



Rountree 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 – Rountree (completed 01/09/2025 by Ethan Davis of Total Fire Group)

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

Rountree House		
Significant findings	FCHO Update	Estimated completion date
Damage to the wall next to the door leading to the refuse rooms on the lower ground floor and the 14th floor. It is recommended that the wall be repaired to the same level of fire resistance as the surrounding structure	Repairs carried out 26/09/2025	Complete
It was observed at the time of the fire risk assessment that wayfinding signage is missing from the 9th-floor staircase.	New sign installed 26/09/2025	Complete

Servicing and maintenance - Rountree

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)	22/09/2025	22/03/2026
Bin chute service (6 monthly)	01/11/2025	02/05/2026
Dry riser full pressure check (annual)	07/02/2025	07/02/2026
Fire alarm service (6 monthly)	24/09/2025	24/03/2026
Sprinkler service (annual)	05/12/2025	05/12/2026
Evac system service (quarterly)	20/11/2025	20/02/2026
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)	31/11/2025	28/02/2026
Common areas fire safety inspection	31/11/2025	28/02/2026

Flat front entrance doors (annual)	Percentage accessed so far (since 1 st April)	80%
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In addition to the above, weekly fire alarms test are carried out on varying call points.