

Resident Safety Team - Services



Fire Risk Assessments 2021



Fire Safety - High Risk Actions 2021

72.8%

Completed

E.g.

Fire doors
Compartmentation
Fire detection

- Works are prioritised and issued to contractors to prevent delays
- Some works delivered through DLO
- Completed on site, certified and post inspected

16%

In Progress

Works which have been issued to contractors or the DLO awaiting completion on site

- Awaiting confirmation of completion
- Awaiting certification of completion e.g. fire stopping
- Awaiting post inspection

11.2%

In active or future programme

Action which are included in major works both underway and planned in future

- Dry riser installation
- Replacement of materials
- Major works which would not be classed as urgent and too complex for responsive repair

Fire Safety - Medium Risk Actions 2021

53.1%

Completed

E.g.
Signage
Broken door closer
Ease and adjust
Removal of items from communal areas

- Works are in the main issued to the DLO
- Some works delivered through contractors to prevent delays
- Completed on site, certified and post inspected (where applicable)

26.5%

In active or future programme

Action which are included in other project both underway and planned in future for example a standalone signage project (floor menus)

- Wayfinding Signage
- Other signage
- Premises Information Boxes

20.5%

In Progress

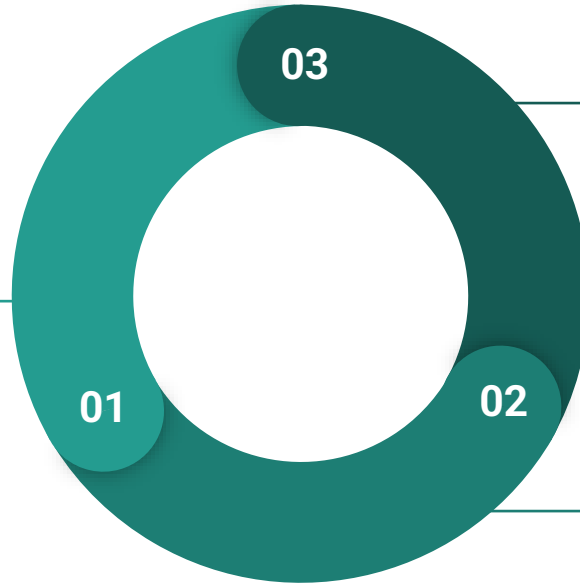
Works awaiting completion
Management actions requiring TORT process

- Awaiting confirmation of completion
- Awaiting post inspection
- Awaiting TORT notice expiration

Major Fire Safety Works

Lincoln Courts & Nye Bevan

Completed of removal of external wall insulation (extruded polystyrene system) and replaced with inert mineral fibre insulation



Fellows Court

Internal cladding works planned - consultation with residents is currently underway to enable commencement of works

Seaton Point

Removal of external wall insulation in progress. Extruded polystyrene system to be replaced by mineral fibre. Additional works to exterior of the building also underway.

Flat entrance fire door replacement

Door replacement programme began in late 2019 and initial focus on highest rise blocks included 3700 doors across all of Hackney tower blocks (above 10 storeys)

Phase 1 successfully delivered 611 out of 674. Total of 63 remains to be completed.

Challenges:

- Covid 19
- Supply chain delays
- Manufacturing delays
- Access to contractors
- Residents refusals



Quality Assurance (fire safety) standards of construction materials



EWS1 surveys

Survey rating		Compliant at the time of construction	Compliance with current building regulations	Hackney Properties
A1	No combustible materials within facade	✓	✓	<ul style="list-style-type: none">• 11 in total to date• Can sell and remortgage
A2	No remedial works required	✓	✓	<ul style="list-style-type: none">• 1 in total to date• Can sell and remortgage
B1	Combustible materials found but low risk	✓	✗	<ul style="list-style-type: none">• 7 in total to date• Should be able to sell and remortgage
B2	Combustible materials found and remedial works required	✓	✗	<ul style="list-style-type: none">• 22 in total to date• May not be able to sell or remortgage until works done

Changes in legislation

