



TITLE OF REPORT: HOUSING RELATED FIRE SAFETY UPDATE

Author: Donna Bryce - Head of Resident Safety and New Build

Report issued to: **Living in Hackney Scrutiny Committee**

Date: **15th July 2020**

WARD(S) AFFECTED

ALL

CABINET MEMBER

CLLR CLAYEON MCKENZIE

Cabinet Member for Housing Services

1. CABINET MEMBER'S INTRODUCTION

- 1.1 We continue to put residents first and foremost in relation to fire safety and we strive to continually improve fire safety in all our blocks.
- 1.2 Excellent progress has been made over the past three years and whilst we are not complacent we are now able to take a more proactive approach to fire safety rather than just dealing with reactive issues. Fire safety is now an integral part of all our work within our housing stock across all departments, making fire safety business as usual.
- 1.3 The cost of safety works still to be completed is significant however we are trying to ensure that we include fire safety as part of the ongoing asset management plan to ensure we make best use of resources and limit the impact on residents. Where we have outstanding actions which will be included in major or capital works then we have ensured that we have taken mitigating measures to reduce the risks to residents to an acceptable level.
- 1.4 We continue to keep abreast of changes in legislation and are taking a proactive approach to implementation of many of the recommendations in the Hackitt Review, Grenfell Phase One report and the new Building Regulations prior to being implemented in April 2021.
- 1.5 We have also been able to focus on better resident engagement and ensuring residents take an active role in fire safety within their estates and homes.

- 1.6 The Fire Safety Governance Board gives Members reassurance that Senior Managers have oversight of the delivery of the programme of fire safety works while also ensuring that Housing Services are able to deliver business as usual.
- 1.7 We continue to lobby the government to ensure that Council's have sufficient funding to implement the new changes in legislation.
- 1.8 Further to the report to the Scrutiny Committee in April 2019 by Donna Bryce, Head of Resident Safety, the Council has continued progressing works to improve resident safety as set out below.

2. FIRE SAFETY WORKS UPDATE

2.1 External Wall Insulation (EWI)

2.1.1 Lincoln Court:

The work at Lincoln Court to replace the EWI is almost complete, the final EWI installation to the base of the building will be installed as soon as the kitchen and bathroom works have been completed as well as some ground level works which need to be completed. At present the Covid-19 restrictions mean it is not yet possible to start kitchen and bathroom works, and we do not expect this to be the case until at least September.

2.1.2 Hugh Gaitskell:

Work on the replacement of EWI has now been completed at Hugh Gaitskell.

2.1.3 Nye Bevan:

The works to replace EWI have also been completed at Nye Bevan and we are awaiting the final guarantee which requires an inspection by the guarantor. However a date has yet to be confirmed for this inspection due to the lockdown limitations.

2.1.4 Seaton Point

Following our discovery of external wall insulation at Nye Bevan, which was not fully in compliance with current building regulations, Property and Asset Management carried out surveys of all other tall blocks. This revealed that Seaton Point also has a type of insulation, which while not against regulations at the time it was built, would not meet the new regulations for external wall construction issued in December 2018. In light of the other extensive works ongoing at the block, including roof renewal, new kitchens and bathrooms, and possible adaptations relating to adjacent regeneration development, a decision was made to include upgrading the insulation to meet the new building regulations as part of this overall work. Residents have been informed, and the team have carried out a mini-tender exercise with partnering contractors. This is being finalised with a recommendation on appointment due in July. In July we will have information on a Government Building Safety Fund, and where possible, will make an application for funding towards these works. No other tall blocks with EWI of concern have been discovered.

2.2 Fellows Court

Works have commenced on both 63 to 162 and 330 to 428 Fellows Court. The works have been identified as necessary following fire risk assessments carried out by the Council, and via inspections that the London Fire Brigade routinely carries out to blocks, particularly to high-rise blocks such as these ones at Fellows Court.

The panel removal from the corridors and the installation of the Front entrance doors to the individual properties was completed along with fire stopping where required, but further works need to be carried out to ensure that there is adequate ventilation in the corridors.

Several improvements have been identified as necessary, and the Council has now put together a plan of works that will ensure a high standard of fire safety in the building. The plan of works includes:

- Renewing the finish to the corridor walls, either in a new panelling system or a painted plaster finish
- Replacement of glazing in communal fire doors with metal louvers to improve cross ventilation; this has been completed in one block and is being arranged in the other
- Replacement of all riser cupboard doors
- Consultation on the possible removal of the mains gas

2.3 **Dry Risers**

There is no legal requirement to retro-fit dry risers, however, we have made a commitment to fire safety throughout the Borough and are therefore looking to undertake these works to our tower blocks. The British Standard guidance gives very clear instructions on how and where dry risers should be fitted. However, it is more difficult to retro-fit a dry riser within the original building design, so an alternative design is being considered for each building. Where possible we are fitting the dry riser to the façade of the building which minimises disruption to occupants and décor. However, in some buildings the dry riser pipework has had to be installed within the stairwells. The Council appreciates that this is not always aesthetically pleasing to residents, but the main emphasis has been on the safety of residents in the event of a fire. The current progress on dry risers is as follows:

- **Phase 1** - A first phase of 63 blocks was completed in May 2018.
- **Phase 2** - The second phase of 154 blocks has now been completed.
- **Phase 3** - Phase 3 has been completed consisting of 63 blocks. A further 4 blocks are in progress that were needed to be added to the programme.

2.4 **Fire Risk Assessments (FRA)**

2.4.1 Phase One (April 2017 to March 2018) FRA Progress Report

Hackney Council carried out new type 1 fire risk assessments, which are assessments within the communal areas only, across the whole of its property portfolio following the Grenfell Tower Disaster which included the communal areas of homes that met the criteria for a fire risk assessment under the Fire Safety Reform Order. This resulted in 1823 fire risk assessments being completed with a large number of actions raised for completion ranging from critical to advisory. Excellent progress has been made on dealing with the resulting actions with all critical and high actions being completed. The majority of medium actions have also been completed. The only medium actions outstanding from the Phase One FRAs are in relation to the ongoing fire door replacement programme. However where we have actions outstanding, we have taken mitigating action to reduce risks such as additional inspections by Housing Officers, installation of fire alarms within residents' homes, fitting of self-closers etc. The Council made the decision via the Fire Safety Governance Board to concentrate on the Critical, High and Medium actions and low actions relating to signage. However all the other low and advisory actions will be picked up as part of the Phase Two programme.

All fire risk assessments undertaken in the Phase One programme (2017/2018) have been subject to a desktop review and included in a four year planned fire risk assessment schedule.

2.4.2 Phase Two Fire Risk Assessment Programme (April 2018 to March 2022)

Phase 2 of the fire risk assessment programme began in April 2018 and will conclude in March 2022. A new FRA will be carried on an annual basis if the property is assessed as a high risk. Properties assessed as medium risk will be subject to a review every 24 to 36 months and low risk buildings will be reviewed every 36 to 48 months. The risk rating of a building is based on a number of factors such as the height of the building, how many stairs, whether there are balconies, whether there have been incidents of arson and the demography of the residents. The risk rating is assessed by the fire risk assessor at the time of the visit but may change if there are any significant changes to the building over time or as a result of any incidents such as fire. However, officers carry out regular inspections of all blocks in cooperation with the Housing Management to maintain fire safety outside of the planned fire risk assessment programme. A new fire risk assessment will also be completed if there are any significant changes to the building following refurbishment or as a result of an incident which may have affected the fire integrity of the building.

2.4.3 Progress report on the Phase Two FRA programme

The Fire Safety Reform Order requires the Council to regularly review fire risk assessments and as part of the Council's commitment to carry out Type 3 fire risk assessments, which covers the communal areas and a non intrusive assessment within 10% of residents flats, the Fire Safety Team have been undertaking the phase two (2018/2022) fire risk assessment programme throughout the year. Table one below shows the progress on the phase two fire risk assessments and the status of each category up to 31st May 2020.

All critical actions have been completed and where identified, we take immediate action. Many of the high priority actions which have been recommended have been as a result of the Type 3 assessments being carried out which have highlighted issues that would not have been picked up in a Type 1 assessment which includes communal areas only. Actions highlighted from within residents' flats have included lack of smoke alarms, fire doors removed, and breaches in the fire compartmentalisation.

The high priority actions which are still to be actioned are in relation to major works with a significant financial implication on the Council. These actions are highlighted either to the Housing Services Management team or to the Fire Safety Governance Board where necessary for a decision as to whether to undertake the work immediately or whether work will be programmed into the future asset management programme. Again, decisions on whether to implement these will be on a risk based approach and where actions are included in a future programme, we will implement other control measures to mitigate the risks. However, it is important to note that residents remain safe and we continue to work with Housing Officers and the London Fire Brigade to maintain the fire integrity of our buildings.

| Table one - Phase Two Fire Risk Assessment Programme - April 2019 to June 2020 | | |
|---|-------------------|---------------|
| High Priority | Percentage | Number |
| Completed | 72.84% | 258 |
| In progress | 15.96% | 57 |
| In active programme | 9.80% | 35 |
| In future programme | 1.40% | 5 |
| Under review/Management action | 0.00% | 0 |
| Total High | 100% | 357 |
| Medium Priority | Percentage | Number |
| Completed | 53.10% | 3507 |
| In progress | 20.45% | 1351 |
| In active programme | 14.07% | 929 |
| In future programme | 12.38% | 817 |
| Under review/Management action | 0.00% | 0 |
| Total Medium | 100% | 6,604 |

The timescale for completion of all actions from FRAs carried out in 2018/19 is April 2021, the only outstanding actions remaining will be actions included in a future asset management programme, which will include fire safety work involving invasive work such as fire stopping, Automatic Opening Vent (AOV) installation or replacement of the front flat entrance doors.

2.4.4 Competency of the Resident Safety Team

Over the past three years the Council has continued to invest in the Resident Safety Team to ensure that they have the necessary competencies required to provide suitable and sufficient advice to residents, senior managers and members. All our fire risk assessors have completed additional training and are all now members of the Institute of Fire Engineers. All members of the team have completed both Fire Safety in Residential Blocks Level 3 training and Level 3 in Occupational Health and Safety. All our health and safety advisers have completed their Health and Safety Diploma Courses and are all working towards becoming Chartered Members of the Institute of Health and Safety. The investment in this training gives further assurance that the Council is committed to ensuring fire safety within our residential blocks and ensures that the team have the necessary competencies to implement the additional requirements which will be introduced with new legislation in April 2021.

2.5 Door Replacement Programme

The first phase of the door replacement programme is now in progress which will include approximately 3700 doors in our 10 storey and higher blocks.

All but 5 properties in 63 to 162 and 339 to 428 Fellows Court have had a new FD30s door fitted as part of the wider fire safety works outlined above. The remaining 5 are leaseholders who have chosen to replace their own door but will provide the Council with certification to show that the door is of the same standard as the Council's timber door. The replacement of doors at Seaton Point was instructed separately to prioritise this block; the doors were manufactured, but installation was delayed due to lockdown.

The remaining 3,500 doors have been divided up into five separate batches to ensure we make best use of the resources available. The first batch (A) will involve the replacement of 758 front flat entrance doors with a solid timber door which has been tested under the current standards on both sides (FD30s) and meets the PAS24 standards for security. This batch is made up of 674 doors in the blocks identified in table two along with 84 of the previously identified delaminating Gerda doors.

Work started on Phase one of the door replacement programme in November 2019 and the Council had planned to complete this first phase by early Spring 2020 however due to Covid 19 the work was put on hold. From mid-June, the contractors restarted the programme, initially working with residents to organise appointments. New installations have begun from late June. The Contractors will be prioritising residents who are not classified as in the vulnerable group in respect of Covid 19 and will ensure that safety of residents is maintained with social distancing measures implemented for the foreseeable future.

The Council's main contract for delivery of this work was due to end in August 2020, and the procurement of replacement contracts has also been delayed. The Property and Asset Management team have prepared two reports for the Cabinet Procurement Committee (in May and July) to ensure the continuity of capital delivery, especially the Front Entrance Doors, in the interim.

Appendix one shows all the proposed blocks in the whole of phase one.

Table two - Fire Door Replacement Schedule Phase one Batch A

| Block | Estate | Postcode | No. of Flats |
|-------------------------|-----------------------------------|----------|--------------|
| A | | | |
| Seaton Point *1-84 | Seaton Point | E5 8PZ | 84 |
| Thaxted Court *1-72 | Murray Grove 2 Fairbank Estate | N1 7QQ | 72 |
| Clinger Court *49-92 | Hoxton Street Hobbs Place Estate | N1 5HY | 44 |
| Corbiere House *1-56 | De Beauvoir Rd De Beauvoir Estate | N1 5SR | 56 |
| Granville Court *1-56 | De Beauvoir Rd De Beauvoir Estate | N1 5SP | 56 |
| Lanresse Court *1-90 | De Beauvoir Rd De Beauvoir Estate | N1 5TE | 90 |
| Portelet Court *1-90 | De Beauvoir Rd De Beauvoir Estate | N1 5TL | 90 |
| Rozel court *1-90 | De Beauvoir Rd De Beauvoir Estate | N1 5SS | 90 |
| Laburnum Court 21-64 | Laburnum Court | E2 8BH | 44 |
| Kingsgate Estate 79-122 | Kingsgate Estate | N1 4DD | 44 |
| Bryant Court 95-138 | Bryant Court | E2 8EQ | 44 |
| Cherbury Court *1-44 | Mintern Street St Johns Estate | N1 6TL | 44 |

3.0 **Resident Insight Project**

The Resident Insight project is now in place and we are contacting residents across the Borough to assess whether they would need assistance to evacuate the building in the event of an emergency. We have conducted 75 online assessments which have resulted in 44 personal emergency evacuation plans being implemented. This work has continued during the lockdown via the telephone.

A new referral application is being developed so both Council Officers and Residents can refer individuals to the Insight Officer and this should be available by the beginning of September 2020. Once a referral is made an initial assessment is completed and where necessary a Personal Emergency Evacuation plan is implemented in consultation with the individual. This information is then provided to the London Fire Brigade so that in the event of an emergency they are aware someone needs to be rescued or require additional support in some way. No personal information is provided to the London Fire Brigade, only enough information to allow the London Fire Brigade to make an assessment of where to target resources when they attend an emergency at one of our blocks. This project has also enabled us to identify homes where we have oxygen cylinders for medical purposes and again will assist the London Fire Brigade in allocating suitable resources in the event of an emergency.

4.0 **Gas Safety Certificate for leaseholders**

The leasehold rules and regulations have now been amended to reflect that the council requires a copy of the gas safety certificate and electrical installation certificate from leaseholders. The leasehold team sent out letters in January and we have been receiving a number of certificates. The Resident Safety team also started sending out letters in March to leaseholders who have not provided a certificate. We were due to send out letters to leaseholders who have provided a copy of a certificate which has now expired in April but this was delayed due to a number of the Resident Safety team being deployed to support Housing Management and to support the Humanitarian Support Programme during the pandemic. We are now planning to reissue letters in July 2020 to all leaseholders who have not provided us with a gas or electrical certificate to date or as a remainder if certification we have on our system has expired. To date out of the 9,605 leaseholders who have individual boilers, we have received certificates from 4,993 which is 51% however as outlined above some certificates are now out of date.

The Council is now able to provide gas servicing to leaseholders via the Council's Direct Labour Organisation within our 10 storey and above blocks. This service was implemented in April 2020 as a pilot scheme however to date we have had no requests from leaseholders to carry out gas safety checks on boilers. We are looking to promote this service within the letters which will be issued in July.

5.0 **Future Fire Related Safety Work Programme**

We are continuing to carry out fire risk assessments on an ongoing basis to ensure that buildings continue to remain safe and comply with the current statutory obligations as outlined in the Fire Safety Reform Order. In addition, fire safety continues to be considered at the design stage of all new build programmes as well as carrying out fire risk

assessments before the building is handed over to the council by the Contractor and post occupation.

We also have a number of proactive projects ongoing which will further improve the fire safety of all our buildings. Table three below gives a brief overview of the projects currently ongoing and the timescales for completion.

Table three – Proactive Fire Safety Projects

| Name of Project | Progress | Expected completion date |
|-----------------------------------|--|--------------------------|
| Fire action notices | We have installed fire action notices signs in all our four storey and above blocks. We are now starting work on the next phase to install fire action notices in all of our street properties. | December 2020 |
| Premises information boxes (PIBs) | <p><u>10 storey and above</u></p> <p>We have completed installing new premises information boxes in all our 10 storey and higher blocks. We commissioned new fire safety drawings for all of the 10 storey and above blocks and we are now getting copies printed so we can place the updated plans in the boxes. We have also issued copies of the plans to the London Fire Brigade. We have also ensured that we have up to date fire equipment manuals within the boxes as well to assist the Fire Brigade in the event of an emergency.</p> <p><u>6 to 9 storey</u></p> <p>We have now started the survey for our 6 to 9 blocks and have completed surveys on 126 of our 220 blocks. Of the 126 blocks surveyed we have 75 new boxes to install of which 38 have been completed. Once we have completed the surveys and replacements of boxes we will commission fire safety drawings for the 6 to 9 blocks as well.</p> | December 2020 |
| Access to street properties | We now have a project in place to ensure we have access to all the communal areas in our street properties to carry out fire safety assessments, asbestos surveys and other essential maintenance and compliance works such as electrical testing. This is a joint project | December 2020 |

| | | |
|------------------------|--|----------------|
| | with Housing Management, Building Maintenance and the Property and Asset Management Team. To date we have managed to access 54 properties where we had previously been unable to gain access to complete these assessments and works. | |
| Hoarding project | We have now developed a policy and process for identification of potential hoarders which is currently being piloted by 30 of our DLO operatives. Initial feedback is very positive. Hoarders will be initially referred to the Hoarding working group which includes officers from across the council and then they will be referred to the relevant department to provide support. We intend to roll out the pilot procedure across the whole council so that we can identify hoarders at an early stage and provide valuable support to them going forward. | September 2021 |
| Floor level indicators | We have started to survey all out blocks to find out which blocks have floor level indicators and which need to have them replaced. This will be in line with the wayfinding guidance which has come out of the Grenfell Phase one report. This project will also include painting fluorescent paint on the nose of steps to assist residents with visual impairments where possible. | December 2020 |

6.0 **Changes to legislation affecting Hackney Council**

6.1 Following the Hackitt Review, the ongoing Grenfell Enquiry and the proposed changes to the Building Safety regulations a number of key recommendations are likely to have an impact on the council over the next year or so:

- The introduction of a Joint Competent Authority (JCA), made up of the Health and Safety Executive, the fire and rescue authorities and local authority building control, to oversee enforcement;
- More defined requirements around 'safety cases' being presented to the JCA for review and approval at certain 'gateway points' during the planning, design, construction and occupation phases of a building;
- Clearer roles of responsibility and accountability for duty holders, taking inspiration from the structure of the Construction (Design and Management) Regulations 2015
- More teeth for regulators, through greater enforcement options and penalties for breaches of fire safety and mandatory self-reporting requirements for breaches by organisations.

- We anticipate there will be wholesale change to fire safety regulation in the near future, looking at the whole lifecycle of a building (construction to occupation).
- Organisations who manage residential properties will need to appoint a duty holder who is clearly responsible for ensuring that the building is safe during occupation. This person would be 'an accountable person' who would be legally responsible for ensuring that building safety risks to occupants are reduced so far as is reasonably practicable.
- Organisations will also need to appoint a competent building safety manager who would support the accountable person and would carry out day to day functions of ensuring that the building is safely managed and maintained.
- Specific legal requirements placed on residents, leaseholders and freeholders to cooperate with the Council in maintaining fire safety and health and safety of buildings.

6.2 However, it has been recognised that the Council should not wait for the government to introduce new legislation before taking action and so we have taken the following action in anticipation of legislative changes in the future:

- We have started discussions around how to implement the Building Safety Manager within all our 6 storey and higher blocks to meet the new regulations which are due to come into force in April 2021.
- We have reviewed whether adequate consideration is being given on projects at the early design/ pre-planning stage to fire safety, including the involvement of or consultation with fire experts/ the fire service in discussions and consideration of the impact of changes in design to fire risks on occupation;
- We are working with various other Council's to develop the 'safety case' for 6 storey and above blocks and bringing together relevant documentation in a digital format;
- We are examining current arrangements for resident engagement and working with Housing Management on ensuring we have a robust Resident Engagement Strategy in place for Fire and Health and Safety.
- We are taking the opportunity in contractual documentation and leases to focus on roles and responsibilities with the anticipated additional legal duties to be implemented on residents and leaseholders to cooperate with the Council in relation to fire and health and safety.

7.0 **Engagement with the London Fire Brigade**

We continue to work very closely with the London Fire Brigade and we now have a new inspecting officer who has been carrying out regular inspections across Hackney Council's Housing Stock. To date we have not received any notices following these inspections and have received positive feedback on the work that we have carried out to date.

8.0 **Communication**

We continue to provide fire safety advice to residents via our internet page and via leaflets and outreach sessions. The Resident Safety team have attended a number of outreach

sessions with the Building Maintenance team and we look forward to continuing these sessions when the restrictions due to Covid 19 are relaxed.

We have recently implemented a new Guidance on Combustible Items in Communal Areas and Balconies in consultation with the Housing Officers and TMOs so that we have a consistent approach to fire safety across all of our Housing Stock. We are in the process of developing a similar guidance for residents which will be added to the Fire Safety Internet site shortly.

We have added all the fire risk assessments for 2018/19 onto our Fire Safety Internet site and we are just completing work on the Resident portal of our fire safety database which was due to go live in April 2020 so that residents could see the fire risk assessments for 2019/20 including actions implemented or outstanding. However this has now been delayed due to Covid 19 but work is due to commence on the final stages of development this month and we hope to have the database up and running by the beginning of September 2020.

Appendix one

Phase one of the door replacement programme

| Block | Estate | Postcode | No. of Flats |
|---------------------------|-----------------------------------|----------|--------------|
| | | | |
| | | | |
| A | | | |
| Thaxted Court *1-72 | Murray Grove 2 Fairbank Estate | N1 7QQ | 72 |
| Clinger Court *49-92 | Hoxton Street Hobbs Place Estate | N1 5HY | 44 |
| Corbiere House *1-56 | De Beauvoir Rd De Beauvoir Estate | N1 5SR | 56 |
| Granville Court *1-56 | De Beauvoir Rd De Beauvoir Estate | N1 5SP | 56 |
| Lancrease Court *1-90 | De Beauvoir Rd De Beauvoir Estate | N1 5TE | 90 |
| Portelet Court *1-90 | De Beauvoir Rd De Beauvoir Estate | N1 5TL | 90 |
| Rozel court 81-90 | De Beauvoir Rd De Beauvoir Estate | N1 5SS | 90 |
| Laburnum Court 21-64 | Laburnum Court | E2 8BH | 44 |
| Kingsgate Estate 79-122 | Kingsgate Estate | N1 4DD | 44 |
| Bryant Court 95-138 | Bryant Court | E2 8EQ | 44 |
| Cherbury Court *1-44 | Mintern Street St Johns Estate | N1 6TL | 44 |
| | | | 674 |
| | | | |
| | | | |
| B | | | |
| Pitcairn House *1-93 | Frampton Park Estate | E9 6PU | 93 |
| Tradescant House *1-65 | Frampton Park Estate | E9 7NS | 65 |
| Trelawney Estate *59-118 | Paragon Rd Trelawney Estate | E9 6PG | 60 |
| Trelawney Estate *127-186 | Paragon Rd Trelawney Estate | E9 6PQ | 60 |
| Trelawney Estate *187-246 | Paragon Rd Trelawney Estate | E9 6PH | 60 |
| Chelsfield Point *1-44 | Banbury Rd Banbury Estate | E9 7DY | 44 |
| Granard House *1-105 | Gascoyne Rd Gascoyne Estate New | E9 5BW | 105 |
| Heathcote Point *1-40 | Gascoyne Rd Gascoyne Estate New | E9 5AY | 40 |
| Hensley Point *1-40 | Gascoyne Rd Gascoyne Estate New | E9 5BE | 40 |
| Ravenscroft Point *1-40 | Gascoyne Rd Gascoyne Estate New | E9 5BA | 40 |
| Selman House 81-53 | Gascoyne Rd Gascoyne Estate New | E9 5AP | 53 |
| Vaine House *1-105 | Gascoyne Rd Gascoyne Estate New | E9 5BU | 105 |

| | | | |
|---------------------------------|--------------------------------------|---------|------------|
| Vanner Point *1-40 | Gascoyne Rd Gascoyne Estate New | E9 5AX | 40 |
| | | | 805 |
| | | | |
| | | | |
| C | | | |
| 355 Queensbridge Rd *1-19 (A-F) | 355 Queensbridge Road Estate | E8 3JB | 114 |
| Angrave Court *1-44 | Livermere Rd Acton Estate | E8 4HY | 44 |
| Boscobel House | Royal Oak Rd Boscobel House Estate | E8 1BT | 46 |
| Lovell House *1-42 | Shrubland Estate | E8 4NJ | 42 |
| Regents Court *1-44 | Pownall Rd Regents Court Estate | E8 4QD | 44 |
| Welshpool House *1-69 | Welshpool Street Welshpool Estate | E8 3NN | 69 |
| Wayman Court *1-80 | Wayman Court | E5 3NN | 80 |
| Gooch House *1-80 | Gooch House | E5 8DQ | 80 |
| Hugh Gaitskell House *1-44 | Hugh Gaitskell House Estate | N16 5TT | 44 |
| Nye Bevan Estate 53-98 | Nye Bevan Estate | E5 0AQ | 46 |
| Fields Estate *1-46 | Lansdowne Drive Fields Estate | E8 4LS | 46 |
| Morland Estate *1-46 | Richmond Rd Morland Estate | E8 3EY | 46 |
| | | | 519 |
| | | | |
| | | | |
| D | | | |
| Arakan House *1-36 | Burma Court Estate | N16 9DT | 36 |
| Chaucer Court *1-40 | Milton Grove Milton Gardens Estate | N16 8TS | 44 |
| Joseph Court *1-60 | Amhurst Park Joseph Court Estate | N16 5AJ | 60 |
| The Beckers *9-50 | Rectory Rd The Beckers Estate | N16 7QU | 42 |
| The Beckers *59-100 | Rectory Rd The Beckers Estate | N16 7QX | 42 |
| Fleming House *1-40 | Portland Rise Portland Rise Estate | N4 2PX | 40 |
| Rowley Gardens *2-80 | Rowley Gardens Rowley Gardens Estate | N4 1HJ | 40 |
| Rowley Gardens *25-103 | Rowley Gardens Rowley Gardens Estate | N4 1HH | 40 |
| Rowley Gardens *82-160 | Rowley Gardens Rowley Gardens Estate | N4 1HL | 40 |
| Rowley Gardens *162-240 | Rowley Gardens Rowley Gardens Estate | N4 1HN | 40 |
| Lincoln Court *1-66 | Bethune Rd Lincoln Court Estate | N16 5DZ | 66 |
| Lincoln Court *67-132 | Bethune Rd Lincoln Court Estate | N16 5EB | 66 |
| Lincoln Court *133-198 | Bethune Rd Lincoln Court Estate | N16 5EA | 66 |
| | | | 424 |
| | | | |

| | | | |
|-----------------------------|---------------------------------------|--------|------------|
| | | | |
| | | | |
| E | | | |
| Charles Gardner Court *1-68 | Haberdasher Street Haberdasher Estate | N1 6DS | 68 |
| Cherbury Court *63-106 | Mintern Street St Johns Estate | N1 6TR | 44 |
| Cron dall Court *1-44 | Mintern Street St Johns Estate | N1 6TZ | 44 |
| Sara Lane Court *1-53 | Harman Estate | N1 6RH | 53 |
| Shoreditch House *1-55 | Charles Square | N1 6HL | 55 |
| Stanway Court *1-44 | Stanway Street Geffrye Estate | N1 6RY | 44 |
| Stanway Court *45-88 | Stanway Street Geffrye Estate | N1 6SA | 44 |
| Bletchley Court *50-69 | New North Rd Wenlock Barn Estate | N1 7NY | 20 |
| Bletchley Court *70-89 | New North Rd Wenlock Barn Estate | N1 7NY | 20 |
| Bletchley Court *90-109 | New North Rd Wenlock Barn Estate | N1 7NY | 20 |
| Cropley Court *89-132 | New North Rd Wenlock Barn Estate | N1 7NY | 44 |
| Evelyn Court *45-64 | New North Rd Wenlock Barn Estate | N1 7HH | 20 |
| Evelyn Court *65-84 | New North Rd Wenlock Barn Estate | N1 7PS | 20 |
| Evelyn Court *85-104 | New North Rd Wenlock Barn Estate | N1 7PS | 20 |
| Parr Court *1-44 | New North Rd Wenlock Barn Estate | N1 7JD | 44 |
| Wimbourne Court *31-74 | New North Rd Wenlock Barn Estate | N1 7HD | 44 |
| Caliban Tower *1-54 | Myrtle Walk Arden Estate | N1 6PW | 54 |
| | | | 604 |
| | | | |
| | | | |
| Seaton Point *1-84 | Seaton Point | E5 8PZ | 84 |