Appendix 1

High-priority action analysis

Address	Ref.	Works required to discharge	Mitigation	Cost	Due	Schedule	Status Name	Status Date	Teams Assigned	Timescale	Category	Comment at July 2026
Crescent House	RB-7ZFGXY	Fit overhead door closers to 151 flats	Cyclical fire door inspections carried out to best endeavours	30,000.00	11/07/2025	31/12/2026	In Progress	20/02/2026 09:33	Repairs & Maintenance	Priority Action D	Flat Entrance Doors	Cyclical inspections. R&M to source minor works surveyor, subject to recruitment permissions, to commission and coordinate closers as a single project for action by Q2 26/27. Workloads of contractor and sub-contractor are a significant consideration.
Stanley Cohen House	RB-S8BMZ3	Fit overhead doorclosers to 32 flats opening directly onto escape staircases.	Cyclical fire door inspections carried out to best endeavours	6,500.00	14/07/2025	31/12/2026	In Progress	20/02/2026 09:35	Repairs & Maintenance	Priority Action D	Flat Entrance Doors	Cyclical inspections. R&M to source minor works surveyor, subject to recruitment permissions, to commission and coordinate closers as a single project for action by Q2 26/27. Workloads of contractor and sub-contractor are a significant consideration.
Cullum Welch House	RB-PTGETN	Plans in PIBs / Wayfinding and other signage to requirements / Monthly checks on fire fighting equipment and lifts /	Zone plans from previous FMPs / Existing signage in place pre-2025 / Some checks already picked up via iAuditor.		11/07/2025		In Progress	05/03/2026 08:45	Health & Safety	Priority Action D	Firefighters Access, Facilities & Information	Awaiting contract approval for surveying works and, where relevant stage 2-5 FRAEW
Great Arthur House	RB-RHA22Y	Fit overhead door closers to 66 flats	Regular inspection of fire doors / Phased evacuation / Alternative escape from flats / Detectors in flats	13,000.00	13/06/2025	31/12/2026	In Progress	20/02/2026 09:31	Repairs & Maintenance	Priority Action C	Flat Entrance Doors	Cyclical inspections. R&M to source minor works surveyor, subject to recruitment permissions, to commission and coordinate closers as a single project for action by Q2 26/27. Workloads of contractor and sub-contractor are a significant consideration.
Great Arthur House	RB-KHU4AA	Plans in PIBs / Wayfinding and other signage to requirements / Monthly checks on fire fighting equipment and lifts /	Zone plans from previous FMPs / Existing signage in place pre-2025 / Some checks already picked up via iAuditor.		16/08/2025		Not Started	16/05/2025 13:22	Health & Safety	Priority Action D	Firefighters Access, Facilities & Information	Awaiting contract approval for surveying works and, where relevant stage 2-5 FRAEW
Kinefold House	RB-IMDLZU	Plans in PIBs / Wayfinding and other signage to requirements / Monthly checks on fire fighting equipment and lifts /	Zone plans from previous FMPs / Existing signage in place pre-2025 / Some checks already picked up via iAuditor.	2,081.73	02/09/2025	31/07/2026	In Progress	02/03/2026 17:08	Health & Safety	Priority Action D	Firefighters Access, Facilities & Information	Awaiting contract approval for surveying works and, where relevant stage 2-5 FRAEW

Kinefold House	RB-WIIBNN	Thumb turn lock release and handles required on escape doors from 8th floor escape balcony and ease door at far end.	Stay put strategy in flats with detectors. Regular inspection of 8th floor escape balcony to ensure no sources of ignition or combustible materials left.		30/06/2025		In Progress	03/06/2026 15:56	Repairs & Maintenance	Priority Action C	Means of Escape	One escape door has been fitted with a thumb-turn; however, the handle was installed on the internal side instead of the external balcony side. The alternative escape door on the opposite side was not fitted with a thumb-turn, did not have an exit sign ab
Penfields House	RB-T2PSYP	Plans in PIBs / Wayfinding and other signage to requirements / Monthly checks on fire fighting equipment and lifts /	Zone plans from previous FMPs / Existing signage in place pre-2025 / Some checks already picked up via iAuditor.	2,081.73	02/09/2025	31/07/2026	In Progress	02/03/2026 16:27	Health & Safety	Priority Action D	Firefighters Access, Facilities & Information	Awaiting contract approval for surveying works and, where relevant stage 2-5 FRAEW
Lambfold House	RB-TVFKBM	Thumb turn lock release and handles required on escape doors from 8th floor escape balcony	Stay put strategy in flats with detectors. Regular inspection of 8th floor escape balcony to ensure no sources of ignition or combustible materials left.		30/06/2025		In Progress	02/06/2026 10:50	Repairs & Maintenance	Priority Action C	Means of Escape	Property services works order raised for responsive repair.
Lambfold House	RB-WR5MFT	Remove scaffolding from car park that is obstructing fusible link fire shutter.	Fire door to lower ground floor lobby has recently been repaired. (No parking sign on bay nearest exit has been affixed to maintain escape width into car park.) Higgins advise scaffolding will be removed by July.		06/06/2025	26/02/2026	In Progress	20/02/2026 12:47	New Developments & Special Projects	Priority Action B	Compartmentation & Fire Stopping	Door closer repaired. Higgins advise that scaffolding is to be removed in July.
Lambfold House	RB-46LQDT	Investigate master Gerda key for SIB that will fit all the service riser cupboards.	Service risers are 60FDS protected. DRM is signed.		30/06/2025		Not Started	02/06/2026 10:53	Estate Services	Priority Action C	Firefighters Access, Facilities & Information	BSM to be involved and assist Estates as necessary.
Lambfold House	RB-PFJNZ7	Plans in PIBs / Wayfinding and other signage to requirements / Monthly checks on fire fighting equipment and lifts /	Zone plans from previous FMPs / Existing signage in place pre-2025 / Some checks already picked up via iAuditor.		02/09/2025		Not Started	02/06/2025 10:37	Health & Safety	Priority Action D	Firefighters Access, Facilities & Information	Awaiting contract approval for surveying works and, where relevant stage 2-5 FRAEW
Horace Jones House	RB-1WXACZ	A fire risk assessment of the external wall brick slips and wooden balconies is required.	Letter to all residents w/c 8JUN of HJH banning items on the balconies and use of any sources of ignition on the balconies .		27/09/2025		Not Started	27/06/2025 15:26	Health & Safety	Priority Action D	External Walls / Cladding	Awaiting contract approval for surveying works and, where relevant stage 2-5 FRAEW

Horace Jones House	RB-MHTB5C	Communication to all residents instructing them to remove all stored items from wooden balconies and not to use any sources of ignition on them.	Letter to all residents w/c 8JUN of HJH banning items on the balconies and use of any sources of ignition on the balconies.	01/07/2025		Not Started	27/06/2025 15:26	Housing Management	Priority Action B	Combustible & Flammable Materials	Letter drop to be followed with regular inspections.
Proctor House	RB-U2LZUD	Flat xx door breached and needs to be replaced.	Detectors in flat. Firefighters lift.	25/07/2025	31/03/2026	In Progress	20/02/2026 11:28	Repairs & Maintenance	Priority Action C	Flat Entrance Doors	Work progressing on gaining entry.
Harman Close	RB-9G6ZNZ	Upgrade fire alarm system to standard BS 5839 parts 1 and 6, (e.g. grade, category, design, siting)	Waking watch in place and RAK check on individual flats in office hours. Some additional detectors have been fitted to the existing system. Major works programme underway.	04/11/2025	31/07/2026	In Progress	20/02/2026 09:51	Major Works	Priority Action D	Active Fire Safety Systems	Works onsite with Ventro Ltd. Expected completion end of 2026.
Harman Close	RB-QNPTYA	Replacement of analogue fire and telecare alarm system to ARC.	Waking watch in place and RAK check on individual flats in office hours. Some additional detectors have been fitted to the existing system. Major works programme underway.	04/11/2025	31/07/2026	In Progress	20/02/2026 09:56	Major Works	Priority Action D	Other	Works to renew the Warden Call system are underway. Appointed contractor Ventro Ltd. Expected completion end of 2026.
Centre Point	RB-IRG4J8	Works to fire alarm panel to prevent nuisance alarm activations. Return the block to full stay-put strategy and remove / isolate the detectors in the communal zones. Both these detectors and those in the flats are linked to an ARC.	Retrospective fire strategy for West point complete (all three blocks are uniform). Alarms linked to ARC.	15/11/2025	31/03/2026	In Progress	20/02/2026 11:13	Health & Safety	Priority Action D	Active Fire Safety Systems	Following advice from legal, work between Special Projects and H&S to return system to stay-put strategy is authorised to proceed. (Legal dispute with sprinkler installation contractor in progress).
West Point	RB-VKCFDZ	Reinstate the self closer to the flat door, disconnected by someone.	PCFRA offered to all residents. Recent letter to all residents reminding them on fire procedure. Detectors in flats,	12/09/2025		Not Started	15/08/2025 14:12	Repairs & Maintenance	Priority Action C	Flat Entrance Doors	Reassigned to R&M team. This is a single door closer requiring reinstatement.
West Point	RB-UAVK2C	Works to fire alarm panel to prevent nuisance alarm activations. Return the block to full stay-put strategy and remove / isolate the detectors in the communal zones.	Retrospective fire strategy for West point complete (all three blocks are uniform). Alarms linked to ARC.	15/11/2025	31/03/2026	In Progress	20/02/2026 11:14	Health & Safety	Priority Action D	Active Fire Safety Systems	Following advice from legal, work between Special Projects and H&S to return system to stay-put strategy is authorised to proceed. (Legal dispute with sprinkler installation contractor in progress).

		Both these detectors and those in the flats are linked to an ARC.								
Bean Tree Court (Pre-Occ.)	RB-GTEE7X	PPM required for smoke extraction system and additional maintenance systems needed to ensure smoke control functions (e.g. on closer mechanisms) effectively throughout the systems lifespan.	Corridors compartmented. Stay put strategy reiterated to residents in letters April 2026 and those taking up residence.		In Progress	21/04/2026 14:18	New Developments & Special Projects	No Timescale	Inspection & Maintenance	Started on 21/04/26. Any outstanding actions will be addressed as snagging or through the defects management system from handover.
Bowater House	RB-AKHBHJ	Upgrade alarms in maisonettes to D1 LD1 in all rooms except bathrooms. Fire strategy pending.	Type 3 FRA notes current alarms are D LD2.	01/01/2022	Not Started	02/03/2026 18:02	Repairs & Maintenance	No Timescale	Active Fire Safety Systems	Investigating mitigations with SureServe for about 40 maisonettes. Anticipated completion 31/12/2034 or sooner depending on advice from strategy.
Collinson Court	RB-RV3WVM	Plans in PIBs / Wayfinding and other signage to requirements / Monthly checks on fire fighting equipment and lifts /	Zone plans from previous FMPs / Existing signage in place pre-2025 / Some checks already picked up via iAuditor.	06/05/2025	Not Started	02/03/2026 18:03	Health & Safety	No Timescale	Uncategorised	Awaiting contract approval for surveying works and, where relevant stage 2-5 FRAEW
Collinson Court	RB-ESYUZ9	Rectify fixed electrical system as per EICR	Detectors in flats.	04/04/2025	29/03/2029	Not Started	02/03/2026 18:03	Major Works	No Timescale	Uncategorised	
Harman Close	RB-RI4IWK	Replace all existing communal corridor and cross corridor fire doors with at least certified FD30S door sets and partitions. This will include the transom panels above the cupboard doors. It is advised that a FD60S fire door is fitted to the bin store.	Waking watch in place and RAK check on individual flats in office hours. Some additional detectors have been fitted to the existing system. Major works programme underway.	01/06/2024	30/09/2026	Not Started	02/03/2026 18:04	Major Works	No Timescale	Uncategorised	Cross corridor doors have been replaced, only bin store door remains pending contract variation
Isleden House	RB-3XKZZI	Rectify faults with Telecare system and keep logbooks up to date.	Waking watch in place and RAK check on individual flats in office hours.	01/02/2024	31/07/2026	In Progress	16/03/2026 15:28	Major Works	No Timescale	Uncategorised	Works underway to renew fire alarm and warden call systems with Ventro Ltd. Expected completion date 3rd July 2026
Isleden House	RB-HJER35	Two first floor flats to have entrance doors replaced with FD30S.	Detectors in flats. Waking watch in place.	01/02/2024	31/12/2026	In Progress	16/03/2026 15:23	Major Works	No Timescale	Uncategorised	Contracts signed with Gerda to upgrade flat entrance doors to FD60s. Works to take place in 2026 - detailed programme to be agreed with contractor

Longland Court	RB-RYYIGX	Retrospective fire strategy to advise on closed off smoke ventilation on 2nd floor communal corridor.	Detectors in flats. Stay-put evacuation strategy.	£14,000	01/06/2024		In Progress	08/04/2026 11:13	Health & Safety	No Timescale	Uncategorised	05/06/2026. Strategy complete. Awaiting final report.
Spitalfield Market	RB-U7GHFD	Repair damaged or replace missing self-closers on flats doors			01/11/2024		Not Started	03/03/2026 08:34	Repairs & Maintenance	No Timescale	Uncategorised	R&M to source minor works surveyor subject to recruitment permissions to commission and coordinate closers by end of Q2 2026/2027. Workloads of contractor and sub-contractor are a significant consideration.
Spitalfield Market	RB-H3NAT6	Upgrade fire alarm systems in flats to type Grade A type LD2.	Current alarm wiring passed 2026 EICR inspection. Type 3 FRA notes current alarms to D1 LD3.		01/11/2024		Not Started	03/03/2026 08:34	Repairs & Maintenance	No Timescale	Uncategorised	Major works to upgrade the system commencing Spring 2028.
Spitalfield Market	RB-JYDAJH	Resident cables have been installed between stairway and their flat. Investigate appropriate materials were used for fire stopping			01/11/2024		Not Started	03/03/2026 08:34	Repairs & Maintenance	No Timescale	Uncategorised	05/06/2026:Works order raised to check installation to 18th edition and to verify aptness of fire stopping.
St James Mansions	RB-Z45QM6	Type 4 FRA required to establish adequate compartmentation to support a stay-put policy.	Detectors in flats		06/05/2025		Not Started	03/03/2026 08:34	Health & Safety	No Timescale	Building and Compartmentation Works	Type 4 FRA to be commissioned here and at other older blocks on this estate.
St James Mansions	RB-M32SC4	Rectify as per EICR	Detectors in flats		04/04/2025	29/03/2029	Not Started	03/03/2026 08:35	Major Works	No Timescale	Uncategorised	Urgent actions to be picked up by Guardian as part of Electrical Upgrade Programme (Communal Landlord Supplies), remaining electrical upgrades will be carried out as part of William Blake Estate External and Electrical works project - overall completion M
Tovy House	RB-YI982U	Repair or replace forced front door of flat XX	Detectors are in flat.		01/06/2024		Not Started	03/03/2026 08:35	Repairs & Maintenance	No Timescale	Uncategorised	Programmed replacement of doors in Tovy House complete and out of defects period. Remedial work to correct forced entry damage to a single door will sit with R&M team.
Pakeman House	RB-F6X3MD	Update the Emergency Assistance List in the Secure Information Box to expedite identification of vulnerable persons	RPEEPs available for all residents. Letters to all residents reminding them of RPEEPs and PCFRA offer.		26/06/2026		Not Started	27/05/2026 11:25	Estate Services	Priority Action C	Documentation Policy & Procedures	Assigned to Estate Services to review

		during an emergency.								
Markstone House	RB-Y8BVIL	Update the Emergency Assistance List in the Secure Information Box to expedite identification of vulnerable persons during an emergency.	RPEEPs available for all residents. Letters to all residents reminding them of RPEEPs and PCFRA offer.	26/06/2026	Not Started	27/05/2026 14:09	Estate Services	Priority Action C	Firefighters Access, Facilities & Information	Assigned to Estate Services for review and actioning
Bazeley House	RB-A1MPUI	Remove rubbish from the old laundry room. It is increasing the fire loading and sources of ignition are potentially in these rooms at times.	Doors to room are fire rated.	26/06/2026	Not Started	27/05/2026 14:38	Estate Services	Priority Action C	Combustible & Flammable Materials	Assigned to Estate Services for actioning and monitoring
Bazeley House	RB-1RG775	Update the Emergency Assistance List in the Secure Information Box to expedite identification of vulnerable persons during an emergency.	RPEEPs available for all residents. Letters to all residents reminding them of RPEEPs and PCFRA offer.	26/06/2026	Not Started	27/05/2026 14:38	Estate Services	Priority Action C	Firefighters Access, Facilities & Information	Assigned to Housing Management for actioning
Isleden House	RB-F6VJBC	Replace fire stopping in vertical partitions in roof and in concrete slab floors leading to wall cavities.	Detectors in some flats. Waking watch in sheltered flats	27/08/2026	Not Started	27/05/2026 17:23	Repairs & Maintenance	Priority Action D	Compartmentation & Fire Stopping	Assigned to Repairs & Maintenance for review and actioning
Isleden House	RB-AJJDMY	Gas meter cupboard to be fitted with a FD30S door. Lounge double doors to be fitted with a hold-open device.	Detectors in some flats. Waking watch in sheltered flats.	27/08/2026	Not Started	27/05/2026 17:23	Repairs & Maintenance	Priority Action D	Communal Fire Doors	Assigned to Repairs & Maintenance for review and actioning
Stopher House	RB-PKEDN3	Update the Emergency Assistance List in the Secure Information Box to expedite identification of vulnerable persons during an emergency.	RPEEPs available for all residents. Letters to all residents reminding them of RPEEPs and PCFRA offer.	29/06/2026	Not Started	01/06/2026 14:01	Estate Services	Priority Action C	Vulnerable Persons	Assigned to Compliance - Housing for review
Kinefold House	RB-1FY1JQ	Fire stopping of unsealed service penetrations along the corridors and lobbies from which the flats can be accessed. Ceiling	Detectors in flats. Lift and escape lobbies protected at each end.	02/09/2025	Not Started	02/06/2025 09:53	Health & Safety, Repairs & Maintenance	Priority Action D	Compartmentation & Fire Stopping	BSM project managing temporary ceiling panelling replacement ahead of major works replacement of permanent, expected to commence from 2029.

		panelling to be replaced.							
Bowater House	RB-CCXUD7	Update the Emergency Assistance List in the Secure Information Box to expedite identification of vulnerable persons during an emergency.	RPEEPs available for all residents. Letters to all residents reminding them of RPEEPs and PCFRA offer.	13/07/2026	Not Started	10/06/2026 11:40	Housing Management	Priority Action C	Vulnerable Persons
Hatfield House	RB-FGZT4T	Update the Emergency Assistance List in the Secure Information Box to expedite identification of vulnerable persons during an emergency.	RPEEPs available for all residents. Letters to all residents reminding them of RPEEPs and PCFRA offer.	13/07/2026	Not Started	10/06/2026 11:40	Housing Management	Priority Action C	Vulnerable Persons
Bayer House	RB-MKAB79	Update the Emergency Assistance List in the Secure Information Box to expedite identification of vulnerable persons during an emergency.	RPEEPs available for all residents. Letters to all residents reminding them of RPEEPs and PCFRA offer.	13/07/2026	Not Started	10/06/2026 11:57	Housing Management	Priority Action C	Vulnerable Persons
Basterfield House	RB-WGGILC	Update the Emergency Assistance List in the Secure Information Box to expedite identification of vulnerable persons during an emergency.	RPEEPs available for all residents. Letters to all residents reminding them of RPEEPs and PCFRA offer.	15/07/2026	Not Started	10/06/2026 13:30	Housing Management	Priority Action C	Vulnerable Persons
Cuthbert Harrowing House	RB-6H6L2Y	Update the Emergency Assistance List in the Secure Information Box to expedite identification of vulnerable persons during an emergency.	RPEEPs available for all residents. Letters to all residents reminding them of RPEEPs and PCFRA offer.	13/07/2026	Not Started	10/06/2026 14:05	Housing Management	Priority Action C	Vulnerable Persons
Lynton Mansions	RB-FEUBEW	Type 4 FRA to determine adequacy of compartmentation and inform evacuation strategy	Detectors in flats.	30/07/2026	Not Started	11/06/2026 09:55	Health & Safety	Priority Action C	Compartmentation & Fire Stopping

Lynton Mansions	RB-4DJ7VT	Update the Emergency Assistance List in the Secure Information Box to expedite identification of vulnerable persons during an emergency.	RPEEPs available for all residents. Letters to all residents reminding them of RPEEPs and PCFRA offer.	30/07/2026	Not Started	Housing Management	Priority Action C	Documentation Policy & Procedures
Cullum Welch House	RB-45UD8C	Update the Emergency Assistance List in the Secure Information Box to expedite identification of vulnerable persons during an emergency.	RPEEPs available for all residents. Letters to all residents reminding them of RPEEPs and PCFRA offer.	13/07/2026	Not Started	Housing Management	Priority Action C	Vulnerable Persons
Lammas Green Flats	RB-ZZQIFF	Replace all flat entrance doors with certified FD60S door sets fitted with external overhead self-closing devices	Detectors in flats	15/07/2026	Not Started	Repairs & Maintenance	Priority Action C	Flat Entrance Doors
Stanley Cohen House	RB-TKG13C	Update the Emergency Assistance List in the Secure Information Box to expedite identification of vulnerable persons during an emergency.	RPEEPs available for all residents. Letters to all residents reminding them of RPEEPs and PCFRA offer.	24/07/2026	Not Started	Housing Management	Priority Action C	Vulnerable Persons
Great Arthur House	RB-II3QZD	Update the Emergency Assistance List in the Secure Information Box to expedite identification of vulnerable persons during an emergency.	RPEEPs available for all residents. Letters to all residents reminding them of RPEEPs and PCFRA offer.	27/07/2026	Not Started	Housing Management	Priority Action C	Vulnerable Persons
Crescent House	RB-45DCNR	Update the Emergency Assistance List in the Secure Information Box to expedite identification of vulnerable persons during an emergency.	RPEEPs available for all residents. Letters to all residents reminding them of RPEEPs and PCFRA offer.	27/07/2026	Not Started	Housing Management	Priority Action C	Vulnerable Persons
Lambfold House	RB-S2SPQK	Inspection records provided indicate that the dry riser failed its annual	Monthly inspections of fire fighting equipment has	29/07/2026	Not Started	Repairs & Maintenance	Priority Action C	

		pressure test in June 2025. No information provided to confirm if the dry riser has been repaired and recertified.	commenced on all HRBs					
McCauley House	RB-QJC6W4	Type 4 FRA to determine adequacy of compartmentation and inform evacuation strategy	Detectors in flats	30/07/2026	Not Started	Health & Safety	Priority Action C	
Donnelly House	RB-9AXCWK	Update the Emergency Assistance List in the Secure Information Box to expedite identification of vulnerable persons during an emergency.	RPEEPs available for all residents. Letters to all residents reminding them of RPEEPs and PCFRA offer.	17/08/2026	Not Started	Housing Management	Priority Action C	
Tevatree House	RB-QSQUP1	Update the Emergency Assistance List in the Secure Information Box to expedite identification of vulnerable persons during an emergency.	RPEEPs available for all residents. Letters to all residents reminding them of RPEEPs and PCFRA offer.	17/08/2026	Not Started	Housing Management	Priority Action C	
George Elliston House	RB-6ZYDS5	Repair final exit door to ensure smooth and easy exit when using the exit button. (Assessor had difficulty opening the final exit door).	Final exit lobby is fire protected. 17/AUG/2026: ES has raised repairs work request.	24/07/2026	In Progress	Repairs & Maintenance	Priority Action B	Final exit doors to be replaced in forthcoming major works programme.
George Elliston House	RB-B7YZTD	Update the Emergency Assistance List in the Secure Information Box to expedite identification of vulnerable persons during an emergency.	RPEEPs available for all residents. Letters to all residents reminding them of RPEEPs and PCFRA offer.	17/08/2026	Not Started	Housing Management	Priority Action C	
~~Avondale House~~	~~RB-1PUKAE~~	~~The premises information box was not accessible at the time of the assessment. Therefore, it could not be confirmed whether the contents were being reviewed and updated at six-monthly intervals.~~	~~17/AUG/2026: Email enquiry to ES into why PIB is /was not accessible and whether repairs and maintenance work request is needed.~~ -	~~26/08/2026~~ -	**COMPLETED 17AUG**	Housing Management	Priority Action C	

Eric Wilkins House	RB-8H3ZTC	Update the Emergency Assistance List in the Secure Information Box to expedite identification of vulnerable persons during an emergency.	RPEEPs available for all residents. Letters to all residents reminding them of RPEEPs and PCFRA offer.	26/08/2026	Not Started	Housing Management	Priority Action C