

Fire Risk Assessment

Thurston 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	9
3 Introduction	10
4 Premises Details	11
5 Fire Prevention	14
6 Escape Routes & Fire Spread	17
7 Detection & Warning	21
8 Firefighting	23
9 Lighting	25
10 Signs & Notices	27
11 Fire Safety Management	29
12 Tasks	31
13 Risk Score	41

Action Plan Summary

Task No.	Category	Sub Category	Action Required	Priority	Status	Action Taken	Date Completed
1	Escape Routes & Fire Spread	Ease of Use	<p>There is a security gate across the entrance door to flats 5, 6, 13 and 15.</p> <p>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.</p>	Advisory	Identified		
2	Escape Routes & Fire Spread	Fire Doors	<p>Confirm that flat front doors, inspection of which was not possible, are to an FD30 self-closing standard.</p> <p>Entrance doors to flats 3, 4, 6, 9, 10, 15 and 16</p>	Medium	Identified		
3	Fire Prevention	Lightning	<p>The lightning protection should be periodically inspected by a competent person, to the frequency recommended in BS EN 62305.</p>	Low	Identified		

4	Fire Prevention	Electrical	<p>Ensure fixed electrical installations are subject to a five yearly test in accordance with BS 7671.</p> <p>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.</p>	Medium	Completed
5	Fire Management	Testing & Maintenance	<p>The emergency lighting system should be tested and serviced in line with the recommendations of BS 5266.</p> <p>VERSION 2: 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.</p>	Medium	Completed
6	Fire Management	Testing & Maintenance	<p>The fire mains should be tested and serviced in accordance with the recommendations of BS 9990.</p> <p>VERSION 2: 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.</p>	Medium	Completed

7	Fire Management	Testing & Maintenance	<p>The firefighting lifts should be tested and serviced in accordance with the recommendations of BS 9999.</p> <p>VERSION 2: 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.</p>	Medium	Completed
8	Fire Management	Record Keeping	<p>Fire safety records were not available. It should be ensured that suitable records are kept of testing, maintenance and training.</p> <p>VERSION 2: Fire Safety records are held centrally at the ISHA Head Office. The ISHA Neighbourhood Officer has confirmed that these are up to date.</p>	Low	Completed
9	Fire Prevention	Housekeeping	<p>The storage of combustible items in communal areas is excessive and should be reduced.</p>	Medium	Completed
10	Escape Routes & Fire Spread	Ease of Use	<p>Obstructions should be removed from the escape routes in the following locations:</p> <p>Redundant gas cooker outside flat 14.</p> <p>VERSION 2: This has been removed</p>	Medium	Completed

11	Escape Routes & Fire Spread	Ease of Use	<p>Although the amount of items currently in escape routes is not unreasonable, routes should be monitored to ensure that a build-up of items does not impede escape.</p> <p>2nd floor balcony. Discussion was held with resident regarding this matter and it was confirmed the small number of pot plants is being managed. It should be monitored to ensure it does not build up to a level which may hinder escape from the single flat located at the end of this balcony.</p>	Low	Identified
12	Escape Routes & Fire Spread	Construction and Glazing	<p>Confirm the fanlights above the following doors, which have been boarded, will afford 30 minutes of fire resistance (integrity only):</p> <p>Above entrance doors to flats 3, 4, 6, 7, 9, 10, 12, 13, 15, and 16.</p>	Medium	Identified
13	Escape Routes & Fire Spread	Fire Doors	<p>Adjust the self-closing device on the following doors:</p> <p>Entrance door to flat 13.</p> <p>VERSION 2: It was not possible to access this flat to ascertain if the recommended remedial work has been completed.</p>	Medium	Identified

14	Fire Management	Testing & Maintenance	<p>The fire alarm system within flats should be tested and serviced in line with the recommendations of BS 5839-6.</p> <p>VERSION 2: 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.</p>	Advisory	Completed
15	Fire Prevention	Electrical	Electrical junction box located outside of flat 13 is open and exposing electrical wires within. That should be repaired to prevent further damage to electrical cables.	Low	Identified
16	Escape Routes & Fire Spread	Construction and Glazing	Discussion with residents highlighted some concern regarding regarding the standard of compartmentation between floors (i.e. floors separating flats). It is therefore advised to conduct a compartmentation survey of this building, particularly in these areas.	Advisory	Identified
17	Escape Routes & Fire Spread	Ease of Use	There is an alternative escape route on the top floor, over the roof across to a door with an emergency override device fitted, which provides access to the neighbouring Holland Dwellings. However, there is a key fob lock in place on the door out of Thurston Dwellings. This was found to be defective resulting in this door being open, however, it should be removed and replaced with a suitable override device to ensure this door is available for use at all times without the need for a key or fob.	Medium	Identified

18	Escape Routes & Fire Spread	Ease of Use	<p>Obstructions should be removed from the escape routes in the following locations:</p> <p>Children's scooters located on common balcony of 4th floor.</p> <p>VERSION 3: These same items were found to be present in this location.</p>	Medium	Identified
----	-----------------------------	-------------	---	--------	------------

19	Escape Routes & Fire Spread	Ease of Use	<p>There are a large number of pot plants and planters located on the balcony outside of flat 8. These only affect the escape route from this flat, however, the residents should be advised of the importance of maintaining a clear escape route.</p>	Advisory	Identified
----	-----------------------------	-------------	---	----------	------------

20	Escape Routes & Fire Spread	Construction and Glazing	<p>There is some dry vegetation on the side face of the building. It appears that this may have been cut and has died, but it has resulted in a dry growth over a number of floors. This may promote floor to floor fire spread in the event of a fire and it is advised to have it completely removed.</p>	Low	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.

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.

Due to current government guidelines regarding the current COVID-19 pandemic, access into flats to confirm the provision and standard of fire resisting flat entrance doors, or the provision and standard of fire alarms within flats was not possible. Inspection of flat entrance doors was made by external examination only, taking into account the age and condition of the doors, and where possible referring to previous FRAs where more detailed information regarding flat entrance doors and fire alarm provision may be found.

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 is an alternative escape route on the top floor, over the roof across to a door with an emergency override device fitted, which provides access to the neighbouring Holland Dwellings. However, there is a key fob lock in place on the door out of Thurston Dwellings. This was found to be defective resulting in this door being open, however, it should be removed and replaced with a suitable override device to ensure this door is available for use at all times without the need for a key or fob.

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.

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@qfsm ltd.co.uk.

Premises Details

Building Information

Address line 1	Thurston Dwellings
Address line 2	Newton Street
Town	Islington
Postcode	WC2B 5EP
FRA Type	Type 1 - Common parts only (non-destructive)
Description	<p>A Type 1 fire risk assessment has been conducted at this building. This means the inspection of the building has been non-destructive. As well as considering the arrangements for means of escape, the fire risk assessment has included, where possible, the examination of a sample of flat entrance doors. It has also considered, so far as reasonably practicable, the separating construction between the flats and the common parts without any intrusive examination of construction. This Type of fire risk assessment has not involved entry to flats beyond the area of the flat entrance door.</p>
Client	ISHA
Use	Converted, self-contained flats
Number of floors - ground and above	6
Number of flats	16
Number of stair cores	1

Approach to flats

- Direct from stair
- 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

Six floors with flats accessed from common balconies via a single staircase.

Construction details

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

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.



Dry/dead vegetation on the side of the building should be removed



External walls-rear elevation.

External wall details

The external walls of this building are of brick/mortar construction with no additional combustible external wall system installed.

There is some dry vegetation on the side face of the building. It appears that this may have been cut and has died, but it has resulted in a dry growth over a number of floors. This may promote floor to floor fire spread in the event of a fire and it is advised to have it completely removed.

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?

No

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 test records available to confirm the 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: 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 does not take place in the common areas.

Arson

Is security against arson reasonable?

Yes

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.

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.

Housekeeping

Is accumulation of combustibles or waste avoided?

Yes

Are there appropriate storage facilities for combustible & hazardous materials?

N/A

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

There is no lightning protection visible, However, if there is lightning protection in place it should be periodically inspected by a competent person, to the frequency recommended in BS EN 62305.

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?

Minor Defects

Are there reasonable measures for the evacuation of disabled people?

Yes

Comments

There is a security gate across the entrance door to flats 5, 6, 13 and 15.

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, over the roof across to a door with an emergency override device fitted, which provides access to the neighbouring Holland Dwellings. However, there is a key fob lock in place on the door out of Thurston Dwellings. This was found to be defective resulting in this door being open, however, it should be removed and replaced with a suitable override device to ensure this door is available for use at all times without the need for a key or fob.

There are a large number of pot plants and planters located on the balcony outside of flat 8. These only affect the escape route from this flat, however, the residents should be advised of the importance of maintaining a clear escape route.



Alternative exit route through to neighbouring Holland 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

Flat Doors

- FD30 self-closing (notional)

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

Access to flats is either direct from the staircase, or via balconies.

There is only one flat on each balcony, therefore the entrance doors to these flats are not required to be fire resisting.

However, all flat entrance doors located on the common staircase should afford at least an FD30SC standard of fire resistance.

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 resisting doors where required.

Access was gained into flat 7, and this flat has an entrance door fitted to FD30SC (notional) standard of fire resistance (PERKO type self closing device).

Access was gained into flat 13 which has an FD30SC (notional) door fitted, however the self closing device requires adjustment or replacement to ensure the door closes completely on the action of the self closing device.

The remainder of flat front doors which are required to be of FD30SC Standard (entrance doors to flats 3, 4, 6, 9, 10, 12, 15 and 16) 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 12 which has an FD30SC (notional)door fitted,

Construction & Glazing

Are escape routes protected with suitable walls and floors?

Yes

Is there adequate compartmentation?

Yes

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

- Not confirmed

Staircase Glazing

- Georgian wired

Is glazing reasonable and free from any obvious defects?

Yes

Comments

Fanlights above flat entrance doors have been boarded. It should be confirmed that the boarding affords at least 30 minutes of fire resistance.

Discussion with residents highlighted some concern regarding regarding the standard of compartmentation between floors (i.e. floors separating flats). It is therefore advised to conduct a compartmentation survey of this building, particularly in these areas.

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

• Permanently Open

Is smoke ventilation reasonable and free from any obvious defects?

Yes

Comments

The staircase is open to the balconies and therefore is permanently open.



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 7 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: Access was gained into flat 12 which has been provided with a fire alarm to BS 5839-6 Category LD2 standard.

VERSION 3: Due to current government guidelines regarding the current COVID-19 pandemic, access into flats to confirm the provision and standard of fire alarms within flats was not possible. It may be reasonably assumed that the provision of fire alarms within flats is as noted in the previous versions of this fire risk assessment.

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 advised to provide floor numbers on each level to aid firefighters in locating the fire-floor in the event of a fire.



Dry riser outlets provided on each floor level



The provided lift is a firefighting lift.

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

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.

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



Courtyard lighting



Courtyard lighting.



Non-maintained emergency lighting 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?

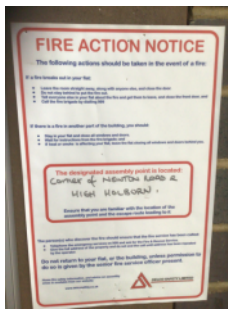
Yes

Are there suitable notices for fire extinguishers?

N/A

Is there suitable zone information for the fire alarm system?

N/A



The provided fire action notice.

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.

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: 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 5, 6, 13 and 15. 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	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. Entrance doors to flats 3, 4, 6, 9, 10, 15 and 16
Priority	Medium
Status	Identified
Owner	Customer Homes
Due Date	22 January 2019

Task 3

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.
Priority	Low
Status	Identified
Owner	Neighbourhood Services
Due Date	30 October 2019

Task 4

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 13:49:52 RichardWillingham Status changed from Identified to Completed

Task 5

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: 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 13:49:52 RichardWillingham Status changed from Identified to Completed

Task 6

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: 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 13:49:52 RichardWillingham Status changed from Identified to Completed

Task 7

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: 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 13:49:52 RichardWillingham Status changed from Identified to Completed

Task 8

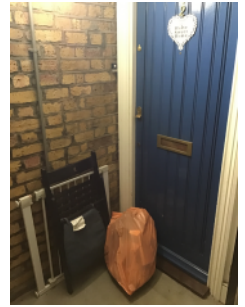
Source Version	1
Category	Fire Management
Sub Category	Record Keeping
Action Required	Fire safety records were not available. It should be ensured that suitable records are kept of testing, maintenance and training. VERSION 2: Fire Safety records are held centrally at the ISHA Head Office. The ISHA Neighbourhood Officer has confirmed that these are up to date.
Priority	Low
Status	Completed
Due Date	30 October 2019

Change Log

04/03/2020 13:49:52 RichardWillingham Status changed from Identified to Completed

Task 9

Source Version	1
Category	Fire Prevention
Sub Category	Housekeeping
Action Required	The storage of combustible items in communal areas is excessive and should be reduced.
Priority	Medium
Status	Completed
Due Date	22 January 2019



Change Log

24/03/2020 11:55:50 RichardWillingham Status changed from Identified to Completed

Task 10

Source Version	1
Category	Escape Routes & Fire Spread
Sub Category	Ease of Use
Action Required	Obstructions should be removed from the escape routes in the following locations: Redundant gas cooker outside flat 14. VERSION 2: This has been removed
Priority	Medium
Status	Completed
Due Date	22 January 2019

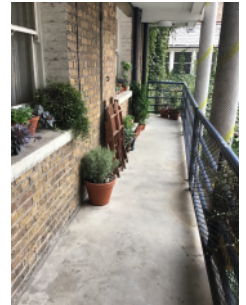


Change Log

04/03/2020 13:49:52 RichardWillingham Status changed from Identified to Completed

Task 11

Source Version	1
Category	Escape Routes & Fire Spread
Sub Category	Ease of Use
Action Required	<p>Although the amount of items currently in escape routes is not unreasonable, routes should be monitored to ensure that a build-up of items does not impede escape.</p> <p>2nd floor balcony. Discussion was held with resident regarding this matter and it was confirmed the small number of pot plants is being managed. It should be monitored to ensure it does not build up to a level which may hinder escape from the single flat located at the end of this balcony.</p>
Priority	Low
Status	Identified
Owner	Neighbourhood Services
Due Date	30 October 2019



Task 12

Source Version	1
Category	Escape Routes & Fire Spread
Sub Category	Construction and Glazing
Action Required	<p>Confirm the fanlights above the following doors, which have been boarded, will afford 30 minutes of fire resistance (integrity only):</p> <p>Above entrance doors to flats 3, 4, 6, 7, 9, 10, 12, 13, 15, and 16.</p>
Priority	Medium
Status	Identified
Owner	Customer Homes
Due Date	22 January 2019



Task 13

Source Version	1
Category	Escape Routes & Fire Spread
Sub Category	Fire Doors
Action Required	Adjust the self-closing device on the following doors: Entrance door to flat 13. VERSION 2: It was not possible to access this flat to ascertain if the recommended remedial work has been completed.
Priority	Medium
Status	Identified
Owner	Customer Homes
Due Date	22 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. VERSION 2: 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	29 October 2020

Change Log

04/03/2020 13:49:52 RichardWillingham Status changed from Identified to Completed

Task 15

Source Version	3
Category	Fire Prevention
Sub Category	Electrical
Action Required	Electrical junction box located outside of flat 13 is open and exposing electrical wires within. That should be repaired to prevent further damage to electrical cables.
Priority	Low
Status	Identified
Owner	Customer Homes
Due Date	8 March 2022



Task 16

Source Version	3
Category	Escape Routes & Fire Spread
Sub Category	Construction and Glazing
Action Required	Discussion with residents highlighted some concern regarding regarding the standard of compartmentation between floors (i.e. floors separating flats). It is therefore advised to conduct a compartmentation survey of this building, particularly in these areas.
Priority	Advisory
Status	Identified
Owner	Customer Homes
Due Date	8 March 2023

Task 17

Source Version	2
Category	Escape Routes & Fire Spread
Sub Category	Ease of Use
Action Required	There is an alternative escape route on the top floor, over the roof across to a door with an emergency override device fitted, which provides access to the neighbouring Holland Dwellings. However, there is a key fob lock in place on the door out of Thurston Dwellings. This was found to be defective resulting in this door being open, however, it should be removed and replaced with a suitable override device to ensure this door is available for use at all times without the need for a key or fob.
Priority	Medium
Status	Identified
Owner	Customer Homes
Due Date	1 September 2020



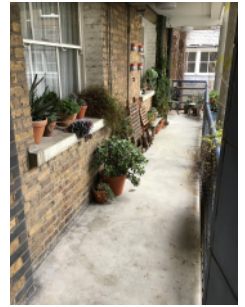
Task 18

Source Version	2
Category	Escape Routes & Fire Spread
Sub Category	Ease of Use
Action Required	Obstructions should be removed from the escape routes in the following locations: Children's scooters located on common balcony of 4th floor. VERSION 3: These same items were found to be present in this location.
Priority	Medium
Status	Identified
Owner	Customer Homes
Due Date	1 September 2020



Task 19

Source Version	2
Category	Escape Routes & Fire Spread
Sub Category	Ease of Use
Action Required	There are a large number of pot plants and planters located on the balcony outside of flat 8. These only affect the escape route from this flat, however, the residents should be advised of the importance of maintaining a clear escape route.
Priority	Advisory
Status	Identified
Owner	Neighbourhood Services
Due Date	3 March 2022



Task 20

Source Version	2
Category	Escape Routes & Fire Spread
Sub Category	Construction and Glazing
Action Required	There is some dry vegetation on the side face of the building. It appears that this may have been cut and has died, but it has resulted in a dry growth over a number of floors. This may promote floor to floor fire spread in the event of a fire and it is advised to have it completely removed.
Priority	Low
Status	Identified
Owner	Customer Homes
Due Date	3 March 2021



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.