

Golden Lane Housing- Modern Homes Standard

	Legal requirement	Essential	Desirable	Local Offer	Comments	Owner / Update Required
Security and Personal Safety Back & Front Doors – 3-point locking device External Lighting at front and back doors if insufficient borrowed light Emergency Lighting (for HMO, RCH, and in SL if required)		X (GLH owned properties) X (GLH owned properties) X (GLH owned properties)	X (leased) X (leased) X (leased)	X	Health & safety, dependent on neighbourhood, environment, and risks etc.	Keith H / Matt H
Kitchen Hobs Induction Hob to be fitted unless otherwise specified / requested in GLH owned properties			X		Gas hobs are sometimes included and some historic properties have gas fires we service them as part of the annual safety check but when they are beyond repair we remove them when they fail, we then replace with electric fire suite – not applicable in leased scheme	Keith H
Bedroom Door Locks (shared properties only)		X			Only on shared properties, can be retrofit but need paying for unless otherwise agreed	Keith H

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Extractor fans to kitchen, bath/shower rooms, WC's		X (GLH owned properties)	X (leased properties)		Condensation one of our biggest costs where inadequate ventilation is provided. Where we cant resolve a damp, mould or condensation issue we may install a positive ventilation system to resolve the issue	Keith H
Ground floor window locks/Restrictors Window restrictors at 1st floor and above		X		X	If risk identified to tenant All properties to be fit with window restrictors at 1 st floor and above	Keith H
Check water main not in lead and hard water area		X (GLH owned properties)	X(leased properties)		Removal of lead pipework in properties to be included as part of Property MOT's with water sample to be taken in hard water areas where applicable.	Keith H
Handrails to both sides of staircase				X		Keith H
External override lock to bath/shower rooms/WC's				X		Keith H

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Non-slip Floor Supply/fix "Altro Aquarius" or similar anti-slip flooring to the following areas: <ul style="list-style-type: none"> ○ Kitchen- Poly-floor or similar ○ Bathroom- ○ Shower Rooms ○ WC's 		X (GLH owned properties) X X X		X (leased properties) X X X	Non- slip flooring to be used in all , Bathrooms, Shower Rooms and WC Rooms The link below shows agreed investment works replacement and upon new installations we should be following this spec. Kitchen & Bathroom Brochure HERE	Keith H
Hot Water Outlet TMV3 valves Supply/fit Thermostatic valves to all hot water outlets when a scalding risk has been identified				X	Identified on water safety inspection or on request from support provider	Matt H
Radiators Valves Supply/fit Thermostatic valves to all radiators.			X		Allows tenant to control heat in individual rooms for comfort and help reduce fuel bills	Matt H
Boilers - Programmable		X			For all new or replacement boilers	Keith H

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Internal / External Decoration		X (GLH) X (Leased)			All GLH owned properties will benefit from Cyclical Decorations (CYC1 – CYC5) to Communal Areas with the exception of Single tenancies All Leased properties will benefit Cyclical Decorations (CYC1 – CYC5) to Communal Areas in accordance to the lease and with the exception of Single tenancies	Keith H
Communal Essential Furniture & White Goods				X	Either provided by head landlord or provided by GLH at start of service with replacement and repairs covered via an eligible service charge	Keith H
Double Glazing		X			Externally beaded windows on leased properties present higher security risk. All GLH owned properties to be fitted with Secure by Design UPVC double glazed units.	Keith H
Glass to BS EN 12150 standard Safety glazing with Kite Mark provided for window glass below 800mm, glazed doors and side screens.			X	X	Depending on risk assessment. NB Could be essential depending on size and height of glazing unit irrespective of tenant - Reviewed accordingly http://www.kitemark.com/resources/pdf/Construction/glassandglazing.pdf	Keith H
Thumb turn locks to all exit doors		X			Unless DOLS in place	Matt H

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<p>Balconies</p> <p>Balconies should be designed with safety in mind, particularly for vulnerable people and provide protection against falling for vulnerable occupants.</p>	X				All balconies should be inspected regularly and maintained to ensure they meet Building Codes and Regulations and compliant with safety and accessibility standards.	Keith H

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GOLDEN LANE HOUSING FIRE SAFETY STANDARD

Fire Alarm / Smoke Detection

The current standard for supported living properties is the existing fire alarm / smoke detection needs to adhere to a Grade D LD1 system (to BS 5839-Part 6 standard) as illustrated below. The only exception with this is if there is an inner room serving the kitchen & dining area or in simple terms if you can only get out of the building from the kitchen and dining area via a living room door, then the inner room can be without detection. However, in most cases there is a requirement to have detection to all rooms except toilets, shower rooms and bathrooms. A heat detector is also required to the kitchen. Smoke detection is not required in the roof void unless it contains specific significant hazards.

Ceilings

Existing lath and plaster ceilings that are in good condition are satisfactory in properties of up to three storeys. In properties of more than three storeys floor/ceiling construction should be upgraded if necessary to achieve a fire resistance of 30 minutes.

Roof voids

Smoke detection is not required in the roof void unless these contain specific significant hazards. Storage in roof voids is prohibited in our service level agreement.

Roof voids are inspected as part of the Fire Risk Assessment

Sprinklers / Misting

Sprinkler or watermist protection will be necessary if there are not sufficient staff available at all times to ensure safe and timely evacuation of residents

Emergency Lighting

Generally not required in single and two story premises, unless as a result of mobility problems with residents needing assistance with escape and the communal circulation space doesn't receive illumination from a street light or other external source at all time during night. Above two storeys this should generally be provided.

Signage

Only required in Sheltered and Extra Care housing with more than one fire exit route

Person centred risk assessment

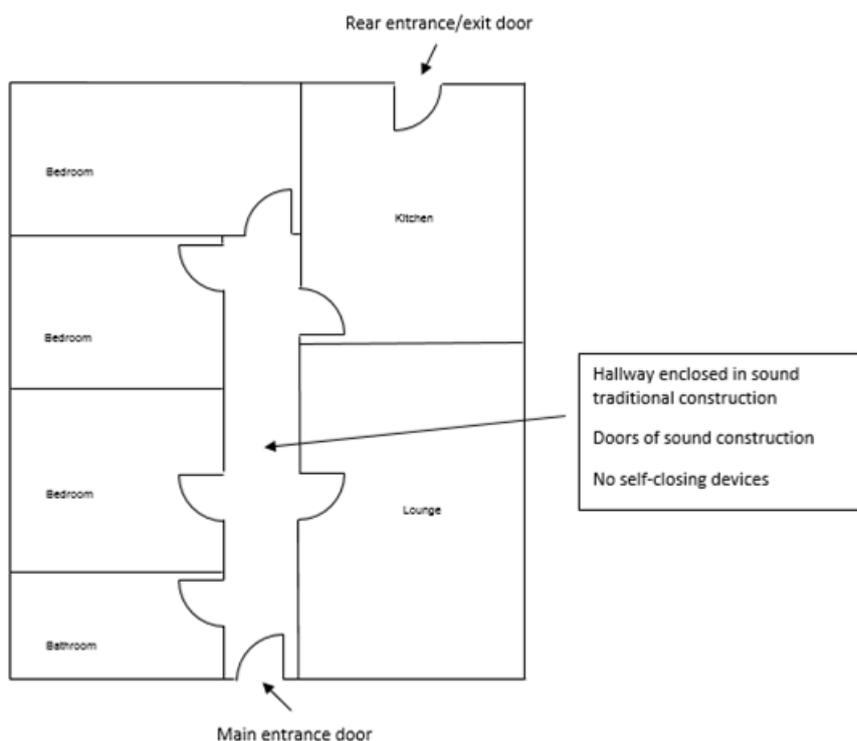
Typically, on many of the supported living properties these are individual residents (or multiple residents) on 24/7 care or care for most of the day when home (if they work). Appropriate PEEP's must be in place for each resident in the event of an emergency. A person-centred fire risk assessment should also be carried out for individuals who are classed as a 'fire risk' to also reduce the risk level.

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Fire Doors

Any fire doors or more commonly a retrofitted solid door need to strictly adhere to the below diagrams. I would anticipate that Supported Living properties are classed as 'high risk' in theory due to disabled occupants being present within the building, however if the property has appropriate detection, doors of sound construction, staff on site, simple means of escape etc, then this will significantly reduce the risk. It is not a requirement to install full FD30S doors (which is a solid 30-minute fire door complete with intumescent strips, smoke seals, fire rated hinges etc) on single or two storey premises, as 'notional' and 'doors of sound construction' are acceptable in this instance.

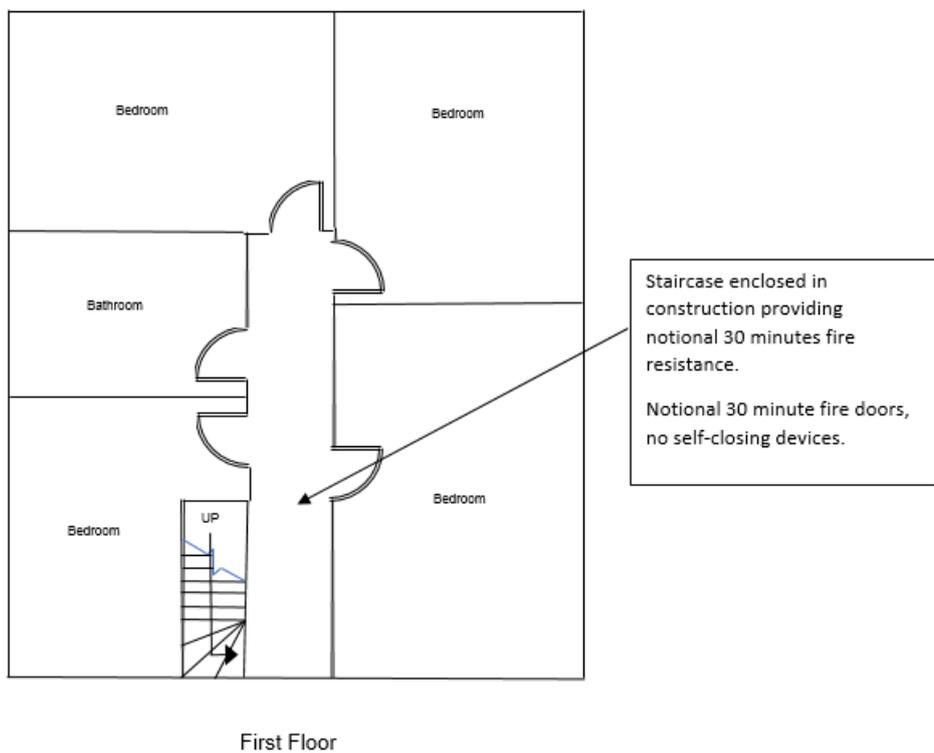
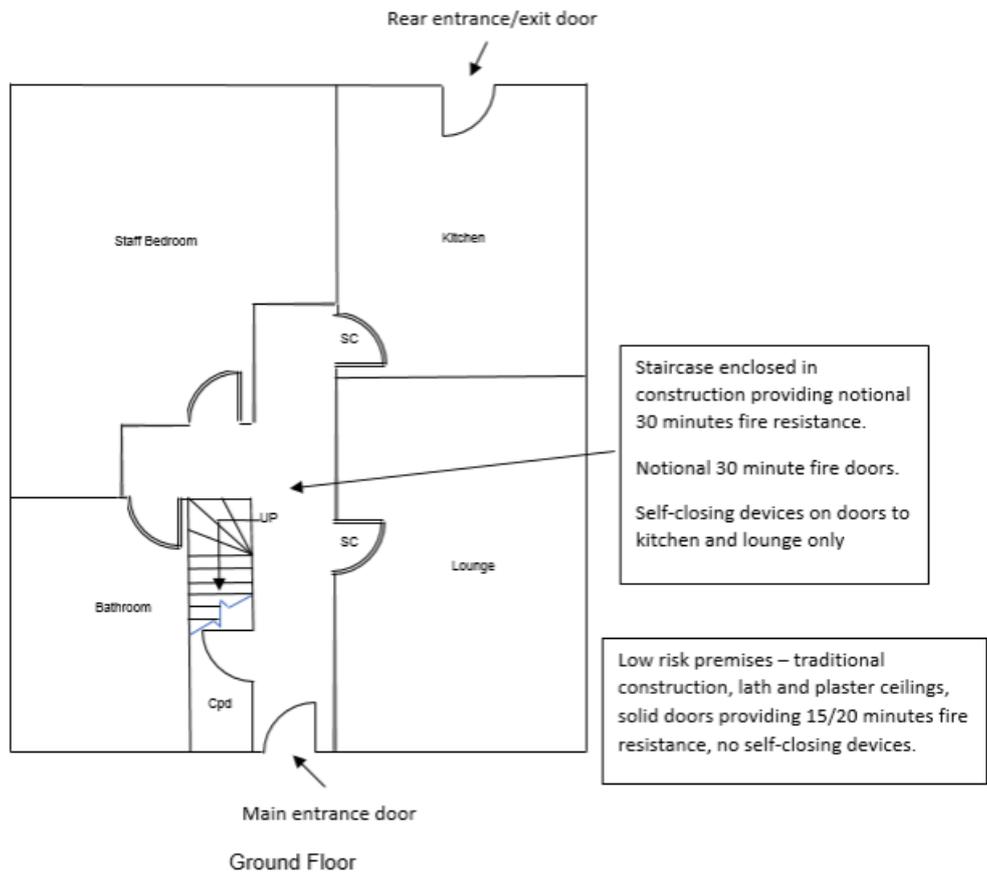
FD30S doors are only required when the property is three storeys, complex and has a prolonged evacuation period. Please refer to the below diagrams for single, two and three Storey Supported Living properties for your reference.



Single storey – Supported Living

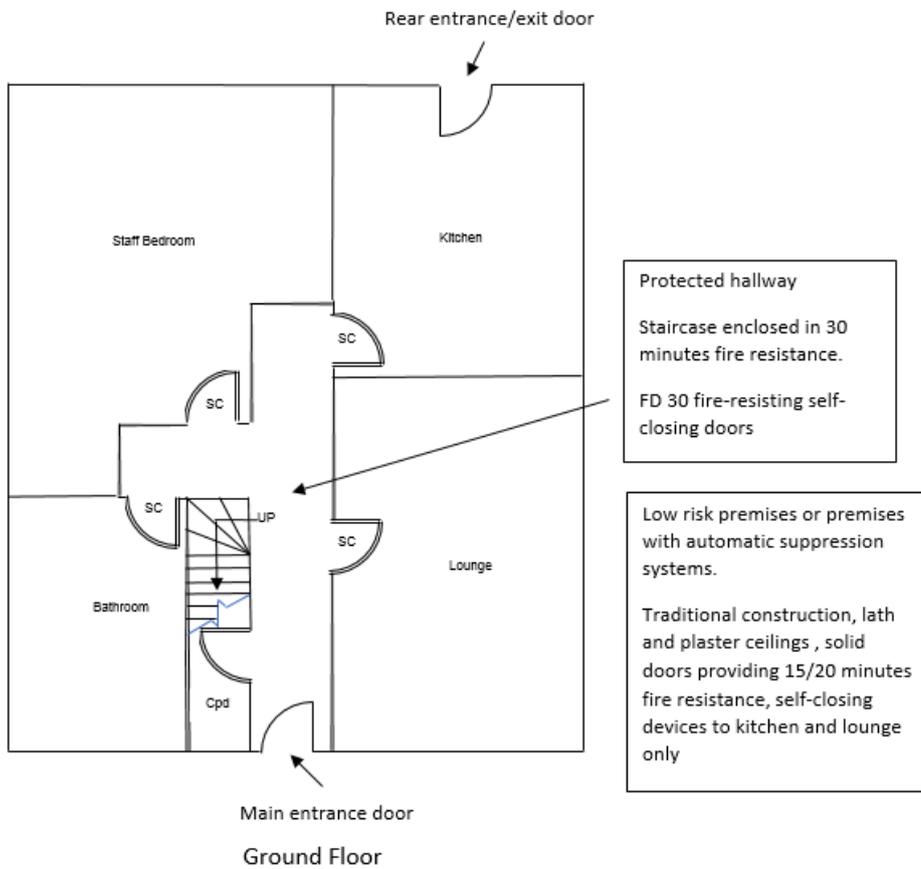
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Two Storey – Supported Living

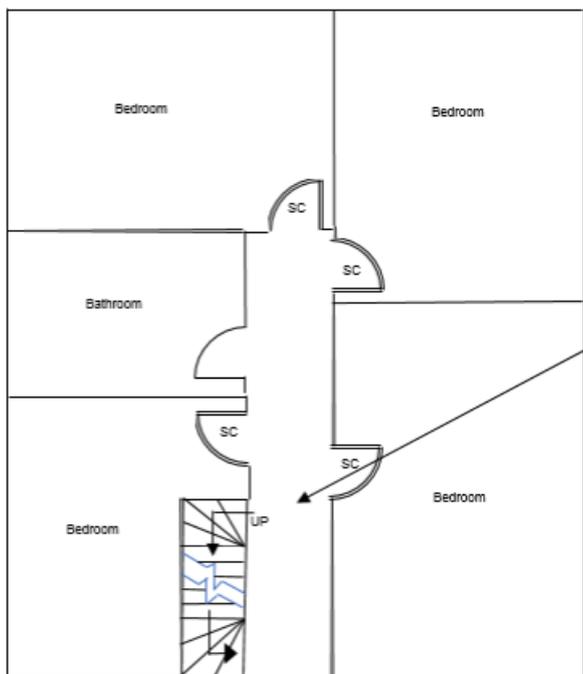


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Three Storey

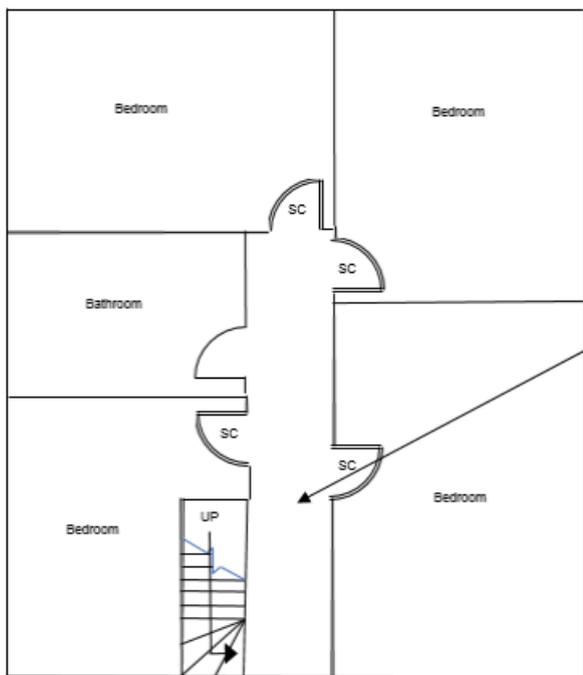


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Protected staircase
Staircase enclosed in 30 minutes fire resistance.
FD 30 fire-resisting self-closing doors

First Floor



Protected staircase
Staircase enclosed in 30 minutes fire resistance.
FD 30 fire resisting self-closing doors

Second Floor

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