

Rountree House - Fire safety update December 2024

Responsible person – First Choice Homes Oldham - 22 Union Street, Oldham, OL1 2BE

Competent person nominated to implement firefighting measures – Alex Swift (Fire Safety Manger), Thomas Garrett (Fire Safety Officer), Jack Lent (Property Safety Officer), Clare Oldham (Compliance Contract Officer)

Fire Risk Assessment – Rountree (completed 02/09/2024 by Ethan Davis of Total Fire Group)

To be read in conjunction with the full FRA reports as some actions have been summarised below

Rountree House		
Significant findings	FCHO Update	Estimated completion date
It was observed at the time of the fire risk assessment that there were members of the public sleeping in the communal areas on the 5th floor.	Continued process to try to remove rough sleepers from block. GMP, Oldham council informed, and joint approach being taken by FCHO Neighbourhood Coordinator	Complete
At the time of the fire risk assessment, it was observed that both the entrance door and gate on the lower ground floor were unable to be secured.	Repairs carried out 16/09/2024	Complete
At the time of the fire risk assessment, it was observed that the fire alarm panel was displaying a fault.	Repairs carried out 11/10/2024	Complete
A detector head was found damaged in the ground floor bin refuse room.	Repairs carried out 11/10/2024	Complete
The extinguishers within the lift motor room appear to have been missed from the current servicing program.	Serviced 11/09/2024	Complete

Servicing and maintenance - Rountree

FCHO have in place many fire safety measures in place, the below illustrates what's in place along with it latest maintenance history

Maintenance activity	Last done	Next due
Full lift service (LOLER)	08/11/2024	08/05/2025
Bin chute service (6 monthly)	01/11/2024	01/05/2025
Dry riser full pressure check (annual)	07/03/2024	07/03/2025
Fire alarm service (6 monthly)	07/10/2024	07/04/2025
Sprinkler service (annual)	16/02/2024	16/02/2025
Evac system service (quarterly)	12/11/2024	12/02/2025
Lift inspection (monthly)	30/11/2024	30/12/2024
Dry risers (monthly)	30/11/2024	30/12/2024
Sprinklers (monthly)	30/11/2024	30/12/2024
Communal fire doors (3 monthly)	29/11/2024	28/02/2025
Common areas fire safety inspection	29/11/2024	28/02/2025

Flat front entrance doors (annual)	Percentage accessed so far (since 1 st April)	81%
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In addition to the above, weekly fire alarms test are carried out on varying call points.