Fire Risk Assessment

Holland Dwellings

Version 3

8 March 2021

Review Date: 8 March 2022

Score: Tolerable Risk

Assessor: Richard Willingham

Contents

1 Action Plan Summary 3
2 Executive Summary 10
3 Introduction 12
4 Premises Details 13
5 Fire Prevention 16
6 Escape Routes & Fire Spread 20
7 Detection & Warning 26
8 Firefighting 28
9 Lighting 30
10 Signs & Notices 32
11 Fire Safety Management 34
12 Tasks 36
13 Risk Score 46

Action Plan Summary

Task No.	Category	Sub Category	Action Required	Priority	Status	Action Taken	Date Completed
1	Escape Routes & Fire Spread	Ease of Use	There is a security gate across the entrance door to flats 14, 15 and 16. Residents should be advised of the dangers of locked security gates in the event of a fire to ensure that they are able to exit quickly in an emergency.	Advisory	Identified		

2	Fire Prevention	Housekeeping	Although the amount of combustibles currently in escape routes is not unreasonable, routes should be monitored to ensure the amount of items does not build-up. There were a small amount of combustibles located within the cupboards accessing the rubbish chutes and within the electrical cupboard on the ground floor. The electrical cupboard is located on the ground floor, with direct external access and is imperforate to the escape route and therefore outside of the scope of the FSO, however, it is always advisable to keep electrical cupboards free of combustible items. VERSION 2: Combustibles were still found in these areas at the time of this inspection.	Advisory	Identified
3	Escape Routes & Fire Spread	Construction and Glazing	There is a riser passing through all floors in the common staircase. This riser is enclosed behind boarding which on inspection may reasonably be assumed to afford adequate fire resistance. However, it is damaged in places and should be repaired and properly fire stopped in order to maintain the integrity of the common staircase from smoke or fire. VERSION 2: This task is yet to be completed.	Low	Identified

4	Escape Routes & Fire Spread	Fire Doors	Confirm that flat front doors, inspection of which was not possible, are to an FD30 self-closing standard. Flats 12 and 15.	Medium	Identified
5	Escape Routes & Fire Spread	Ease of Use	VERSION 2 (03.03.2020) The same items are were found in the same location at the time of this inspection (outside flats 1 and 2) VERSION 3: the amount of obstructions in this area has increased since the last inspection and therefore the priority for this task has been raised to a medium priority. The first photograph indicates the amount of obstructions in the previous fire risk assessment, the second photograph shows the amount of obstructions located on this common balcony during this inspection.	Medium	Identified
6	Fire Prevention	Lightning	The lightning protection should be periodically inspected by a competent person, to the frequency recommended in BS EN 62305. VERSION 2 (03.03.20): 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.	Low	Completed

7	Fire Prevention	Electrical	Ensure fixed electrical installations are subject to a five yearly test in accordance with BS 7671. VERSION 2: 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.	Medium	Completed
8	Fire Prevention	Arson	The rubbish bin store at the base of the chute was found to be opened. This is located within the secure gated courtyard so is of relatively low risk, however it is always advisable to lock bin stores, especially those at the base of chutes which serve the floors above.	Low	Identified
9	Fire Management	Testing & Maintenance	The emergency lighting system should be tested and serviced in line with the recommendations of BS 5266. VERSION 2 (03.03.20): 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 mains should be tested and serviced in accordance with the recommendations of BS 9990. VERSION 2 (03.03.20): 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 firefighting lifts should be tested and serviced in accordance with the recommendations of BS 9999. VERSION 2 (03.03.20): 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	Record Keeping	Fire safety records were not available. It should be ensured that suitable records are kept of testing, maintenance and training. VERSION 2 (03.03.20): 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.	Low	Completed

13	Escape Routes & Fire Spread	Construction and Glazing	Conduct a full compartmentation survey of the building, Particularly to confirm the level of vertical compartmentation provided between flats between floor levels.	High	Identified
14	Fire Management	Testing & Maintenance	The fire alarm system within flats should be tested and serviced in line with the recommendations of BS 5839-6.	Advisory	Identified
15	Escape Routes & Fire Spread	Ease of Use	Obstructions should be removed from the escape routes in the following locations: 5th floor, outside flat 12.	Medium	Identified
16	Escape Routes & Fire Spread	Ease of Use	There are electrical cables installed in the common parts which are not adequately suspended. A requirement introduced in 2015 in BS 7671 which covers electrical installations in the UK, states that all new wiring systems are to use metal, rather than plastic, to support cables in escape routes, to prevent their premature collapse in the event of a fire. Should any electrical work be carried out in the common areas in the future then it should be ensured that they comply with this requirement.	Advisory	Identified
17	Fire Fighting	Fire Service Access & Facilities	It is recommended to provide floor numbers at each level to aid firefighters in locating the fire-floor in the event of a fire.	Low	Identified

18	Escape Routes & Fire Spread	Ease of Use	Obstructions should be removed from the escape routes in the following locations: 2nd floor, outside flat 4.	Medium	Identified
19	Fire Prevention	Arson	Do not store combustible materials adjacent to the building.	High	Identified
20	Fire Prevention	Electrical	There are wiring installations to emergency lighting luminaires and lighting units in common areas which are not properly suspended. A requirement introduced in 2015 in BS 7671 which covers electrical installations in the UK, states that all new wiring systems are to use metal, rather than plastic, to support cables in escape routes, to prevent their premature collapse in the event of a fire.	Advisory	Identified
21	Escape Routes & Fire Spread	Construction and Glazing	Provide fire stopping at the following locations: Cable conduit and cables pass through the bin store and then into this riser, at a point which is not fire stopped. It is reasonable to assume therefore that any fire in the bin store would easily spread into this shaft. This should be fire stopped.	High	Identified

Executive Summary

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.

A Type 3 Fire Risk Assessment has been conducted in this building which has considered the arrangements for means of escape and fire detection (i.e. smoke alarms) within at least a sample of the flats.

There are some fire stopping concerns in risers, and within the bin store which should be remedied, and it should be considered to conduct a full fire stopping survey of the building.

As expected, there is no common fire detection and alarm system, which supports the Stay Put strategy appropriate for the building.

Based on those sampled, it is reasonably assumed that all flats are provided with a BS 5839 Part 6 fire alarm system comprising of a mains powered (with integral battery backup) smoke alarm in the hallway, meeting an LD3 installation standard. This meets the minimum expectation for a flat in a purpose built, general needs, block of flats.

There are wiring installations to emergency lighting luminaires and lighting units in common areas which are not properly suspended. A requirement introduced in 2015 in BS 7671 which covers electrical installations in the UK, states that all new wiring systems are to use metal, rather than plastic, to support cables in escape routes, to prevent their premature collapse in the event of a fire.

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.

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 tolerable risk.

VERSION 3:
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 flat entrance door to flat 4 was inspected, it was found that whilst this door has not been marked or certified to current standards, it is a solid wood door and and it is reasonable to assume it would afford a notional 30 minutes of fire resistance. A PERKO type self-closing device is fitted and this was observed to close the door fully on its action.

As expected, there is no common fire detection and alarm system, which supports the Stay Put strategy appropriate for the building, however the flats that have been inspected have been provided with a fire alarm to the recommendations of BS5839-6 LD2 D1.

The standard of housekeeping in some areas of the building was found to be unsatisfactory, with an unacceptable amount of combustible items and obstructions located on common balconies.

As noted in the previous fire risk assessment, there is concern regarding the level of compartmentation provided between flats. It is recommended to conduct a compartmentation survey of this building to ensure adequate compartmentation is provided to support the stay put policy in place. Particularly the vertical compartmentation provided by floors between flats.

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 tolerable risk.

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	Holland Dwellings
Address line 2	Newton Street
Town	Islington
Postcode	WC2B 5EP

FRA Type	Type 3 – Common parts and flats (non-destructive)

Description

A Type 3 fire risk assessment has been conducted at this building, which has gone beyond the scope of the FSO (though not the scope of the Housing Act).

It has considered the arrangements for means of escape and fire detection (i.e. smoke alarms) within at least a sample of the flats. Within the flats, the inspection has been non-destructive, but the fire resistance of doors to rooms has been considered. Within the flats measures to prevent fire have not been considered unless (e.g. in the case of maintenance of the electrical and heating installations) the measures are within the control of, for example, the landlord.

Client	ISHA

Use	Converted, self-contained flats
Number of floors - ground and above	7
Number of flats	16
Number of stair cores	1

Approach to flats	• Via balconies / decks
Approximate period of construction	1980-1990
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 building covers seven floors, ground then 1st to 6th. Flats are accessed via a common balconies from a protected staircase or via a (firefighting) lift.

Construction details

A building of seven floors, of brick construction, with a concrete staircase and balconies.

It is understood that this building was originally built in the 19th Century, and used as affordable rented housing, before being converted to self contained flats in the mid 1980's.

Access gained into flats as part of this Type 3 Fire Risk Assessment revealed that although there is adequate horizontal compartmentation between flats and between flats and common parts, the original timber floors would not provide adequate vertical compartmentation between flats. It is recommended that a full compartmentation survey is carried out throughout this building, to ensure it supports the stay put policy which is currently in place.

Brick/mortar external walls - rear elevation

External walls – side elevation.

External walls – front elevation

Commercial outlets occupying the ground floor of the building.

External wall details

The external walls of this building are of brick/mortar construction with no additional combustible external wall system installed. The uppermost (six) floor has render applied to the external wall, it may be reasonably assumed that this has been applied directly to the original brick wall.

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. 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.

Are there any private balconies?	Yes

Private balcony details

Private balconies are provided on the front elevation. These are constructed of a concrete deck With steel railed up-stand.

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

There were no test labels on electrical installations, or records available to confirm testing of fixed electrical installations.

It should be ensured that fixed electrical installations are subject to a five yearly test in accordance with BS 7671.

VERSION 2 (03.02.2020)

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.

There are wiring installations to emergency lighting luminaires and lighting units which are not properly suspended. A requirement introduced in 2015 in BS 7671 which covers electrical installations in the UK, states that all new wiring systems are to use metal, rather than plastic, to support cables in escape routes, to prevent their premature collapse in the event of a fire.

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 does not take place in the common areas.

Arson

Is security against arson reasonable?	No
Is there a reasonable absence of external fuels and ignition sources?	Yes

Comments

Access to the building is via a secured gate, and then through a secured common entrance door.

The rubbish bin store at the base of the chute was found to be opened. This is located within the secure gated courtyard so is of relatively low risk, however it is always advisable to lock bin stores, especially those at the base of chutes which serve the floors above.

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

CCTV cameras are provided.

Housekeeping

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

Comments

Although the amount of combustibles currently in escape routes is not unreasonable, routes should be monitored to ensure the amount of items does not build-up.

There were a small amount of combustibles located within the cupboards accessing the rubbish chutes and within the electrical cupboard on the ground floor.

The electrical cupboard is located on the ground floor, with direct external access and is imperforate to the escape route and therefore outside of the scope of the FSO, however, it is always advisable to keep electrical cupboards free of combustible items.

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.

“No smoking” signage is provided.

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

The Electricity at Work Regulations state that Lightning Protection systems should be serviced and maintained in accordance with the recommendations of BS EN 62305 at maximum intervals of twelve months. The system, including all lightning conductors and earth grounding installations, should be visually inspected and tested by a suitably qualified electrical engineer.

Escape Routes & Fire Spread

Ease of Use

Are exits easily and immediately openable?	Yes
Do fire exits open in direction of escape where necessary?	Yes
Are escape routes unobstructed and safe to use?	No
Are there reasonable measures for the evacuation of disabled people?	Yes

Comments

There are security gates across the entrance door to flats 14, 15 and 16.

Residents should be advised of the dangers of locked security gates in the event of a fire to ensure that they are able to exit quickly in an emergency.

There is an alternative escape route on the top floor, across to a door with an emergency override device fitted, which provides access to the neighbouring Thurston building. This device was tested at the time of this inspection and was found to function correctly.

There are a number of items located on commons balconies which may present an obstruction to escaping persons in the event of a fire. They should be removed and come and escape routes kept clear of obstructions and combustibles.

There are electrical cables installed in the common parts which are not adequately suspended. A requirement introduced in 2015 in BS 7671 which covers electrical installations in the UK, states that all new wiring systems are to use metal, rather than plastic, to support cables in escape routes, to prevent their premature collapse in the event of a fire. Should any electrical work be carried out in the common areas in the future then it should be ensured that they comply with this requirement.

Security gates across flat entrance doors.

Alternative exit route on roof, through to neighbouring Thurston building.

Exit device provided on main entrance door.

Dimensions

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

Fire Doors

Doors which are expected to be fire resisting:	• Flats • Staircases
Flat Doors	• FD30 self-closing (notional)
Staircase Doors	• FD30 self-closing
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?	N/A

Comments

The ground floor is occupied by separate commercial properties with no access to the flats above. It is reasonably assumed that these are imperforate to the flats above.

There are two flats per floor on the 1st and 2nd floors, and three flats per floor on the 3rd, 4th, 5th and 6th floors.

Access to flats is via common balconies. The entrance doors to flats on the end of these balconies are not required to be fire resisting, however, the entrance doors to flats on the common escape route which need to be passed by escaping residents from other flats should afford at least an FD30SC standard of fire resistance (flats 6, 9, 12 and 15)

As part of this Type 3 Fire Risk Assessment, access was gained into a sample flat to assess the provision and suitability of fire resisting entrance doors, and doors opening onto the entrance hall within flats.

Access was gained into flat 6, and this flat has an entrance door fitted to FD30SC (notional) standard of fire resistance (PERKO type self closing device).

The remainder of flat front doors which are required to be of FD30SC Standard (flats 9, 12 and 15) within the building could not be assessed due to access. However, these all appear to be of the same age, condition and design of those which were accessed and were probably all installed at the same time. It is therefore reasonable to assume that they are of the same fire resisting standard.

The provision and condition of self closing devices and effective door closing action of these doors however could not be assessed and this should be confirmed ensure all doors afford FD30SC standard of fire resistance.

VERSION 2: Access was gained into flat 9, and this flat has an entrance door fitted to FD30SC (notional) standard of fire resistance (PERKO type self closing device).

VERSION 3: Access was gained into flat 4, and this flat has an entrance door fitted to FD30SC (notional) standard of fire resistance (PERKO type self closing device).

Construction & Glazing

Are escape routes protected with suitable walls and floors?	Yes
Is there adequate compartmentation?	No
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:	• Flats • Staircases
Flats Glazing	• Georgian wired
Staircase Glazing	• Georgian wired
Is glazing reasonable and free from any obvious defects?	Yes

Comments

There is a riser passing through all floors in the common staircase. This riser is enclosed behind boarding which on inspection may reasonably be assumed to afford adequate fire resistance. However, it is damaged in places and should be repaired in order to maintain the integrity of the common staircase from smoke or fire.

It should also be noted that cable conduit and cable routes pass through the bin store and then into this riser, at a point which is not fire stopped. It is reasonable to assume therefore that any fire in the bin store would easily spread into this shaft. This should be fire stopped.

Discussion with residents raises some concern concern regarding the vertical compartmentation between flats, and between flats and common parts of the building. It is therefore recommended to conduct a full compartmentation survey of the building.

Dampers, Ducts & Chutes

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

Comments

A rubbish chute serves all floors. The hatches on all levels appeared in good condition and operated effectively.

Example of rubbish chute hatch, in good state of repair.

Smoke Ventilation

Areas where smoke ventilation is expected:	• Staircases
Staircases	• Openable Windows • Openable Doors
Is smoke ventilation reasonable and free from any obvious defects?	Yes

Comments

The staircase is protected on all levels from common balconies by FD30SC fire doors.

There is an openable door on the top floor, giving access to the roof which would provide additional ventilation to the staircase if required.

There are openable windows on each floor which could provide additional ventilation however these are secured with fastenings opened by a non-standard sized budget key.

Given the openable doors at the head of the stairs in addition to the protection to the staircase afforded by fire doors ventilation is considered adequate, however it is advisable to replace these fastenings with more easier opening devices should any future repairs be made on these windows.

Window fastenings - not standard sized key

Detection & Warning

Control Equipment

Is an electrical fire alarm system expected?	No
Why not?	Purpose-built flats
Is a fire detection and/or alarm system provided?	No
Is the control equipment suitably located?	N/A
Is the control equipment free from any obvious fault or defect?	N/A

Manual Fire Alarms

Are there sufficient means of manually raising an alarm?	N/A
Are manual callpoints appropriately located and free from obvious defect?	N/A

Automatic Fire Detection

Is there sufficient provision of automatic fire detection?	N/A
Is the type of automatic fire detection suitable and free from obvious defect?	N/A

Comments

As part of this Type 3 Fire Risk Assessment, access was gained into a sample of flats to assess the provision and suitability of fire alarms.

Access was gained into flat 6, which has been provided with a fire alarm to BS 5839-6 Category LD2 standard.

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.

VERSION 2: Partial access was gained into flat 9, and the resident stated this flat has been provided with a fire alarm to BS 5839-6 Category LD2 standard.

VERSION 3: Partial access was gained into flat 4, and the resident stated this flat has been provided with a fire alarm to BS 5839-6 Category LD2 standard.

Audibility

Are there adequate means of alerting all relevant persons?	N/A

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?	No
Is the provision of fire extinguishers reasonable?	Yes

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 • Fire fighting lift • Entrance door override
Is provision of fire service facilities reasonable?	Yes

Comments

It is recommended to provide floor numbers at each level to aid firefighters in locating the fire-floor in the event of a fire.

Dry riser outlets provided on each floor.

The provided lift is a firefighting lift.

Dry riser inlet provided outside main entrance door.

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:	• Maintained emergency lighting (local) • Non-maintained emergency lighting (local)
Is this provision reasonable?	Yes
Method of emergency lighting of external escape routes:	• Borrowed light
Is this provision reasonable?	Yes
Method of emergency lighting of other areas:	• Borrowed light
Is this provision reasonable?	Yes

Comments

Balconies are in open air, and the staircase has floor to ceiling glazing on each level.

Although this fire risk assessment was carried out during daylight hours, it may be reasonably assumed given the light available from surrounding buildings, street lighting, and lighting provided in the entrance courtyard it would be sufficient to support escape in external areas.

Courtyard lighting

Courtyard lighting.

Maintained EL provided in the staircase.

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?	N/A
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

Fire action notice provided in the ground floor entrance

Fire Safety Management

Procedures & Arrangements

Current evacuation policy	Stay Put

Further details

Although there is a stay put policy in place, there are concerns regarding the compartmentation of the building to support this policy as mentioned previously in this report which should be addressed to ensure there is adequate fire separation to support such a policy.

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

Comments

These are general needs flats and as such no specific occupancy risk is identified. Tenants are presumed to be a typical cross section of public and could include visitors and contractors. It is assumed that all occupants and visitors 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

A Fire Action Notice is provided, which would give employees from outside organisations information regarding action to be taken in the event of a fire.

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 records were not available. It should be ensured that suitable records are kept of testing, maintenance and training.

VERSION 2 (03.03.20): Fire Safety records are held centrally at the ISHA Head Office. The ISHA Neighbourhood Officer has confirmed that these are up to date.

Tasks

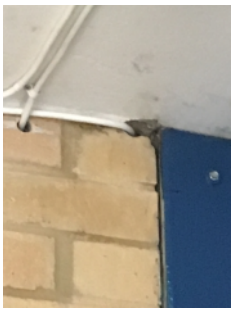
Task 1

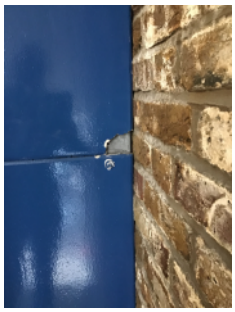
Source Version	1
Category	Escape Routes & Fire Spread
Sub Category	Ease of Use
Action Required	There is a security gate across the entrance door to flats 14, 15 and 16. Residents should be advised of the dangers of locked security gates in the event of a fire to ensure that they are able to exit quickly in an emergency.
Priority	Advisory
Status	Identified
Owner	Neighbourhood Services
Due Date	29 October 2021

Task 2

Source Version	1
Category	Fire Prevention
Sub Category	Housekeeping
Action Required	Although the amount of combustibles currently in escape routes is not unreasonable, routes should be monitored to ensure the amount of items does not build-up. There were a small amount of combustibles located within the cupboards accessing the rubbish chutes and within the electrical cupboard on the ground floor. The electrical cupboard is located on the ground floor, with direct external access and is imperforate to the escape route and therefore outside of the scope of the FSO, however, it is always advisable to keep electrical cupboards free of combustible items. VERSION 2: Combustibles were still found in these areas at the time of this inspection.
Priority	Advisory
Status	Identified
Owner	Neighbourhood Services
Due Date	29 October 2021

Task 3



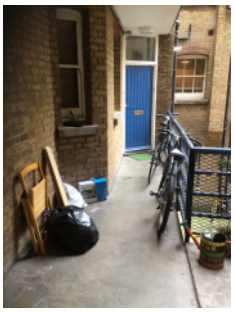


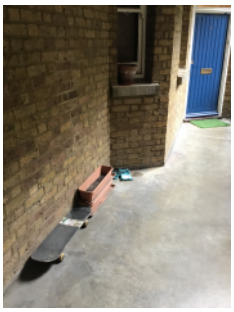
Source Version	1
Category	Escape Routes & Fire Spread
Sub Category	Construction and Glazing
Action Required	There is a riser passing through all floors in the common staircase. This riser is enclosed behind boarding which on inspection may reasonably be assumed to afford adequate fire resistance. However, it is damaged in places and should be repaired and properly fire stopped in order to maintain the integrity of the common staircase from smoke or fire. VERSION 2: This task is yet to be completed.
Priority	Low
Status	Identified
Owner	Customer Homes
Due Date	30 October 2019

Task 4

Source Version	1
Category	Escape Routes & Fire Spread
Sub Category	Fire Doors
Action Required	Confirm that flat front doors, inspection of which was not possible, are to an FD30 self-closing standard. Flats 12 and 15.
Priority	Medium
Status	Identified
Owner	Customer Homes
Due Date	22 January 2019

Task 5





Source Version	1
Category	Escape Routes & Fire Spread
Sub Category	Ease of Use
Action Required	VERSION 2 (03.03.2020) The same items are were found in the same location at the time of this inspection (outside flats 1 and 2) VERSION 3: the amount of obstructions in this area has increased since the last inspection and therefore the priority for this task has been raised to a medium priority. The first photograph indicates the amount of obstructions in the previous fire risk assessment, the second photograph shows the amount of obstructions located on this common balcony during this inspection.
Priority	Medium
Status	Identified
Owner	Neighbourhood Services
Due Date	30 April 2019

Task 6

Source Version	1
Category	Fire Prevention
Sub Category	Lightning
Action Required	The lightning protection should be periodically inspected by a competent person, to the frequency recommended in BS EN 62305. VERSION 2 (03.03.20): 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	Low
Status	Completed
Due Date	30 October 2019

Change Log

04/03/2020 13:49:49 RichardWillingham Status changed from Identified to Completed

Task 7

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 2: 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.
Priority	Medium
Status	Completed
Due Date	22 January 2019

Change Log

04/03/2020 13:49:49 RichardWillingham Status changed from Identified to Completed

Task 8

Source Version	1
Category	Fire Prevention
Sub Category	Arson
Action Required	The rubbish bin store at the base of the chute was found to be opened. This is located within the secure gated courtyard so is of relatively low risk, however it is always advisable to lock bin stores, especially those at the base of chutes which serve the floors above.
Priority	Low
Status	Identified
Owner	Neighbourhood Services
Due Date	30 October 2019

Task 9

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 2 (03.03.20): 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	22 January 2019

Change Log

04/03/2020 13:49:49 RichardWillingham Status changed from Identified to Completed

Task 10

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 2 (03.03.20): 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	22 January 2019

Change Log

04/03/2020 13:49:49 RichardWillingham Status changed from Identified to Completed

Task 11

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 2 (03.03.20): 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	22 January 2019

Change Log

04/03/2020 13:49:49 RichardWillingham Status changed from Identified to Completed

Task 12

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 2 (03.03.20): 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	Low
Status	Completed
Due Date	30 October 2019

Change Log

04/03/2020 13:49:49 RichardWillingham Status changed from Identified to Completed

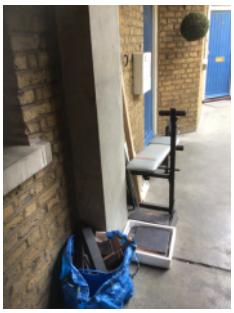
Task 13

Source Version	1
Category	Escape Routes & Fire Spread
Sub Category	Construction and Glazing
Action Required	Conduct a full compartmentation survey of the building, Particularly to confirm the level of vertical compartmentation provided between flats between floor levels.
Priority	High
Status	Identified
Owner	Customer Homes
Due Date	28 January 2019

Task 14

Source Version	1
Category	Fire Management
Sub Category	Testing & Maintenance
Action Required	The fire alarm system within flats should be tested and serviced in line with the recommendations of BS 5839-6.
Priority	Advisory
Status	Identified
Owner	Neighbourhood Services
Due Date	29 October 2020

Task 15



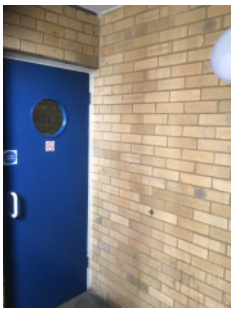
Source Version	3
Category	Escape Routes & Fire Spread
Sub Category	Ease of Use
Action Required	Obstructions should be removed from the escape routes in the following locations: 5th floor, outside flat 12.
Priority	Medium
Status	Identified
Owner	Neighbourhood Services
Due Date	6 September 2021

Task 16

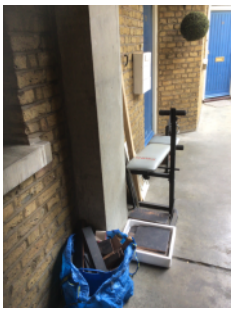
Source Version	3
Category	Escape Routes & Fire Spread
Sub Category	Ease of Use
Action Required	There are electrical cables installed in the common parts which are not adequately suspended. A requirement introduced in 2015 in BS 7671 which covers electrical installations in the UK, states that all new wiring systems are to use metal, rather than plastic, to support cables in escape routes, to prevent their premature collapse in the event of a fire. Should any electrical work be carried out in the common areas in the future then it should be ensured that they comply with this requirement.
Priority	Advisory
Status	Identified
Owner	Neighbourhood Services
Due Date	8 March 2023

Task 17

Source Version	3
Category	Fire Fighting
Sub Category	Fire Service Access & Facilities
Action Required	It is recommended to provide floor numbers at each level to aid firefighters in locating the fire-floor in the event of a fire.
Priority	Low
Status	Identified
Owner	Neighbourhood Services
Due Date	8 March 2022



Task 18



Source Version	3
Category	Escape Routes & Fire Spread
Sub Category	Ease of Use
Action Required	Obstructions should be removed from the escape routes in the following locations: 2nd floor, outside flat 4.
Priority	Medium
Status	Identified
Owner	Neighbourhood Services
Due Date	6 September 2021

Task 19

Source Version	3
Category	Fire Prevention
Sub Category	Arson
Action Required	Do not store combustible materials adjacent to the building.
Priority	High
Status	Identified
Owner	Neighbourhood Services
Due Date	6 June 2021

Task 20

Source Version	2
Category	Fire Prevention
Sub Category	Electrical
Action Required	There are wiring installations to emergency lighting luminaires and lighting units in common areas which are not properly suspended. A requirement introduced in 2015 in BS 7671 which covers electrical installations in the UK, states that all new wiring systems are to use metal, rather than plastic, to support cables in escape routes, to prevent their premature collapse in the event of a fire.
Priority	Advisory
Status	Identified
Owner	Customer Homes
Due Date	3 March 2022

Task 21

Source Version	2
Category	Escape Routes & Fire Spread
Sub Category	Construction and Glazing
Action Required	Provide fire stopping at the following locations: Cable conduit and cables pass through the bin store and then into this riser, at a point which is not fire stopped. It is reasonable to assume therefore that any fire in the bin store would easily spread into this shaft. This should be fire stopped.
Priority	High
Status	Identified
Owner	Customer Homes
Due Date	1 June 2020

Risk Score

Risk Score	Tolerable Risk
Next Assessment Due	8 March 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.