

Montgomery House FRA update 29.04.2024

Read in conjunction with the full FRA reports as some actions have been summarised below

| Montgomery House | | |
|---|----------------------------|----------------------------------|
| Significant findings | FCHO Update | Estimated completion date |
| The bathroom window to flat 18 on the 5th floor was smashed and covered with a thin piece of plywood. It is recommended to replace the damaged window unit with a certified 30 minute fire resisting window unit that is fixed shut, rather than replacing it like for like. See 9.1's commentary for further information | Works completed 25/08/2023 | Completed |
| The 5th floor refuse chute door did not fully close shut when tested on-site | Completed 10/11/2023 | Completed |
| It is recommended that the self-closing device be reinstated (flat 32), and a solution sought for the door that sticks on the carpet, to enable doors to fully close into their rebates unaided | Completed 08/09/2023 | Completed |
| The understairs electrical cupboard was found missing intumescent fire and cold smoke seals on the top edge of the door frame. It is recommended that intumescent fire and cold smoke | Completed 05/09/2023 | Completed |

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| seals are reinstated on the door identified. | | |
| It is recommended that temporary fire stopping is replaced with adequate fire stopping material, and vents in the drying rooms are sealed to prevent ambient smoke spread from the flats into the drying rooms | Completed 02/02/2024 | Completed |
| The EACIE alert system was sounding with a fault at the time of the FRA. This was silenced by the FCHO representative, but a fault remained. It is recommended that the EACIE alert system be inspected by a competent person to ensure the system is fully functioning correctly | Sent to GTM to investigate, full service of EICIE added to GTM schedule | Completed |

Lift maintenance Montgomery House

| Maintenance activity | Last done | Next due |
|----------------------|------------|------------|
| Full service (LOLER) | 14/12/2023 | 14/06/2024 |
| Inspection (Monthly) | 31/03/2024 | 30/04/2024 |