



Reference: RFI 1708015

Request:

For all your PFI and PF2 financed housing buildings (HRA and non HRA) please can you let me know:

1) How many fire safety inspections there been (council led or otherwise) for each (broken down by number per building)

Fire Risk Assessments (FRA's) are carried out on a yearly basis to all NT Living Sheltered Housing Schemes (PFI); these are carried out for the Council by a specialist contractor.

The NT Living PFI Project consists of 26 schemes (924 independent living apartments) which are a mixture of 10 new build schemes and 16 refurbishment schemes with the construction phase recently being completed in April 2017.

24 of the 26 NT Living schemes currently have a Fire Risk Assessment completed. The two outstanding schemes have only recently been completed, one of which is still unoccupied with the other currently in the process of being occupied. FRA's are arranged and completed once the schemes are occupied; these two remaining FRA's are programmed for Late August / September.

General Management of NT living Schemes:

Housing Officers carry out Health and Safety checks of the buildings on a daily, weekly and monthly basis.

They ensure:

- There are daily checks completed to ensure escape routes are free from obstruction, fire doors are kept closed, etc.
- Additional weekly checks completed to include fire alarm tests on and off site, ensure fire safety signage is in place and visible, there are no exposed, loose or entangled wires and visual checks of electrical appliance in communal areas.
- Further monthly checks are carried out on emergency lighting systems, checks to ensure fire fighting equipment is located correctly, check the suitability of fire fighting equipment.

The Council don't hold information on inspections carried out by other organisations and would advise that you contact such bodies like the Tyne & Wear Fire Authority directly.

2) Whether any, and which, of these buildings have failed said fire safety inspections

FRA's do not use methodology such as 'failed'; they provide action plans which evaluate the likelihood and severity of each risk identified within the action plan. These risks are generally classified as High / Medium / Low, once the council receive the FRA report all

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actions are logged with the facilities management team and are appropriately prioritised and completed in accordance with the PFI contract timescales.

3) How many and which of the buildings were fitted with sprinklers when built

Sprinkler systems have been installed to apartments in 3 schemes, protecting a total of 81 dwellings.

4) Which (if any) type of cladding was fitted to each of the buildings

The construction of all the NT Living schemes is predominantly brick and render with some infill cladding section used for decorative purposes in isolated areas i.e. bay window details.

There are two types of cladding used across our schemes

1. Cedar timber cladding (used on two schemes in conservation areas)
2. Cedar weatherboard cladding (used on majority of schemes in isolated areas)

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