provide 60 minutes fire resistance.	To be included in Option One of the Refurbishment Options for the Ledbury Estate. The advice from the LBS Fire Safety Manager is that the presence in the block of fire wardens alongside the communal fire alarm system means that this action is only required after the refurbishment of the block and therefore it is essential that is is included in Option One for refurbishment works.

Sarnsfield	7.8.3.2	Medium	15.3.18	Are all electrical intake/boiler/utility service room doors suitably fire resistant as tested under the BS476-22 or BS EN 1634-1 regime or of a suitable notional value?	13th floor Ryefield riser door not deemed to be fire resistant due to the gap between door and frame and gap around the key hole area.	Replace the full length metal riser access door located on the 13th floor to the right hand side of the dry riser outlet. Door should be a minimum of FD60S.	To be included in Option One of the Refurbishment Options for the Ledbury Estate. The advice from the LBS Fire Safety Manager is that the presence in the block of fire wardens alongside the communal fire alarm system means that this action is only required after the refurbishment of the block and therefore it is essential that is is included in Option One for refurbishment works.
Sarnsfield	7.8.3.3	Medium	15.3.18	Are all electrical intake/boiler/utility service room doors suitably fire resistant as tested under the BS476-22 or BS EN 1634-1 regime or of a suitable notional value?	Ryefield riser access doors on odd numbered floors 1-11 are all notional FD30S, and are required to be upgraded to FD60S doors.	Upgrade the riser access doors located on all odd floors inbetween 1st -11th. Doors to be upgraded to FD60S doors, x6 in total. This can be achieved by placing fire resistant boarding to the rear of the door as carried out in Bromyard House.	To be included in Option One of the Refurbishment Options for the Ledbury Estate. The advice from the LBS Fire Safety Manager is that the presence in the block of fire wardens alongside the communal fire alarm system means that this action is only required after the refurbishment of the block and therefore it is essential that is is included in Option One for refurbishment works.
Sarnsfield	7.8.6.1	Medium	15.3.18	Do all fire doors have self closing devices compliant with BS EN 1154? Where not applicable are fire doors kept locked shut?	The self closer to the first floor rubbish chute area requires adjustment so that the door fully closes.	Adjust the self closer to the first floor rubbish chute door so that the door fully closes, x1 in total.	Completed
Skenfrith	7.7.1.1	Medium	13.3.18	Is compartmentation suitable?	Third party fire stopping within the lateral electrical mains cupboard (electrical intake 2) damaged at ceiling level above the isolator switches.	Repair the third party fire stopping carried out within electrical intake 2, within the ceiling area of the lateral mains, above the isolator switches. Electrical intake located within the ground floor lift lobby opposite the lifts, x1 in total.	Completed
Skenfrith	7.1.3.1	Medium	13.3.18	Where ducting is provided can it be ascertained if fire dampers are provided to prevent the spread of fire through compartments to protect the means of escape?	Riser panel on the 1st floor within the lift lobby area to the top left handside of the dry riser housing is not suitably fire resistant and is required to be replaced with a fire resistant panel which will provide 60 minutes fire resistance.	Replace the 1st floor riser panel located within the lift lobby area to the top left hand side of the dry riser housing (above plywood faced panel). Replacement panel should provide 60 minutes fire resistance, x1 in total.	Completed

Skenfrith	7.2.6.1	Medium	13.3.18	Are the escape routes free from obstructions or electrical/telecom installations likely to give rise to an obstruction in the event of a fire?	Coax cables within the communal areas may cause an obstruction in the event of fire and are required to be secured with metal fastenings.	Secure the following coax cables with metal fastenings so that they remain in place in the event of fire: Coax cable in the following locations, 1st floor twin cable (believed to be phone & coax cable) leading into flat 8. 2nd floor black cable within lift lobby area leading to flats 11-12 and leading into flat 12. 6th floor coax cable within lift lobby door leading to flats 27-28 and on flat access area leading to flat 28. 7th floor coax cable plastic trunking on ceiling inbetween flats 29-30. 9th floor coax cable plastic trunking above doors to flats 39-40. 10th floor coax cable plastic trunking within the lift lobby area door leading to flats 43-44 and coax cable on ceiling/wall area leading to flat 41. 13th floor twin coax cable within lift lobby area leading from riser area to flat 53. All coax cables are to be secured so that they do not cause an obstruction in the event they become involved within a fire.	Completed
Skenfrith	7.2.6.2	Medium	13.3.18	Are the escape routes free from obstructions or electrical/telecom installations likely to give rise to an obstruction in the event of a fire?	Phone cables within the communal areas may cause an obstruction in the event of fire and are required to be secured with metal fastenings.	fastenings so that they remain in place in the event of fire: 1st floor in flat access area leading to flats 7-8 next to smoke detector. 2nd floor in flat access area leading to flats 9-10 next to smoke detector. 3rd floor lift lobby area across door leading to flats 13-14, in flat access area above door to flat 14 and in flat access area inbetween flats 15-16 next to smoke detector. 4th floor in lift lobby area above door to flats 17-18, in flat access area inbetween 17-18 next to smoke detector and in flat access area inbetween flats 19-20 next to smoke detector. 5th floor in flat access area leading to flats 21-22 and 23-24, next to smoke detector. 6th floor in flat access area above door to flat 26. 7th floor in flat access area leading to flats 29-30 and 31-32, next to smoke detector. 8th floor in flat access area leading to flats 33-34 and 35-36, next to smoke detector. 9th floor in lift lobby area above door leading to flats 37-38 and flat access area leading to flats 37-38 and 39-40 next to smoke detector. 10th floor in flat access area leading to flats 43-44 next to smoke detector. 11th floor in flat access area leading to flats 45-46 and 47-48 next to smoke detector. 12th floor within the flat access area leading to flats 49-50 next to smoke detector and within	Completed

Skenfrith	7.2.7.1	High	12.1.18	Do any doors have additional security grilles or gates fitted over the means of escape that will hamper an individual in the event of a fire?	Metal security gate installed across flat entry door to flat 5 and is required to be removed.	Remove the metal security gate fitted across the fl	Letter has been received to say that it can be removed and it has been passed on to Mark Johnson to arrange removal.
Skenfrith	7.4.5.2	Medium	13.3.18	Have 'areas of special risks' such as boiler rooms, oil transformer rooms, switchgear rooms and telecommunication rooms been appropriately signed?	No electrical hazard signage installed on the riser doors on all odd numbered floors within the lift lobby area.	Install electrical hazard signage to the riser access door within the lift lobby area on all odd numbered floors, x7 in total.	Completed
Skenfrith	7.8.3.1	Medium	13.3.18	Are all electrical intake/boiler/utility service room doors suitably fire resistant as tested under the BS476-22 or BS EN 1634-1 regime or of a suitable notional value?	Metal double storeroom door on the 12th floor to the left hand side of the lifts is not suitably fire resistant and should be replaced with a FD30S SC door.	Replace the metal double set of storeroom doors located on the 12th floor with a door set of FD30S SC, x1 door in total.	To be included in Option One of the Refurbishment Options for the Ledbury Estate. The advice from the LBS Fire Safety Manager is that the presence in the block of fire wardens alongside the communal fire alarm system means that this action is only required after the refurbishment of the block and therefore it is essential that is is included in Option One for refurbishment works.
Skenfrith	7.8.3.3	Medium	15.3.18	Are all electrical intake/boiler/utility service room doors suitably fire resistant as tested under the BS476-22 or BS EN 1634-1 regime or of a suitable notional value?	Ryefield riser access doors on odd numbered floors 1-11 are all notional FD30S, and are required to be upgraded to FD60S doors.	Upgrade the riser access doors located on all odd floors inbetween 1st -11th. Doors to be upgraded to FD60S doors, x6 in total. This can be achieved by placing fire resistant boarding to the rear of the door as carried out in Bromyard House.	To be included in Option One of the Refurbishment Options for the Ledbury Estate. The advice from the LBS Fire Safety Manager is that the presence in the block of fire wardens alongside the communal fire alarm system means that this action is only required after the refurbishment of the block and therefore it is essential that is is included in Option One for refurbishment works.