

Vale House - Fire safety update January 2026

Responsible person – First Choice Homes Oldham, 22 Union Street, Oldham, OL1 1BE

Competent person nominated to implement firefighting measures – Alex Swift (Fire Safety Manager), Thomas Garrett (Fire Safety Officer), Jack Lent (Property Safety Officer), Clare Oldham (Compliance Contract Officer)

Fire Risk Assessment – Vale House (completed 28/04/2025 by Jason Gore of Total Fire Group)

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

Vale House		
Significant findings	FCHO Update	Estimated completion date
Establish testing paperwork for use of foam on fire doors	Completed 17/06/2025	Complete
Cross corridor door adjacent flats 6 and 7 stuck open	Completed 12/06/2025	Complete
Defects on fire doors within common areas	Completed 17/06/2025	Complete
Establish correct detailing on plasterboard within plant rooms	Established manufactures detail 08/10/2025	Complete
Confirm fire stopping	Confirmation from contractor obtained (Bolster report)	Complete
2 x detector heads missing	Completed 17/06/2025	Complete
Install fire extinguishers in plant room	Confirmed in place 26 th Aug	Complete
Update Premise information box	Added to PIB 29/07/2025	Complete
Add dry riser signage	Completed 17/06/2025	Complete
Add push bar to exit signage	Completed 17/06/2025	Complete

Servicing and maintenance – Vale House

FCHO has many fire safety measures in place, the below illustrates what's in place along with its latest maintenance history.

Maintenance activity	Last done	Next due
Full lift service (LOLER)	11/07/2025	11/01/2026
Dry riser full pressure check (annual)	07/02/2025	07/02/2026
Fire alarm service (6 monthly)	25/07/2025	25/01/2026
Sprinkler service (annual)	08/12/2025	08/12/2026
Evac system service (quarterly)	28/11/2025	28/02/2026
Lift inspection (monthly)	31/12/2025	31/01/2026
Dry risers (monthly)	31/12/2025	31/01/2026
Sprinklers (monthly)	31/12/2025	31/01/2026
Communal fire doors (3 monthly)	31/12/2025	31/03/2026
Common areas fire safety inspection	31/12/2025	31/03/2026

Flat front entrance doors (annual)	Percentage accessed so far (since 1 st April 2024)	100% (all doors were checked prior to occupation)
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In addition to the above, weekly fire alarms test are carried out on varying call points.