



CLIENT

Islington & Shoreditch Housing Association

LOCATION

North and East London

SECTOR

Housing

SERVICES PROVIDED

Fire Risk Assessments (FRAs)
Fire Door Surveys
Building Safety Case (BSC) Assistance
Action Reviews
Compartmentation Surveys

THE CLIENT

Islington & Shoreditch Housing Association (ISHA) is a community-driven housing association with a strong commitment to delivering quality, affordable homes in North and East London. Managing over 2,500 homes, ISHA plays a vital role in creating safe, sustainable housing for its residents.

Fire Risk Assessments and Fire Door Surveys

OUR ROLE

FFT has proudly partnered with Islington and Shoreditch Housing Association (ISHA) for several years, supporting their compliance with Fire & Building Safety Legislation. Initially appointed to carry out Type 3 Fire Risk Assessments (FRAs), our role has grown to include Fire Door Surveys, BSC Assistance, Action Reviews, and Compartmentation Surveys.

Our work includes providing fire safety floor plans for High-Rise Residential Buildings (HRRBs), issuing fire evacuation strategy letters, capturing key door information, and collaborating with specialist manufacturers to install premises information boxes. This support ensures that all fire safety requirements are addressed and communicated to residents.

THE PROJECT

We have built a strong partnership with ISHA over several years, gaining deep knowledge of their stock and identifying areas needing additional access measures, where we provide support with RLO services and resident correspondence. By capturing essential fire safety data, we assess risks and provide actionable recommendations, including remedial actions and cost estimates.

To date, we've completed 2,100 FRAs and 1,000 Fire Door Surveys for ISHA, enhancing fire safety across their properties. Backed by IFE, IFSM, FDIS, and FPA certifications, our team upholds the highest fire safety standards.

Our Assessor, Gizem Duman, who is exclusively dedicated to the ISHA contract, conducts daily Fire Door Surveys, ensuring safety and providing vital insights to support ISHA's strategies.

This collaboration demonstrates our commitment to delivering tailored fire safety solutions and safer homes for residents.



CHALLENGES

A key challenge faced was accessing fire doors in residents' homes while minimising disruption. Careful planning, communication, and advance notification letters ensured inspections proceeded smoothly. Given that we must visit each block quarterly, we recognise the inconvenience this may cause, which is why building strong relationships with residents has been a priority. Gizem, who has taken the lead on this programme, has successfully cultivated these relationships, resulting in a near 100% access rate for FEDs.

Adapting to changing safety legislation has been another challenge. We ensured ISHA's compliance by staying updated on the latest Fire Safety Regulations and Building Safety Act, adjusting our processes, and providing guidance to implement these changes effectively.

TECHNOLOGY

To enhance the efficiency and accuracy of our services, we utilise our in-house developed Fire Door App to conduct Fire Door Surveys for ISHA. This tool streamlines the survey process, enabling our team to collect detailed data efficiently while ensuring no critical elements are overlooked.

The app generates comprehensive, actionable reports that identify necessary repairs and provide costed solutions tailored to each issue. This provides ISHA with clear, data-driven plans for maintaining fire safety compliance.

For ISHA, the use of this technology has resulted in faster results, clearer data, and a seamless process for addressing fire safety concerns. By leveraging this app, we have been able to deliver a high level of precision and reliability in our fire safety services.

THE OUTCOME

Our work has strengthened ISHA's ability to maintain and enhance fire safety standards across its properties. The success of this project has led to the extension of our contract, reflecting ISHA's confidence in FFT's capabilities.



ADDED VALUE

Throughout the project, FFT has offered ISHA consistent guidance on compliance with evolving fire safety legislation. By staying ahead of regulatory changes, we ensured ISHA received the support needed to maintain robust safety standards.



"FFT and Shane Jeeves have been a key part of helping ISHA achieve compliance with the Fire Safety (England) Regulations. From thorough fire risk assessments to clear fire door surveys conducted by Gizem Duman and effective resident communications, their expertise and professionalism have been outstanding. I would highly recommend them".

Jodie Elias, Head of Building Safety at ISHA