Some of the observed fire damage may be historical but some appears to be recent. Whole Building / All Floors The window in Stair B on the 8th floor. No Action Tenancy Management

There is evidence that occupants are person who is seen to be playing with naked flames. Such vandalism can easily start a major fire.

1 Fire Hazards and Ignition

Are measures in place to control the risk of arson/wilful fire raising?

Waste skips and refuse areas are sited...
It should be confirmed that there is a Repairs Team to inspect all breaches and fill with 30 min fire resistant foam on the 10.04.18 TBC in the service riser near flat 137 on the 10th floor. The door is stuck shut probably with paint. It should be confirmed that the fire stopping is adequate. No Action Daniel Kay

Install fire stopping around services and pipework where they pass through a fire resisting compartment using suitable minimum 30 minute fire resisting materials to provide the required standard of fire resistance. Whole Building / All Floors

Are the fire resisting and separating walls and floors in good condition?

Sources 2 Smoking Policy

Is smoking managed in an appropriate manner across all residential parts of the property, including all service parts, and smoke free areas designated in the premises as permitted under the law?

The door to the storeroom from the service riser near flat 126 on the 12th floor is not smoking. No Action Daniel Kay

Are the fire resisting and separating walls and floors in good condition?

The door to the storeroom from the service riser near flat 31 on the 3rd floor is smoking. No Action Daniel Kay

Are the fire stopping and separating walls and floors in good condition?

The door to the storeroom from the service riser near flat 51 on the 5th floor is smoking. No Action Daniel Kay

Are the fire resisting and separating walls and floors in good condition?

The door to the storeroom from the service riser near flat 71 on the 7th floor is smoking. No Action Daniel Kay

Are the fire stopping and separating walls and floors in good condition?

The door to the storeroom from the service riser near flat 91 on the 9th floor is smoking. No Action Daniel Kay

Are the fire stopping and separating walls and floors in good condition?

The door to the storeroom from the service riser near flat 47 on the 4th floor is smoking. No Action Daniel Kay

Are the fire resisting and separating walls and floors in good condition?

The door to the storeroom from the service riser near flat 27 on the 2nd floor is smoking. No Action Daniel Kay

Are the fire stopping and separating walls and floors in good condition?

The door to the storeroom from the service riser near flat 17 on the 1st floor is smoking. No Action Daniel Kay

Are the fire stopping and separating walls and floors in good condition?

The door to the storeroom from the service riser near flat 87 on the 8th floor is smoking. No Action Daniel Kay

Are the fire stopping and separating walls and floors in good condition?

The door to the storeroom from the service riser near flat 107 on the 10th floor is smoking. No Action Daniel Kay

Are the fire stopping and separating walls and floors in good condition?

The door to the storeroom from the service riser near flat 137 on the 13th floor. No Action Daniel Kay

Are the fire stopping and separating walls and floors in good condition?

The door to the storeroom from the service riser near flat 147 on the 14th floor is smoking. No Action Daniel Kay

Are the fire stopping and separating walls and floors in good condition?

The door to the storeroom from the service riser near flat 157 on the 15th floor is smoking. No Action Daniel Kay

Are the fire stopping and separating walls and floors in good condition?

The door to the storeroom from the service riser near flat 167 on the 16th floor is smoking. No Action Daniel Kay

Are the fire stopping and separating walls and floors in good condition?

The door to the storeroom from the service riser near flat 177 on the 17th floor is smoking. No Action Daniel Kay

Are the fire stopping and separating walls and floors in good condition?

The door to the storeroom from the service riser near flat 187 on the 18th floor is smoking. No Action Daniel Kay

Are the fire stopping and separating walls and floors in good condition?

The door to the storeroom from the service riser near flat 197 on the 19th floor is smoking. No Action Daniel Kay

Are the fire stopping and separating walls and floors in good condition?

The door to the storeroom from the service riser near flat 207 on the 20th floor is smoking. No Action Daniel Kay

Are the fire stopping and separating walls and floors in good condition?

The door to the storeroom from the service riser near flat 217 on the 21st floor is smoking. No Action Daniel Kay

Are the fire stopping and separating walls and floors in good condition?

The door to the storeroom from the service riser near flat 227 on the 22nd floor is smoking. No Action Daniel Kay

Are the fire stopping and separating walls and floors in good condition?

The door to the storeroom from the service riser near flat 237 on the 23rd floor is smoking. No Action Daniel Kay

Are the fire stopping and separating walls and floors in good condition?

The door to the storeroom from the service riser near flat 247 on the 24th floor is smoking. No Action Daniel Kay

Are the fire stopping and separating walls and floors in good condition?

The door to the storeroom from the service riser near flat 257 on the 25th floor is smoking. No Action Daniel Kay

Are the fire stopping and separating walls and floors in good condition?

The door to the storeroom from the service riser near flat 267 on the 26th floor is smoking. No Action Daniel Kay

Are the fire stopping and separating walls and floors in good condition?

The door to the storeroom from the service riser near flat 277 on the 27th floor is smoking. No Action Daniel Kay

Are the fire stopping and separating walls and floors in good condition?

The door to the storeroom from the service riser near flat 287 on the 28th floor is smoking. No Action Daniel Kay

Are the fire stopping and separating walls and floors in good condition?

The door to the storeroom from the service riser near flat 297 on the 29th floor is smoking. No Action Daniel Kay

Are the fire stopping and separating walls and floors in good condition?

The door to the storeroom from the service riser near flat 307 on the 30th floor is smoking. No Action Daniel Kay
Appropriate signage is not in place in accordance with the requirements of The Smoke-free (Premises and Enforcement) Regulations 2006 (or The Smoking, Health & Safety Act 1974) to satisfy the legislation. Whole Building / All Floors.

- In the lift lobby on the 13th floor.
- In the lift lobby on the 12th floor.
- In the lift lobby on the 10th floor.
- In the lift lobby on the 7th floor.
- In the lift lobby on the 3rd floor. No Action Daniel Kay

New signage fitted at Luton Borough Council

1. Fire Hazards and Ignition

Is smoking managed in an appropriate and safe manner?

- Yes

Housing 1-148 Kingsland Court 07/02/2018 26/03/2018 Normal 18/06/2018

Sources 2 Smoking Policy

Doors fitted with a panic latch or panic bolt fastening are to be indicated with the words 'PUSH BAR TO OPEN' or 'PUSH PAD TO OPEN' as appropriate, in block lettering at least 50mm high. Whole Building / All Floors.

This will be replaced as part of a works programme No Action Daniel Kay

2. Means of Escape 10 Protected Escape Routes

The fire exit door is not provided with a 'PUSH BAR TO OPEN' or 'PUSH PAD TO OPEN' sign. 4.1.P

Are there adequate and suitable fire safety signs and notices displayed in the appropriate places throughout the premises?

- Yes

Luton Borough Council

The Borough housing department have been informed of the issue and the smoke alarm is to be checked to ensure the safety of all occupants. 4.1.B

Luton Borough Council

The fire exit door is not provided with a 'PUSH BAR TO OPEN' or 'PUSH PAD TO OPEN' sign. 4.1.P

Luton Borough Council

Replace or add fire resisting glazing, or fill the aperture with fire-resistant glazing. The old office to the lift lobby on the 2nd floor.

No Action Daniel Kay

Luton Borough Council

Doors fitted with a panic latch or panic bolt fastening are to be indicated with the words 'PUSH BAR TO OPEN' or 'PUSH PAD TO OPEN' as appropriate, in block lettering at least 50mm high. Whole Building / All Floors.

This will be replaced as part of a works programme No Action Daniel Kay

Luton Borough Council

The fire exit door is not provided with a 'PUSH BAR TO OPEN' or 'PUSH PAD TO OPEN' sign. 4.1.P

Luton Borough Council

Is smoking managed in an appropriate and safe manner?

- Yes

Housing 1-148 Kingsland Court 07/02/2018 26/03/2018 Normal 18/06/2018

Sources 2 Smoking Policy

Doors fitted with a panic latch or panic bolt fastening are to be indicated with the words 'PUSH BAR TO OPEN' or 'PUSH PAD TO OPEN' as appropriate, in block lettering at least 50mm high. Whole Building / All Floors.

This will be replaced as part of a works programme No Action Daniel Kay

Luton Borough Council

The fire exit door is not provided with a 'PUSH BAR TO OPEN' or 'PUSH PAD TO OPEN' sign. 4.1.P

Luton Borough Council

Replace or add fire resisting glazing, or fill the aperture with fire-resistant glazing. The lift lobby is not fire resisting. 2.10.V

Luton Borough Council

Doors fitted with a panic latch or panic bolt fastening are to be indicated with the words 'PUSH BAR TO OPEN' or 'PUSH PAD TO OPEN' as appropriate, in block lettering at least 50mm high. Whole Building / All Floors.

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