QFSM QUALITY FIRE SAFETY MANAGEMENT

Fire Risk Assessment

1-27 Lyme Grove House

Version 5

5 February 2021

Review Date: 5 February 2022

Score: Moderate Risk

Assessor: Richard Willingham

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Action Plan Summary

Task No.	Category	Sub Category	Action Required	Priority	Status	Action Taken	Date Completed
1	Fire Prevention	Electrical	Ensure fixed electrical installations are subject to a five yearly test in accordance with BS 7671. VERSION 3: Fire Safety documentation for the testing and maintenance of electrical installations is held centrally at the ISHA Head Office. The ISHA Neighbourhood Officer has confirmed that these are up to date.	Advisory	Completed		
2	Fire Prevention	Lightning	Any lightning protection should be periodically inspected by a competent person, to the frequency recommended in BS EN 62305. VERSION 3: Fire Safety documentation for the testing and maintenance of fire safety systems including lightening systems is held centrally at the ISHA Head Office. The ISHA Neighbourhood Officer has confirmed that these are up to date.	Advisory	Completed		

3	Detection & Warning	Automatic Fire Detection	The fire alarm engineer who installed the new system should attend the site to demonstrate how the new system operates and is tested. This meeting should include the Waking Watch Officers and the Neighbourhood Service Officer.	High	Identified
4	Escape Routes & Fire Spread	Fire Doors	Repair the following doors to an FD30S standard: Cupboard door in staircase, 7th floor. Version 2 - This task has been completed.	Medium	Completed
5	Fire Prevention	Housekeeping	The storage of combustible items in smoke shafts should be prohibited. VERSION 3: This task has not been remedied and combustibles are still found in this location. VERSION 4: This task has been completed - 2nd photograph provided as evidence.	High	Completed
6	Fire Fighting	Extinguishers	Provide a 6L foam extinguisher for use by the Waking Watch.	Advisory	Identified
7	Fire Fighting	Extinguishers	Provide a 2kg carbon dioxide extinguisher for use by the Waking Watch.	Advisory	Identified

8	Fire Management	Training & Drills	It should be confirmed that the waking-watch personnel meet the waking-watch person specification as detailed in Appendix 4 of the NFCC guidance. Waking-watch personnel should be trained and competent in carrying out an evacuation management role as detailed in Appendix 5 of that guidance.	High	Identified
9	Fire Management	Testing & Maintenance	The fire alarm system should be tested and serviced in line with the recommendations of BS 5839-1. VERSION 3: Fire Safety documentation for the testing and maintenance of fire safety systems is held centrally at the ISHA Head Office. The ISHA Neighbourhood Officer has confirmed that these are up to date.	Medium	Completed
10	Fire Management	Testing & Maintenance	The fire alarm system should be tested and serviced in line with the recommendations of BS 5839-6. VERSION 3: Fire Safety documentation for the testing and maintenance of fire safety systems is held centrally at the ISHA Head Office. The ISHA Neighbourhood Officer has confirmed that these are up to date.	Medium	Completed

11	Fire Management	Testing & Maintenance	The emergency lighting system should be tested and serviced in line with the recommendations of BS 5266. VERSION 3: Fire Safety documentation for the testing and maintenance of fire safety systems is held centrally at the ISHA Head Office. The ISHA Neighbourhood Officer has confirmed that these are up to date.	Medium	Completed
12	Fire Management	Testing & Maintenance	The firefighting lifts should be tested and serviced in accordance with the recommendations of BS 9999. VERSION 3: Fire Safety documentation for the testing and maintenance of fire safety systems is held centrally at the ISHA Head Office. The ISHA Neighbourhood Officer has confirmed that these are up to date.	Medium	Completed
13	Fire Management	Testing & Maintenance	The smoke ventilation system should be tested and serviced in accordance with the recommendations of BS 9999. VERSION 3: Fire Safety documentation for the testing and maintenance of fire safety systems is held centrally at the ISHA Head Office. The ISHA Neighbourhood Officer has confirmed that these are up to date.	Medium	Completed

14	Fire Management	Testing & Maintenance	The fire mains should be tested and serviced in accordance with the recommendations of BS 9990. VERSION 3: Fire Safety documentation for the testing and maintenance of fire safety systems is held centrally at the ISHA Head Office. The ISHA Neighbourhood Officer has confirmed that these are up to date.	Medium	Completed
15	Fire Management	Record Keeping	Fire safety records were not available. It should be ensured that suitable records are kept of testing, maintenance and training. VERSION 3: Fire Safety documentation for the testing and maintenance of fire safety systems is held centrally at the ISHA Head Office. The ISHA Neighbourhood Officer has confirmed that these are up to date.	Advisory	Completed
16	Fire Prevention	Housekeeping	The storage of combustible items in riser cupboards should be prohibited. 3rd floor electrical riser.	Medium	Identified
17	Escape Routes & Fire Spread	Construction and Glazing	Pink intumescent expanding foam should not be used as fire stopping for large penetrations. Suitable fire stopping material should be used. Electrical riser, 1st floor.	Medium	Identified

18	Escape Routes & Fire Spread	Construction and Glazing	Conduct a full Fire stopping survey of the building	Medium	Identified
19	Detection & Warning	Automatic Fire Detection	It should be confirmed that the fire alarm provision throughout the building meets the recommendations of Appendix 2 of the NFCC guidance.	High	Identified

Executive Summary

These premises comprise of 27 flats over seven floors. There are 2 additional flats that are accessed externally on the ground floor.

The main entrance door is security fob operated and opens into a protected lobby the fire alarm panel and smoke vent controls are located.

There is an existing Part 1 L5 system of smoke detectors which operates the AOV.

Version 1 - 8/11/18

Due to the concerns over the ACM cladding an interim fire strategy has been put in place. This includes a 24/7 waking watch and an interim fire alarm system which appears to include heat detectors in the hallway of each flat, a manual call point on the ground floor and a linked Part 6 system which sends an alert to an additional fire alarm panel on the ground floor which is monitored by the waking watch.

There is some confusion with the residents and the waking watch staff as to how this system actually works and is silenced and/or reset.

It is recommended that an urgent meeting is arranged on site with the fire alarm engineer and the waking watch staff, so that the system can be fully explained and tested.

This information can then be passed on to the residents.

Giving consideration to the general fire safety arrangements within the building, and the tasks required as detailed within this report, it is assessed that this building presents a tolerable risk.

Version 2 - 22/5/19

This review was requested by the client to re-assess the risk at these premises following the completion of works to remove some external ACM cladding. As highlighted in Version 1 of this review, a package of interim fire safety measures were introduced once the ACM cladding had been identified. These measures included a 24/7 Waking Watch and the temporary installation of a common fire alarm.

The client has confirmed that the ACM cladding has been removed and replaced with an acceptable alternative but has retained the same exterior finish.

With these works the risk of uncontrolled external fire spread has now been removed and there is no longer a requirement for the ‘Waking Watch’ or the temporary common fire alarm system.

Care should be taken however, when removing or disabling the temporary common fire alarm, not to remove the smoke detection from the staircase or the accommodation corridors as these operate the smoke vents in both areas.

VERSION 3:
As stated in Version 2 of this Fire Risk Assessment, the client has confirmed that the ACM cladding has been removed and replaced with an acceptable alternative but has retained the same exterior finish. However, during this work concerns were raised regarding the building’s exterior wall construction which may not comply with the relevant sections of the Building Regulations. Whilst this is being investigated, the decision has been made to reinstate the 24/7 Waking Watch and the temporary common fire alarm has been left in place.

VERSION 4:
The situation regarding the building and concerns over the external wall construction still remain and to that end the building has a 24/7 waking watch in place, who have the facility to simultaneously actuate all part 6 fire alarms in the building should they feel it is necessary to evacuate the building should a fire develop.

The previous FRA for this building was reviewed prior to this inspection, paying particular attention to any tasks generated by that FRA. During this inspection these tasks were inspected where access was possible, to ascertain if the recommended remedial work had been completed, and comments regarding the progress of any remedial work made accordingly.

Records for the testing and maintenance of fire safety related systems are not kept on site. These are managed centrally and are held at the ISHA Head Office.

The wall, floors and stairs in the common areas are of masonry/concrete construction.

The building was found to be generally well maintained and clear of combustable items in common parts - with the exception of the 3rd floor riser cupboard. It is evident that the community service officers and waking watch are doing a good job of keeping common parts clear.

Fire extinguishers have been provided for the waking watch, although these are 2Kg multi purpose fire extinguishers. It is recommended to enhance this provision with a 6L foam and 2Kg CO2 extinguisher.

Giving consideration to the general fire safety arrangements within the building, and the tasks recommended as detailed within this report, it is assessed that this building presents a moderate risk. This is of course in the main part due to the ongoing concerns regarding the external wall construction. It should be noted however that the interim measures in place are considered reasonable.

VERSION 5:
This desktop review has been conducted by QFSM following the receipt of an intrusive external wall survey report conducted by BB7, issued 25/09/2019.

It has been noted in previous versions of this fire risk assessment that a decision has been made to move to a simultaneous evacuation strategy in the building, and interim measures put in place to support this move such as the provision of a common fire alarm and the provision of a 24/7 waking watch in the building.

The receipt of the report from BB7 allows for further accurate information to be added to this fire risk assessment to support any recommendations made, and to ensure that the interim measures in place meet the recommendations of the NFCC guidance document “Guidance to support a temporary change to simultaneous evacuation strategy in purpose-built blocks of flats” (Third Edition).

The BB7 report concludes that regarding whether there is the correct provision of cavity barriers in the building, the Lyme Grove property does not comply with B3 of the Building Regulations 2010.

BB7 are also of the opinion that private balconies geometry and construction would pose a hazard to health and safety to the occupants of the building, and that on that basis it should be considered to remove and replace the decking material of the private balconies.

The findings of the BB7 report underpin and support the decision for a temporary change to a simultaneous evacuation strategy in this building.

This fire risk assessment recognises the interim measures already in place in the building but also recommends that the NFCC guidance document recommendations are met to fully support a temporary change to a simultaneous evacuation strategy. In particular it should be confirmed that the common fire alarm provided meets the recommendations of Appendix 2 of that document. It should also be confirmed that the waking-watch personal provided meet the waking-watch person specification as detailed in Appendix 4 and that they are able to effectively carry out an evacuation management role as detailed in Appendix 5.

The previous FRA for this building was reviewed prior to this inspection, paying particular attention to any tasks generated by that FRA. During this inspection these tasks were inspected where access was possible, to ascertain if the recommended remedial work had been completed, and comments regarding the progress of any remedial work made accordingly.

It was noted that there remains a number of tasks outstanding from the previous FRA which detail recommended remedial work required to ensure the safety of the building and that it is compliant with relative fire safety regulations and guidance. It is imperative that such remedial work is carried out within the recommended time frames given.

The NFCC guidance “Simultaneous evacuation guidance – guidance to support a temporary change to a simultaneous evacuation strategy in purpose-built blocks of flats” (Third Edition), p14, states that that document was written to provide guidance in response to the growing need for interim measures as a result of concerns over external wall system. It says that there may be some minor fire safety issues identified, but anything above an advisory comment in a fire risk assessment should be addressed as a matter of urgency.

Introduction

This report presents the significant findings of a fire risk assessment carried-out at the premises by QFSM Ltd. The scope, format and limitations of the fire risk assessment have been discussed and agreed with the client.

The scope of the assessment does not include individual dwellings. Notwithstanding any statement or recommendation made with respect to smoke/heat alarms within dwellings, it is always recommended as best practice to ensure that working smoke alarms are provided in all dwellings at least to a BS 5839-6 Category LD3 standard. These should ideally be Grade D alarms (mains powered with integral battery back-up), although Grade F alarms (battery powered only) are a reasonable short term measure.

The report includes an action plan which contains recommended tasks, each with a suggested due date. These due dates are only our suggestions, and may or may not be appropriate, depending on individual circumstances such as financial constraints and requirements of enforcing authorities.

The premises risk score was assessed at the time of the fire risk assessment, and a recommended review date has been provided. The actual level of risk may change over time, as a result of tasks being completed, or new risks arising. Regardless of the review date, the fire risk assessment should be reviewed regularly so as to keep it up to date and particularly if:

• there is reason to suspect that the fire risk assessment is no longer valid; or
• there has been a significant change in the matters to which the fire risk assessment relates.

If you have any queries please contact QFSM Ltd at office@qfsmltd.co.uk.

Premises Details

Building Information

Address line 1	1-27 Lyme Grove House
Town	Hackney
Postcode	E9 6FF
FRA Type	Type 3 – Common parts and flats (non-destructive)

Description

A Type 3 fire risk assessment includes the work involved in a Type 1 fire risk assessment, but goes beyond the scope of the FSO (though not the scope of the Housing Act). This risk assessment considers the arrangements for means of escape and fire detection (ie smoke alarms) within at least a sample of the flats. Within the flats, the inspection is non-destructive, but the fire resistance of doors to rooms is considered.

Measures to prevent fire are not considered unless (eg in the case of maintenance of the electrical and heating installations) the measures are within the control of, for example, the landlord.

A Type 3 fire risk assessment may sometimes be appropriate for rented flats if there is reason to suspect serious risk to residents in the event of a fire in their flats. (This might be, for example, because of the age of the block or reason for suspicion of widespread unauthorised material alterations). This type of fire risk assessment will not be possible in the case of long leasehold flats, as there is normally no right of access for freeholders.

Client	ISHA
Use	Purpose-built, self-contained flats
Number of floors - ground and above	7
Number of flats	27
Number of stair cores	1

Approach to flats	• Via protected lobbies / corridors • Via balconies / decks
Approximate period of construction	2010-2020
Is the top occupied storey over 18 metres above access level?	Yes
Is the external cladding or facade confirmed as non combustible?	Yes

Further details

The exterior of the building was partially cladded which was been identified as ACM, however this has now been removed. There is ongoing concern regarding the provision of cavity barriers within the external wall cavities. Until this is remedied, interim measures including a 24/7 waking watch with the facility to initiate a simultaneous evacuation of the building is in place.

Attention is drawn to the Ministry of Housing, Communities & Local Government Consolidated Advice Note for building owners of multi-storey, multi-occupied residential buildings, dated January 2020 (https://www.gov.uk/government/publications/buildingsafety-advice-for-building-owners-including-fire-doors) (the “Advice Note”).

The Advice Note recommends that building owners should consider the risk of external fire spread as part of the fire risk assessment for multi-occupied residential buildings.
Consideration has been given to this matter within this fire risk assessment. The Advice Note further recommends the assessment of the fire risks of any external wall system, irrespective of the height of the building.

Assessment of the fire risks of external walls and any cladding are excluded from the scope of this current fire risk assessment, as this is outside our expertise. (6) Accordingly, it is strongly recommended that you obtain advice from qualified and competent specialists on the nature of, and fire risks associated with, the external wall construction, including any cladding, of this building.
(6) This exclusion is consistent with advice provided by The Fire Industry Association and is discussed in their guidance note to fire risk assessors on this matter (https://www.fia.uk.com/news/guidance-on-the-issue-of-cladding-and-external-wallconstruction-in-fire-risk-assessments-for-multi-occupied-residential-premises.html).

This assessment by specialists should follow the process set out in the Advice Note and as noted in diagram 1 of that document. This assessment should show how the external wall construction supports the overall intent of Requirement B4(1) in Part B of Schedule 1 to the Building Regulations 2010, namely that “the external walls of the building shall adequately resist the spread of fire over the walls and from one building to another, having regard to the height, use and location of the building”. In this connection, the assessment should address this functional requirement (regardless of the height of the building) and not just the recommendations set out in guidance that supports the Regulations (e.g. Approved Document B under the Regulations). The assessment should not just comprise a statement of either compliance or non-compliance with the functional requirement or the guidance, but should include a clear statement on the level of risk and its acceptability.

This assessment by specialists should take into account a number of factors, including, but not necessarily limited to:
• The type of evacuation strategy used in the building, i.e. Simultaneous, staged, phased or ‘stay put’ and the anticipated evacuation time should evacuation become necessary;
• Suitability of the facilities for firefighting, including firefighting access for the fire and rescue service;
• The construction of the external walls, including any cladding and its method of fixing;
• The presence, and appropriate specification, of cavity barriers;
• The height of the building;
• The vulnerability of residents;

• Exposure of external walls or cladding to an external fire;
• Fire protection measures within the building (e.g. compartmentation, automatic fire suppression, automatic fire detection);

• Apparent quality of construction, or presence of building defects;
• The combustibility of the building structure and the use of modern methods of construction, such as timber framing, CLT etc;
• The location of escape routes;
• The complexity of the building; and
• The premises' emergency plan including an assessment of the adequacy of any staffing levels for the type of evacuation method employed.
The assessment is likely to take account of information on any approval of the building (and alterations to the building) under the Building Regulations, and of information on external wall construction and any cladding available from the Responsible Person (e.g. in operation and maintenance manuals, or handed over for compliance with Regulation 38 of the Building Regulations); It is unlikely that an RICS EWS1 form will provide adequate assurance on its own.

Construction details

The building consists of two joined blocks of residential use. The height of the top occupied floor of Block A exceeds 18 m and is considered to be a high-rise residential building. Block B consists of three story townhouses and is considered to be a low rise building.

Each floor of Block A apart from the ground floor has four flats and these are served by a single stair. There are two exceptions to this, at ground floor there are three flats, plant and ancillary space and at seventh floor there are two flats.

The building frame (elements of structure) is unknown but appears to be reinforced concrete.

External wall details

The building had been identified to have ACM cladding installed on the building, however this has now been removed.

An intrusive investigation into the external walls of this building was carried out by BB7 in September 2019. A report dated the 25th of September 2019 was produced (BB7 ref: MSF 031 REV 3)

The BB7 report identifies that the external walls consist of a brick brick outer leaf with Kingspan TW55 insulation.

The BB7 report is of the opinion that horizontal cavity barriers are not on the correct size and type.

The BB7 report also highlights concerns regarding the fitting of cavity barriers and Fire stopping around flues from apartments.

It is BB7's opinion that the Lyme Grove property does not comply with B3(4) of the Building Regulations 2010.

Are there any private balconies?

Yes

Private balcony details

It is the opinion of BB7 that the vertically stacked balconies with timber decking and no soffit protection will permit fire to spread from balcony to balcony which is not in line with the requirements of the Building Regulations 2010. BB7 are of the opinion that the balconies geometry and construction would pose a hazard to health and safety to the occupants of the building. They recommend that ISHA should consider the removal and replacement of the decking material.

In the interim, residents should be advised about the risks arising from the presence of combustible materials on private balconies. They should make clear that smoking, the use of barbecues and storage of flammable property on balconies can increase that risk. Advice from fire and rescue authorities is also clear that barbecues should not be used on balconies (MHCLG Advice Note on Balconies on Residential Buildings, June 2019)

People

Are there any people especially at risk from fire?	Not Known

Fire Prevention

Electrical

Are electrical installations and appliances free from any obvious defect?	Yes
Are fixed installations periodically inspected and tested?	Not Known
Are portable electrical appliances used?	No

Comments

Documentation regarding the testing and maintenance of fixed electrical installations is held centrally by ISHA. The Neighbourhood Officer has confirmed these are all up to date.

Gas

Are gas installations and appliances free from any obvious defect?	N/A
Is gas equipment protected/located so as not to be prone to accidental damage?	N/A

Comments

There is no gas provision or equipment in the common areas.

Heating

Are fixed heating installations free from any obvious defect?	N/A
Are portable heaters used?	No

Comments

There is no heating provision in the common areas.

Cooking

Does cooking take place on the premises?	No

Comments

Cooking takes place within flats only and does not take place in the common parts.

Arson

Is security against arson reasonable?	Yes
Is there a reasonable absence of external fuels and ignition sources?	Yes

Comments

Access into the building is via a secured main entrance door, and access to each floor via a key fob.

Bin store is external to the building and accessed via a key-pad lock.

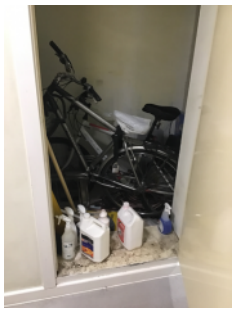
CCTV cameras are installed. Whilst these cameras may have been installed for security purposes they also serve to reduce the risk of deliberate fire setting.

Housekeeping

Is accumulation of combustibles or waste avoided?	No
Are there appropriate storage facilities for combustible & hazardous materials?	Yes

Comments

All common areas appeared clean, tidy and free of combustible items, apart from the third floor electrical riser where there was a small amount of combustible items located.



Combustibles in the base of the smoke shaft.

Building Works

Are there any hot works being carried-out at this time?	No
Are the premises free of any obvious signs of incorrect hot work procedures in the past?	Yes

Smoking

Are there suitable arrangements taken to prevent fires caused by smoking?	Yes

Comments

"No Smoking" signage is provided, and there is no evidence of smoking taking place in the common parts.

Dangerous Substances

Are dangerous substances present, or liable to be present?	No

Lightning

Is a lightning protection system installed?	Yes
Is the lightning protection system free from any obvious defect?	Yes
Is the lightning protection system periodically inspected?	Not Known

Comments

Fire Safety documentation for the testing and maintenance of fire safety systems including lightening systems is held centrally at the ISHA Head Office. The ISHA Neighbourhood Officer has confirmed that these are up to date.

Escape Routes & Fire Spread

Ease of Use

Are exits easily and immediately openable?	Yes
Do fire exits open in direction of escape where necessary?	N/A
Are escape routes unobstructed and safe to use?	Yes
Are there reasonable measures for the evacuation of disabled people?	Yes

Comments

No specific occupancy risk identified. Tenants are a typical cross section of public and would include visitors and contractors. It is assumed occupants are capable of using the means of escape, unaided to reach a place of ultimate safety.

Dimensions

Are travel distances reasonable?	Yes
Is there sufficient exit capacity?	Yes

Comments

There is a single protected staircase with FD30S SC doors on each landing.

Fire Doors

Doors which are expected to be fire resisting:	• Electrical Cupboards • Flats • Risers
Electrical Cupboard Doors	• FD30S (notional)
Flat Doors	• FD30S self-closing (notional)
Riser Doors	• FD30S
Are fire doors to a suitable standard?	Yes
Is there suitable provision of self-closing devices?	Yes
Is there suitable provision of hold-open devices?	N/A
Are doors kept locked where appropriate?	Yes

Comments

During the previous FRA (2018) access was gained into flat 25 to assess the provision and suitability of flat entrance doors. This flat has an entrance door to FD30S SC standard of fire resistance.

The internal means of escape was assessed in this flat as part of that Type 3 Fire Risk Assessment. There is a hallway with doors leading to all internal rooms and the doors would provide a notional 20 minutes fire resistance if closed. The kitchen is located at the furthest point from the entrance door.

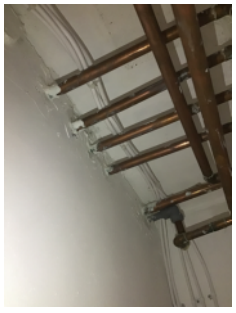
Construction & Glazing

Are escape routes protected with suitable walls and floors?	Yes
Is there adequate compartmentation?	Minor Defects
Is there reasonable limitation of linings that might promote fire spread?	Yes
Glazing which is expected to be fire resisting, inc vision panels and fanlights:	• Staircases
Staircase Glazing	• 30 mins E
Is glazing reasonable and free from any obvious defects?	Yes

Comments

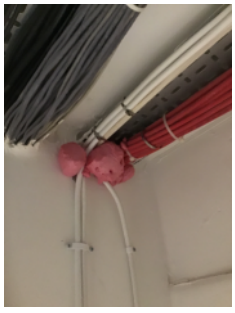
There are full height service riser cupboards on each landing which all have FD30S doors. Inside the cupboard there is evidence of fire stopping having taken place which appears to be in good condition.

Pink intumescent expanding foam should not be used as fire stopping for large penetrations. Suitable fire stopping material should be used.



Example of fire stopping within riser cupboards.

Acid etching on glazing.



Pink intumescent expanding foam should not be used for large penetrations

Dampers, Ducts & Chutes

Are there suitable measures to restrict fire spread via ducts and concealed spaces?	Yes

Comments

No obvious breaches noted.

Smoke Ventilation

Areas where smoke ventilation is expected:	• Corridors • Staircases
Corridors	• Natural Vent into Shaft - Automatic
Staircases	• Natural Vent - Automatic
Is smoke ventilation reasonable and free from any obvious defects?	Yes

AOV

Detection & Warning

Control Equipment

Is an electrical fire alarm system expected?	Yes
Is a fire detection and/or alarm system provided?	Yes
Areas covered	• Flats • Communal areas

Flats

System Category	• BS 5839 Pt1 Category L5 • BS 5839 Pt6 Grade D Category LD1
Cause & Effect	• Sounds alarm in flat of origin • Alerts on-site staff

Communal Areas

System Category	• BS 5839 Pt1 Category L5
Cause & Effect	• Operates smoke ventilation • Unlocks main entrance door

Is the control equipment suitably located?	Yes
Is the control equipment free from any obvious fault or defect?	Yes

Comments

There are two fire alarm panels in this building. One is the original Part 1 system which operates the AOV.

The second fire alarm panel has recently been installed as an interim measure to provide a signal from the individual flat Part 6 systems to the 24/7 waking watch staff who have been provided with the facility to sound the Part 6 alarms throughout the building.

There was some confusion between the residents, the waking watch staff and the Neighbourhood Service Officer about how the system works and is reset.

Each resident has been given a wireless control pad which enables them to silence their alarm if it is a false alarm. From discussion with residents it appears there is confusion about what it does and how it works.

It is recommended that the fire alarm installers visit the site to show the Waking Watch Officers and the Neighbourhood Service Officer how the new system works and is tested. It is also imperative that all residents are fully briefed and understand the interim measures that have been put in place.

Version 2
The ACM has been removed so there is no longer a requirement for the temporary common fire alarm

VERSION 3: As stated in Version 2 of this Fire Risk Assessment, the client has confirmed that the ACM cladding has been removed and replaced with an acceptable alternative but has retained the same exterior finish.

However, during this work concerns were raised regarding the building's exterior wall construction which may not comply with the relevant sections of the Building Regulations. Whilst this is being investigated, the decision has been made to reinstate the 24/7 Waking Watch and the temporary common fire alarm has been left in place.

VERSION 4: The situation remains that the 24/7 Waking Watch are in attendance along with the fire alarm cause and effect as detailed above in previous FRAs.

The fire alarm provision throughout the building should meet the recommendations of Appendix 2 of the NFCC guidance.

Original Part 1 system

New system linking the Part 6 system

Provided manual callpoint

Wireless devices installed in each flat.

Manual Fire Alarms

Are there sufficient means of manually raising an alarm?

Yes

Are manual callpoints appropriately located and free from obvious defect?

Yes

Comments

A single manual call point has been installed on the ground floor which presumably is linked to all of the individual flat Part 6 systems.

Automatic Fire Detection

Is there sufficient provision of automatic fire detection?

Yes

Is the type of automatic fire detection suitable and free from obvious defect?

Yes

Comments

There is some confusion amongst the residents and waking watch staff around the operation of the interim fire alarm system. Residents stated they had not been fully briefed regarding the cause and effect of any fire alarm system, or the action they should take in the event of a fire alarm sounding.

There has been a lot of retro-fitting of additional fire alarm systems but the relevant persons have not been adequately trained in its use or testing regime.

New fire alarm interface key in the off position.

Audibility

Are there adequate means of alerting all relevant persons?

Yes

Firefighting

Fire Extinguishers

Are fire extinguishers expected?	No
Why not?	• Not practicable to train residents • Fire unlikely in communal areas • Vandalism concerns
Are fire extinguishers provided?	Yes
Predominant types of fire extinguisher:	• Dry powder - 2kg
Last test date of extinguishers:	January 2020
Are fire extinguishers readily accessible?	Yes
Is the provision of fire extinguishers reasonable?	No

Comments

The waking watch officers have not been provided with any fire extinguishers.

Considering these officers will be responding immediately on the actuation or any alarm, it is advisable that they are provided with appropriate fire extinguishers and given training on their safe and proper use. This would enable them to effectively extinguish any small fire, or slow the development of any small fire at the time of discovery which would greatly reduce the risk of a major fire developing.

VERSION 3: Following conversation with waking watch officers, it is evident that this has not been actioned.

VERSION 4: The waking watch officers have been provided with 2 x 2Kg multi-purpose (dry powder) fire extinguishers. Whilst this provision is an improvement, these may not be suitable for the risk and it is recommended to provide them with at least a 6L foam and 2Kg CO2 fire extinguisher.

Fixed Systems

Are any fixed systems provided?	No
Is provision of fixed systems reasonable?	Yes

Fire Service Facilities

Are any fire service facilities provided?	Yes
Types of facility	• Dry rising main • Smoke ventilation • Fire fighting lift • Entrance door override
Is provision of fire service facilities reasonable?	Yes

Comments

The firefighter entrance override facility is defective.

Version 2 - This has been rectified.

Lighting

Normal Lighting

Is there adequate lighting of internal escape routes?	Yes
Is there adequate lighting of external escape routes?	Yes
Is there adequate lighting in risk critical areas?	N/A

Emergency Lighting

Method of emergency lighting of internal escape routes:	• Non-maintained emergency lighting (local)
Is this provision reasonable?	Yes
Method of emergency lighting of external escape routes:	• Borrowed light • Non-maintained emergency lighting (local)
Is this provision reasonable?	Yes
Method of emergency lighting of other areas:	• Not applicable
Is this provision reasonable?	Yes

Comments

Although this inspection took place during daylight hours, given the provision of street lighting in the immediate vicinity and lighting provided by surrounding buildings, it is reasonable to assume there would be sufficient borrowed light to aid escape in these areas.

Signs & Notices

Escape Routes

Is escape route signage necessary?	No
Why not?	• Simple escape routes • Routes in ordinary use
Is escape route signage provided?	Yes
Is provision of escape route signage suitable?	Yes

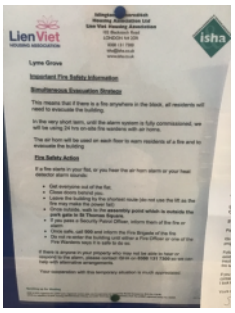
Fire Doors

Is there signage suitable for self-closing fire doors?	Yes
Is there signage suitable for locked fire doors?	Yes
Is there signage suitable for automatic fire doors?	N/A

Other Signs & Notices

Is there suitable signage for fire service facilities?	Yes
Are fire action notices suitable?	Yes
Are there suitable notices for fire extinguishers?	N/A
Is there suitable zone information for the fire alarm system?	N/A

Letter outlining planned ACM cladding removal.



Interim fire action procedures, posted on entrance lobby noticeboard.

Fire Safety Management

Procedures & Arrangements

Current evacuation policy	Simultaneous

Further details

The current procedure is stay put, due to the concerns regarding external wall construction there is an interim procedure where waking watch staff constantly monitor the Part 6 fire alarm systems within the flats and have the facility to sound the fire alarms in every flat if they believe there is a need to evacuate the whole building.

Are fire action procedures suitable and appropriately documented?	Not Known
Are there suitable arrangements for calling the fire service?	Yes
Is there a suitable fire assembly point?	Yes
Are there suitable arrangements for the evacuation of disabled people?	Yes

Comments

No specific occupancy risk identified. Tenants are a typical cross section of public and would include visitors and contractors. It is assumed occupants are capable of using the means of escape, unaided to reach a place of ultimate safety.

Training & Drills

Are staff regularly on the premises?	No
Are employees from outside organisations given appropriate fire safety information?	Yes

Comments

It should be confirmed that the waking-watch personnel meet the waking-watch person specification as detailed in Appendix 4 of the NFCC guidance. Waking-watch personnel should be trained and competent in carrying out an evacuation management role as detailed in Appendix 5 of that guidance.

Testing & Maintenance

Was testing & maintenance information available?	No
Are fire extinguishers subject to suitable test & maintenance?	N/A

Comments

Fire Safety documentation for the testing and maintenance of fire safety systems is held centrally at the ISHA Head Office. The ISHA Neighbourhood Officer has confirmed that these are up to date.

Record Keeping

Were fire safety records available?	No

Comments

Fire Safety documentation for the testing and maintenance of fire safety systems is held centrally at the ISHA Head Office. The ISHA Neighbourhood Officer has confirmed that these are up to date.

Tasks

Task 1

Source Version	1
Category	Fire Prevention
Sub Category	Electrical
Action Required	Ensure fixed electrical installations are subject to a five yearly test in accordance with BS 7671. VERSION 3: Fire Safety documentation for the testing and maintenance of electrical installations is held centrally at the ISHA Head Office. The ISHA Neighbourhood Officer has confirmed that these are up to date.
Priority	Advisory
Status	Completed
Due Date	6 November 2021

Change Log

31/07/2019 09:39:54 RichardWillingham Status changed from Identified to Completed

Task 2

Source Version	1
Category	Fire Prevention
Sub Category	Lightning
Action Required	Any lightning protection should be periodically inspected by a competent person, to the frequency recommended in BS EN 62305. VERSION 3: Fire Safety documentation for the testing and maintenance of fire safety systems including lightening systems is held centrally at the ISHA Head Office. The ISHA Neighbourhood Officer has confirmed that these are up to date.
Priority	Advisory
Status	Completed
Due Date	6 November 2021

Change Log

31/07/2019 09:39:54 RichardWillingham Status changed from Identified to Completed

Task 3

Source Version	1
Category	Detection & Warning
Sub Category	Automatic Fire Detection
Action Required	The fire alarm engineer who installed the new system should attend the site to demonstrate how the new system operates and is tested. This meeting should include the Waking Watch Officers and the Neighbourhood Service Officer.
Priority	High
Status	Identified
Owner	Customer Homes
Due Date	5 December 2018

Change Log

28/05/2019 11:56:32 andy.corby@qfsmltd.co.uk Status changed from Identified to Completed
31/07/2019 09:39:54 RichardWillingham Status changed from Completed to Identified

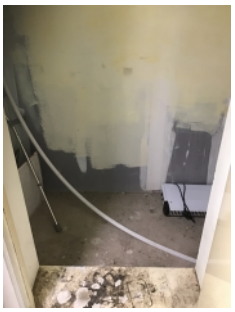
Task 4

Source Version	1
Category	Escape Routes & Fire Spread
Sub Category	Fire Doors
Action Required	Repair the following doors to an FD30S standard: Cupboard door in staircase, 7th floor. Version 2 - This task has been completed.
Priority	Medium
Status	Completed
Due Date	30 January 2019

Change Log

28/05/2019 11:56:32 andy.corby@qfsmltd.co.uk Status changed from Identified to Completed

Task 5



Source Version	1
Category	Fire Prevention
Sub Category	Housekeeping
Action Required	The storage of combustible items in smoke shafts should be prohibited. VERSION 3: This task has not been remedied and combustibles are still found in this location. VERSION 4: This task has been completed - 2nd photograph provided as evidence.
Priority	High
Status	Completed
Owner	Neighbourhood Services
Due Date	5 December 2018

Change Log

28/07/2020 09:15:43 RichardWillingham Status changed from Identified to Completed

Task 6

Source Version	1
Category	Fire Fighting
Sub Category	Extinguishers
Action Required	Provide a 6L foam extinguisher for use by the Waking Watch.
Priority	Advisory
Status	Identified
Owner	Customer Homes
Due Date	7 November 2018

Task 7

Source Version	1
Category	Fire Fighting
Sub Category	Extinguishers
Action Required	Provide a 2kg carbon dioxide extinguisher for use by the Waking Watch.
Priority	Advisory
Status	Identified
Owner	Customer Homes
Due Date	7 November 2018

Task 8

Source Version	1
Category	Fire Management
Sub Category	Training & Drills
Action Required	It should be confirmed that the waking-watch personnel meet the waking-watch person specification as detailed in Appendix 4 of the NFCC guidance. Waking-watch personnel should be trained and competent in carrying out an evacuation management role as detailed in Appendix 5 of that guidance.
Priority	High
Status	Identified
Owner	Customer Homes
Due Date	5 February 2019

Task 9

Source Version	1
Category	Fire Management
Sub Category	Testing & Maintenance
Action Required	The fire alarm system should be tested and serviced in line with the recommendations of BS 5839-1. VERSION 3: Fire Safety documentation for the testing and maintenance of fire safety systems is held centrally at the ISHA Head Office. The ISHA Neighbourhood Officer has confirmed that these are up to date.
Priority	Medium
Status	Completed
Due Date	30 January 2019

Change Log

31/07/2019 09:39:54 RichardWillingham Status changed from Identified to Completed

Task 10

Source Version	1
Category	Fire Management
Sub Category	Testing & Maintenance
Action Required	The fire alarm system should be tested and serviced in line with the recommendations of BS 5839-6. VERSION 3: Fire Safety documentation for the testing and maintenance of fire safety systems is held centrally at the ISHA Head Office. The ISHA Neighbourhood Officer has confirmed that these are up to date.
Priority	Medium
Status	Completed
Due Date	30 January 2019

Change Log

31/07/2019 09:39:54 RichardWillingham Status changed from Identified to Completed

Task 11

Source Version	1
Category	Fire Management
Sub Category	Testing & Maintenance
Action Required	The emergency lighting system should be tested and serviced in line with the recommendations of BS 5266. VERSION 3: Fire Safety documentation for the testing and maintenance of fire safety systems is held centrally at the ISHA Head Office. The ISHA Neighbourhood Officer has confirmed that these are up to date.
Priority	Medium
Status	Completed
Due Date	30 January 2019

Change Log

31/07/2019 09:39:54 RichardWillingham Status changed from Identified to Completed

Task 12

Source Version	1
Category	Fire Management
Sub Category	Testing & Maintenance
Action Required	The firefighting lifts should be tested and serviced in accordance with the recommendations of BS 9999. VERSION 3: Fire Safety documentation for the testing and maintenance of fire safety systems is held centrally at the ISHA Head Office. The ISHA Neighbourhood Officer has confirmed that these are up to date.
Priority	Medium
Status	Completed
Due Date	30 January 2019

Change Log

31/07/2019 09:39:54 RichardWillingham Status changed from Identified to Completed

Task 13

Source Version	1
Category	Fire Management
Sub Category	Testing & Maintenance
Action Required	The smoke ventilation system should be tested and serviced in accordance with the recommendations of BS 9999. VERSION 3: Fire Safety documentation for the testing and maintenance of fire safety systems is held centrally at the ISHA Head Office. The ISHA Neighbourhood Officer has confirmed that these are up to date.
Priority	Medium
Status	Completed
Due Date	30 January 2019

Change Log

31/07/2019 09:39:54 RichardWillingham Status changed from Identified to Completed

Task 14

Source Version	1
Category	Fire Management
Sub Category	Testing & Maintenance
Action Required	The fire mains should be tested and serviced in accordance with the recommendations of BS 9990. VERSION 3: Fire Safety documentation for the testing and maintenance of fire safety systems is held centrally at the ISHA Head Office. The ISHA Neighbourhood Officer has confirmed that these are up to date.
Priority	Medium
Status	Completed
Due Date	30 January 2019

Change Log

31/07/2019 09:39:54 RichardWillingham Status changed from Identified to Completed

Task 15

Source Version	1
Category	Fire Management
Sub Category	Record Keeping
Action Required	Fire safety records were not available. It should be ensured that suitable records are kept of testing, maintenance and training. VERSION 3: Fire Safety documentation for the testing and maintenance of fire safety systems is held centrally at the ISHA Head Office. The ISHA Neighbourhood Officer has confirmed that these are up to date.
Priority	Advisory
Status	Completed
Due Date	7 November 2018

Change Log

31/07/2019 09:39:54 RichardWillingham Status changed from Identified to Completed

Task 16

Source Version	4
Category	Fire Prevention
Sub Category	Housekeeping
Action Required	The storage of combustible items in riser cupboards should be prohibited. 3rd floor electrical riser.
Priority	Medium
Status	Identified
Owner	Neighbourhood Services
Due Date	20 January 2021

Task 17

Source Version	4
Category	Escape Routes & Fire Spread
Sub Category	Construction and Glazing
Action Required	Pink intumescent expanding foam should not be used as fire stopping for large penetrations. Suitable fire stopping material should be used. Electrical riser, 1st floor.
Priority	Medium
Status	Identified
Owner	Customer Homes
Due Date	20 January 2021

Task 18

Source Version	5
Category	Escape Routes & Fire Spread
Sub Category	Construction and Glazing
Action Required	Conduct a full Fire stopping survey of the building
Priority	Medium
Status	Identified
Owner	Customer Homes
Due Date	6 August 2021

Task 19

Source Version	5
Category	Detection & Warning
Sub Category	Automatic Fire Detection
Action Required	It should be confirmed that the fire alarm provision throughout the building meets the recommendations of Appendix 2 of the NFCC guidance.
Priority	High
Status	Identified
Owner	Customer Homes
Due Date	6 May 2021

Risk Score

Risk Score	Moderate Risk
Next Assessment Due	5 February 2022

Likelihood	Potential Consequence		
	Slight Harm	Moderate Harm	Extreme Harm
High	Moderate	Substantial	Intolerable
Medium	Tolerable	**Moderate**	Substantial
Low	Trivial	Tolerable	Moderate

Likelihood

Low	Unusually low likelihood of fire as a result of negligible potential sources of ignition.
Medium	Normal fire hazards (e.g. potential ignition sources) for this type of occupancy, with fire hazards generally subject to appropriate controls (other than minor shortcomings).
High	Lack of adequate controls applied to one or more significant fire hazards, such as to result in significant increase in likelihood of fire.

Consequence

Slight	Outbreak of fire unlikely to result in serious injury or death of any occupant (other than an occupant sleeping in a room in which a fire occurs).
Moderate	Outbreak of fire could foreseeably result in injury (including serious injury) of one or more occupants, but it is unlikely to involve multiple fatalities.
Extreme	Significant potential for serious injury or death of one or more occupants.