

## Vale House – Fire safety update March 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.

| <b>Vale House</b>  |  |                                  |
|--|--|----------------------------------|
| <b>Significant findings</b>                                    | <b>FCHO Update</b>                                     | <b>Estimated completion date</b> |
| 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 <sup>th</sup> 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)              | 07/01/2026 | 07/07/2026 |
| Dry riser full pressure check (annual) | 12/02/2026 | 12/02/2027 |
| Fire alarm service (6 monthly)         | 16/01/2026 | 16/07/2026 |
| Sprinkler service (annual)             | 08/12/2025 | 08/12/2026 |
| Evac system service (6 monthly)        | 11/02/2026 | 11/08/2026 |
| Lift inspection (monthly)              | 28/02/2026 | 31/03/2026 |
| Dry risers (monthly)                   | 28/02/2026 | 31/03/2026 |
| Sprinklers (monthly)                   | 28/02/2026 | 31/03/2026 |
| Communal fire doors (3 monthly)        | 05/03/2026 | 31/06/2026 |
| Common areas fire safety inspection    | 05/03/2026 | 31/06/2026 |

|                                    |   |   |
|------------------------------------|---|---|
| Flat front entrance doors (annual) | Percentage accessed so far (since 1 <sup>st</sup> April 2024) | 100% (all doors were checked prior to occupation) |
|------------------------------------|---|---|

In addition to the above, weekly fire alarms test are carried out on varying call points.