

Montgomery House FRA update November 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 - Montgomery (completed 19/08/2024 by Ethan Davis of Total Fire Group)

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

Montgomery House		
Significant findings	FCHO Update	Estimated completion date
It is recommended that the refuse chute door to the 5th floor is repaired to enable the door to fully close shut.	Completed 22/08/2024	Complete
It is recommended that the door/self-closers to flats 24 and 35 be adjusted so that the doors are able to self-close fully unaided.	Both complete by 26 th September	Complete

Lift maintenance Montgomery House

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)	22/05/2024	22/11/2024
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)	11/09/2024	11/03/2025
Sprinkler service (annual)	12/02/2024	12/02/2025
Evac system service (quarterly)	09/08/2024	09/11/2024

Lift inspection (monthly)	31/10/2024	30/11/2024
Dry risers (monthly)	31/10/2024	30/11/2024
Sprinklers (monthly)	31/10/2024	30/11/2024
Communal fire doors (3 monthly)	30/09/2024	31/12/2024
Common areas fire safety inspection	30/09/2024	31/12/2024

Flat front entrance doors (annual)	Percentage accessed so far (since 1 st April 2024)	68%
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In addition to the above, weekly fire alarms test are carried out on varying call points.