

FIRE RISK ASSESSMENT

for the Common Parts
of a Residential Building

at

96 – 118 Corbett Road

Waltham Forest

London

E17 3JZ

On behalf of

Islington & Shoreditch Housing Association
102 Blackstock Road, London, N4 2DR

By

Faithorn Farrell Timms LLP (FFT)

Central Court, 1 Knoll Rise, Orpington, Kent BR6 0JA

Fire Risk Assessment Report



Date of Assessment	14 th August 2018
Recommended Review Date	14 th August 2019
Name of Assessor	Brett Pavlovic MRICS AIFireE MIFSM
Building Address	96 – 118 Corbett Road E17 3JZ

The following fire risk assessment has been conducted on behalf of:

Islington & Shoreditch Housing Association
 102 Blackstock Road
 Islington
 London
 N4 2DR

NOTE: The recommended Review Date was calculated at the time of this assessment. If the risk of this building changes as a result of a significant change in the circumstances then a review date may be required earlier than the one given above.

Contents

Building Description and Use	4
Access to Dwellings.....	5
Types of Fire Risk Assessment	6
Fire Risk Assessment Ratings	8
Fire Risk Assessment Findings	9
Fire Hazards – Identification and Control.....	9
Means of Escape from Fire	11
General Construction and Compartmentation.....	12
Fire Doors.....	14
Emergency Escape Lighting and Signage.....	15
Means of Giving Warning in the Event of Fire.....	16
Means of Extinguishing Fire	16
Procedures and Arrangements.....	17
Training and Skills.....	18
Managing People at Risk.....	19
Testing and Awareness	19
Servicing and Maintenance	19
Fire Risk Assessment of Premises	21
Fire Safety Legislation.....	23
Disclaimer.....	24
Action Plan.....	25

Building Description and Use

Building Description	
Fire Risk Assessment Type	Type 3 Assessment – Communal areas and 10% of flats inspected
Responsible Person	Chief Executive of Islington & Shoreditch Housing Association
Type of premises	General Needs Purpose Built
Age of Building	Circa 1980 – 2000 build
State parts of building assessed or not assessed with details.	<p>Areas accessed – Common areas throughout</p> <p>Areas not accessed – All flats except for flat 110 and some of the riser cupboards</p>
Number of dwellings accessible from communal areas.	12
Number of floors ground and above.	4
Number of floors below ground	0
Number of escape routes / final exits / stairs	1, 1, 1
Evacuation Strategy	Stay Put
Description of Building	<p>Masonry, steel frame and concrete construction with solid concrete intermediate floors and stairs, masonry internal walls and a pitched roof. Access to common areas is via a secure entrance controlled by an intercom system and fire override switch. The main entrance provides direct access to the common stairwell providing access to all floors. Each flat is accessed within the flat lobbies accessed off the common stairwell. Flats 96 – 98 are accessed at ground floor level, flats 100 – 106 at first floor level, flats 108 – 114 at second floor level and flats 116 – 118 at third floor level. A service cupboard and riser cupboard are located within each flat lobby. A passenger lift is located within each lobby providing access to each floor level.</p>

Access to Dwellings

Access to Dwellings

No access was possible nor requested during this assessment. An external visual inspection of the Flat Entrance Doors (FED's) was carried out from the doorstep without full access being possible. This is a Type 3 Fire Risk Assessment.

The following dwellings were fully accessed – flat 110

Types of Fire Risk Assessment

Types of Fire Risk Assessment	
<p>Type 1 FRA Common parts only. Non-Intrusive</p>	<p>A Type 1 fire risk assessment is the basic non-destructive FRA required for the purpose of satisfying the FSO. It will consider the arrangements for means of escape and so forth as well as the examination of at least a sample of flat entrance doors. It also considers, so far as reasonably practicable, the construction between the flats and the common parts without any opening up. However, in this type of FRA, entry to flats beyond the area of the flat entrance door, is not involved. Where there are suspended ceilings in the common parts, it may be appropriate to lift a sample of readily accessible tiles. It will be normal to open a sample of service risers, provided access is practicable at the time of inspection. Unless there is reason to expect serious deficiencies in structural fire protection – such as inadequate compartmentation, or poor fire stopping – a Type 1 inspection will normally be sufficient for most blocks of purpose-built flats. Where doubt exists in relation to these matters, the action plan of a Type 1 fire risk assessment may recommend that one of the other types of fire risk assessment be carried out or that further investigation be carried out by specialists. This should not be a generic recommendation of a Type 1 fire risk assessments; the recommendation should be based on identification of issues that justify reason for doubt.</p>
<p>Type 2 FRA Common Parts + Intrusive and Destructive</p>	<p>A Type 2 fire risk assessment are generally similar to those of a Type 1 fire risk assessment, except that there is a degree of intrusive inspection. A contractor may be required for the purpose of opening up and making good after the inspection. For compartment inspection it may mean access to flats. However, because of the nature of the work, this can often only be carried out in vacant flats. A Type 2 fire risk assessment is usually a one-off exercise, and is recommended only if there is good reason to suspect serious structural deficiencies that could lead to spread of fire beyond the flat of fire origin. The age of the block alone is not generally sufficient to warrant a Type 2 inspection. The need for a Type 2 FRA may sometimes be identified in a Type 1 fire risk assessment, but should not simply be recommended as a matter of course.</p>

Types of Fire Risk Assessment (cont'd)	
<p>Type 3 FRA Common Parts and Flats Non-Intrusive Inspection</p>	<p>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 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 (e.g. 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.</p>
<p>Type 4 FRA Common Parts and Flats Intrusive and Destructive</p>	<p>A Type 4 fire risk assessment has the same scope of work as a Type 3 fire risk assessment, except that there is a degree of destructive inspection, in both the common parts and the flats, carried out on a sampling basis. This will usually necessitate the presence of a contractor for the purpose of opening up construction and making good after the inspection. However, the nature of the work is such that, often, destructive inspection within flats can only be carried out in those that are vacant. This is the most comprehensive fire risk assessment, but will only be appropriate in limited circumstances – such as when a new landlord takes over a block of flats in which the history of works carried out is unknown and there is reason to suspect serious risk to residents from both a fire in their own flats and a fire in neighbours' flats. Note: Before destructive inspection is to be carried out, the risk of disturbing asbestos should be considered (e.g. by examination of the asbestos register)</p>

Fire Risk Assessment Ratings

Ratings of Actions and Recommendations

The table below relates to priorities given to actions and recommendations within this report. Its purpose is to put into some perspective on the timeframe that applies to Actions and to give the Responsible Person some guidance on the which Actions to programme for completion first.

Definitions of given priorities:

<p>Priority 1 Intolerable Risk (Yellow)</p>	<p>Where the combination of likelihood and consequence is such that extreme harm or death will occur and where there is a high threat of an outbreak of fire. Action must be taken to immediately reduce the risk, ideally to a tolerable level. If this cannot be achieved, then consideration must be given to prohibiting or limiting the use of all or part of the premises until such risks can be reduced. A further assessment will be required as soon as the risk is reduced.</p>
<p>Priority 2 Substantial Risk (Red)</p>	<p>Where the combination of likelihood and consequence is high and urgent action must be taken to reduce the risk. Where a fire is highly likely to occur and the spread of fire development would substantially reduce the time taken to safely evacuate.</p>
<p>Priority 3 Moderate Risk (Amber)</p>	<p>At the time of assessment, the facilities or fire safety management is unsatisfactory in some areas. If a fire were to occur the available time needed to evacuate may be reduced by the speed of the development of fire, or by the reaction time of occupants being slower due to the type of persons present e.g. elderly or infirm or where there are large numbers of persons or a complex escape route.</p>
<p>Priority 4 Tolerable Risk (Green)</p>	<p>Where the systems, facilities or management procedures are reasonably satisfactory at the time of the assessment. Escape should be carried out unaided with effective fire safety management procedures in place. Possible minor actions may be required, with a reassessment being conducted at the review stage.</p>
<p>Priority 5 Recommendations (Green)</p>	<p>Predominantly management issues where best practice recommendations are suggested by the Fire Risk Assessor in order that additional safety and assistance can be provided.</p>

Fire Risk Assessment Findings

Section 1) Fire Hazards – Identification and Control

Item	Fire Hazards – Identification and Control	Observations	Recommendations/Actions	Priority
1.01	Are electrical intakes/meter enclosures within the common areas likely to afford a nominal period of fire resistance?	The intake and riser cupboards are enclosed in 30 minute construction with FD30S doors. Minor breaches noted to some of the riser cupboards	Undertake fire stopping to the service and riser cupboards to a 30 minute fire resistant standard	4
1.02	Are doors to any cupboards within the communal areas kept locked shut?	The common doors were locked during the time of inspection	No Action Required.	
1.03	How is refuse handled and stored?	Bins stored away from main entrance door to the front of the building	No Action Required.	
1.04	Is there any unnecessary fire load in close proximity to the building?	None noted at the time of inspection.	No Action Required.	
1.05	Are adequate control measures on place to prevent arson?	Satisfactory measures are in place to prevent arson.	No Action Required.	
1.06	Are common areas free from any other potential ignition sources?	There were no additional sources of ignition.	No Action Required.	
1.07	Are reasonable measures taken to prevent fires as a result of smoking?	No smoking sign displayed within the common areas	No Action Required.	
1.08	Are there any dangerous or hazardous substances stored within the building?	None noted at the time of inspection.	No Action Required.	
1.09	Are portable appliances in use within the building?	No portable appliances in use within the common areas, although may be in use with the flats themselves.	No Action Required.	
1.10	Are gas appliances present within the building and are they in good condition and maintained?	No gas appliances within the common areas, although gas boilers in use within the flats themselves.	No Action Required.	
1.11	Are there any cooking facilities within the building?	No cooking facilities within the common areas, although cooking does take place	No Action Required.	

		within the flats themselves		
1.12	Does the building have a lightning protection system?	Yes, lightning protection system noted	No Action Required.	
1.13	Is the standard of housekeeping satisfactory?	Appears satisfactory	No Action Required.	
1.14	Are combustible materials kept separate from sources of ignition?	Items noted within the intake and riser cupboards	Remove all items from the intake and riser cupboards and ensure the area remains sterile	4
1.15	Are suitable controls in place for controlling contractors working on site?	Not known at the time of inspection.	Where deemed appropriate, a Hot Work Permit will be required and appropriate measures put in place at the commencement of the works. If not already in place then this policy should be adopted.	5
1.16	Any other ignition sources or sources of fuel that require consideration or additional comment?	No test label noted	Ensure the fixed installations are periodically tested in accordance with BS7671	4

Section 2) Fire Protection Methods

Item	Means of Escape from Fire	Observations	Recommendations/Actions	Priority
2.01	Does the building provide a reasonable means of escape in the event of a fire?	Flats exit onto the lobbies and through the main stairwell	No Action Required.	
2.02	Are the final exits easily openable from within the building?	Maglock device noted to the main entrance door, no emergency break glass device noted	Install an emergency break glass device to the main entrance door	4
2.03	Are the escape routes free from the storage of combustible items?	Yes escape routes clear of items	No Action Required.	
2.04	Are the travel distances on the escape routes acceptable?	Travel distances to the lobbies within 4.5m.	No Action Required.	
2.05	Is there a suitable means of ventilating the common areas?	MOV/AOV noted to the common stairwell, no form of ventilation noted to the lobbies , travel distance within 4.5m. Fault noted to the MOV control at ground floor level	Investigate the fault noted to the MOV control at ground floor level	4
2.06	Are residents aware of the buildings evacuation strategy?	The FAN installed confirms an evacuation policy for the building	Install a FAN to the common areas confirm the Stay Put policy for the building	2
2.07	Additional comments on means of escape.	None	No Action Required.	

Item	General Construction and Compartmentation	Observations	Recommendations/Actions	Priority
2.08	Based upon a visual inspection and a degree of sampling as appropriate is the building compartmentation of a reasonable standard?	Compartmentation appears satisfactory from a visual inspection to support a Stay Put policy for the building.	Recommend commissioning a competent person or contractor to undertake a full compartmentation survey for the building to include all the riser cupboards	3
2.09	Based upon a visual inspection and a degree of sampling as appropriate does the building have any external surfaces that could be considered combustible or require any further investigation?	No, the building does not have any external surface that could be considered combustible or require further investigation.	No Action Required.	
2.10	As far as can reasonably be ascertained are fire dampers provided as necessary in ductwork to protect critical means of escape against passage of fire, smoke and combustion products in the early stages of a fire?	N/A	No Action Required.	
2.11	If the building is not purpose built, is it a conversion that is believed to have been converted in accordance with Building Regulations?	Purpose-built building	No Action Required.	
2.12	Do the elements of construction between flats and the common areas i.e. walls, floors, landings, stairwells and ceilings appear from a visual inspection to be in good condition?	Generally the construction within the building appeared in good condition.	No Action Required.	
2.13	Is there a roof void? If so, was it possible to gain access?	No access to roof void	See item 2.14	
2.14	What level of inspection of the roof void was carried out? Was the roof void free from waste items? Were there any sources of ignition?	No access to roof space	Confirm adequate compartmentation is provided to the roof space and ensure the roof space remains clear of all items	4
2.15	Is there separation between flats that provides effective compartmentation?	Yes, from a visual inspection only. See 2.08.	No Action Required.	

2.16	Are there any further deficiencies observed or any further comment on the measures to limit fire spread?	Adequate fire resisting construction noted within the flats inspected	No Action Required.	
------	--	---	---------------------	--

Item	Fire Doors	Observations	Recommendations/Actions	Priority
2.17	Do the Fire Doors appear to offer adequate fire and smoke resistance? Where are fire doors expected?	<p>The entrance door inspected appeared to be to a FD30(S) SC standard. No access to remaining flats but FEDs appeared to be of similar construction.</p> <p>The riser and service cupboard doors are to a FD30S standard. The lobby doors are to a FD30(S) SC standard with fire rated glazing</p> <p>Some of the lobby doors were not closing correctly during the time of inspection.</p>	<p>Ease and adjust the lobby doors to ensure they close correctly when not in use.</p> <p>Recommend periodic checks are carried out on all fire doors to ensure they close fully with a maximum gap of 4mm between the door and frame. Repair/replace any inadequate fire doors.</p> <p>Any new doorset installations will be installed as per manufacturer's installation instructions. Doors to be factory finished in colour to be specified. Door to be factory hung and fitted with all ironmongery relevant to door tested to BS 476 Part 22 & 31.1 and/or BS EN 1634-1. Door to be supplied with copy of manufacture certification and door labelled or plugged to show compliance. Ironmongery to include 3No steel hinges CE marked and compliant with BS EN 1935; a self-closing device compliant with BS EN1154; a five lever mortice lock with keyless exit from the inside compliant with BS EN 12209 and BS EN 1634-1; an intumescent letter plate tested to BS 476-20/22 and door numerals. Doorset to be complete with architraves both sides and installed by a third party</p>	2

			certified installer and to include certificate of compliance.	
2.18	Are the fire doors self-closing and are they fitted with intumescent strips and smoke seals?	Self closing device noted to the flat entrance door and lobby doors. Strips and seals noted to all common doors inspected.	Recommend management implement a programme of works to confirm each flat entrance door is fitted with an overhead self closing device in accordance with BS EN 1154.	2
2.19	Are the Fire Doors certified to FD30s standard?	No Certification was present at the time of inspection.	See 2.17	
2.20	Are there any further significant comments on the Fire Doors within the building?	Excessive gaps noted between the floor and the bottom rail of a number of common area doors	Recommend the excessive gap noted between the floor and bottom rail of a number of common area doors is reduced to a maximum 4mm gap, install additional bottom rails or replace doors	2
Item	Emergency Escape Lighting and Signage	Observations	Recommendations/Actions	Priority
2.21	Is there a reasonable standard of emergency escape lighting installed within the building? (Visual only without a test of illuminance or British Standard check)	Emergency lighting noted to the common stairwell and lobby	No Action Required.	
2.22	Does the emergency escape lighting include illuminated signage?	No	No Action Required.	
2.23	Is there a reasonable standard of fire safety signage throughout the building?	Fire door signage noted	No Action Required.	

Item	Means of Giving Warning in the Event of Fire	Observations	Recommendations/Actions	Priority
2.24	Is there an Automatic Fire Protection provided within the building?	No common AFD system noted	No Action Required.	
2.25	To what extent is AFD provided within the building? (Does this include BS 5839-1 or BS 5839-6 or both?)	LD3 Grade D Part 6 system within the flat inspected, including smoke detector within the hallway and heat detector within the kitchen.	Recommend checking all flats to confirm the provision and working condition of at least Grade D LD3 smoke alarm systems to BS5839 Part 6	4
2.26	Is the extent of the AFDS appropriate for the occupancy and the risk?	No, see item 2.24	See item 2.24	
2.27	Is there a remote transmission of the alarm signal?	No – deemed satisfactory.	No Action Required.	
Item	Means of Extinguishing Fire	Observations	Recommendations/Actions	Priority
2.28	Is there any form of Fire Suppression System (FSS) provided within the building?	There is no suppression system installed.	No Action Required.	
2.29	If present, to what extent and what type is the FSS provided within the building?	Not applicable	No Action Required.	
2.30	Is there a reasonable provision of Portable Fire Extinguishers within the building?	Yes, extinguishers not required in General Needs purpose-built building	No Action Required.	
2.31	Are all portable extinguishers readily accessible?	Not applicable.	No Action Required.	
2.32	Are hose reels provided within the building?	No	No Action Required.	
2.33	Any further comments or deficiencies observed. Dry risers installed and tested?	No further comments made.	No Action Required.	

Section 3) Management of Fire Safety

Item	Procedures and Arrangements	Observations	Recommendations/Actions	Priority
3.01	Is there a suitable record of the Fire Safety Arrangements available on site? (If not on site where can this be found)	No Fire Safety records available on site.	Management to confirm fire safety records are available and held in a central location (head office).	4
3.02	Are procedures in the event of fire appropriate and properly documented? What is the Evacuation Policy?	The evacuation policy is 'Stay Put'.	No Action Required.	
3.03	Are there suitable arrangements for summoning the Fire and Rescue service?	Yes, dial 999	No Action Required.	
3.04	Are there suitable arrangements to provide relevant information, including that relating to hazards to fire-fighters?	Not known. See 3.01	No Action Required.	
3.05	Is there a suitable fire assembly point(s)?	Yes	No Action Required.	
3.06	Are there suitable arrangements for ensuring that the premises have been evacuated?	Not known. General Needs building so occupants assumed to be typical of the general population	No Action Required.	
3.07	Are there adequate procedures for evacuation of any disabled people who are likely to be present?	Not known. General Needs building so occupants assumed to be typical of the general population	No Action Required.	
3.08	Persons nominated and trained to use fire extinguishing appliances?	Not applicable.	No Action Required.	
3.09	Persons nominated and trained to assist with evacuation, including evacuation of disabled people?	Not applicable.	No Action Required.	
3.10	Appropriate liaison with fire and rescue service (e.g. by fire and rescue service crews visiting for familiarization visits)?	It is understood Islington & Shoreditch Housing Association regularly liaise with the fire brigade where/when appropriate. Records should be kept.	No Action Required.	

Item	Training and Skills	Observations	Recommendations/Actions	Priority
3.11	Are all staff given adequate fire safety instruction and training on induction and is refresher training given at regular intervals?	Not applicable. No staff on site. General Needs purpose-built building.	No Action Required.	
3.12	Does the training include Fire Risk in the Premises?	Not applicable.	No Action Required.	
3.13	Does the training include fire safety measures on the premises?	Not applicable.	No Action Required.	
3.14	Does the training include what action to take in the event of fire?	Not applicable.	No Action Required.	
3.15	Does the training include what action to take on hearing the fire alarm signal? (If any)	Not applicable.	No Action Required.	
3.16	Does the training include the method of operation of manual call points?	Not applicable.	No Action Required.	
3.17	Does the training include the location and use of fire extinguishers?	Not applicable.	No Action Required.	
3.18	Does the training include the means for summoning the fire and rescue service?	Not applicable.	No Action Required.	
3.19	Does the training include the identity of persons nominated to assist with evacuation?	Not applicable.	No Action Required.	
3.20	Are fire drills carried out at appropriate intervals?	Not applicable.	No Action Required.	
3.21	Are contractors provided with appropriate information on fire risks and general fire precautions and given adequate instruction.	Not known	Management to confirm any contractors are provided with appropriate information on fire risks, general fire precautions and given adequate instruction	4

Section 3) Management of Fire Safety

Item	Managing People at Risk	Observations	Recommendations/Actions	Priority
3.22	Are there staff employed in or around the premises and in remote areas or do they work alone?	Not applicable. No staff on site.	No Action Required.	
3.23	Are the staff who are working in or around the building provided with basic fire safety awareness training?	Not applicable	No Action Required.	
3.23	Are residents in the building informed of how to evacuate the building in an emergency?	Not Known, see FAN recommendation	No Action Required.	
3.24	Are there any residents who cannot make an escape unaided? Are there disabled residents?	Not known	No Action Required.	
3.25	Are there any other issues or comments on managing people at risk?	No further comments made.	No Action Required.	
Item	Testing and Awareness	Observations	Recommendations/Actions	Priority
3.26	Are regular fire safety checks of escape routes, fire doors etc. undertaken and recorded?	Not known	Management to confirm regular fire safety checks of escape routes, fire doors etc. are undertaken and recorded	4
3.27	Is there a system in place for recording the frequency of these checks?	See 3.26	No Action Required.	
3.28	Any further comment on Testing and Awareness?	No further comments made	No Action Required.	

Item	Servicing and Maintenance	Observations	Recommendations/Actions	Priority
3.29	Are the premises generally in a satisfactory state of repair based upon a visual inspection?	The building appeared to be in a reasonable state of repair	No Action Required.	

3.30	Was there written evidence of, the weekly testing and periodic servicing of the AFDS?	Not applicable.	No Action Required.	
3.31	Was there written evidence of, the monthly and annual testing routines for the Emergency Escape Lighting installation?	None available at the time of inspection.	No Action Required.	
3.32	Was there written evidence of, annual maintenance of extinguishing appliances and installations?	Not applicable.	No Action Required.	
3.33	Was there written evidence of a general periodic inspection of escape staircase?	Not applicable	No Action Required.	
3.34	Was there evidence of weekly and monthly testing, six monthly inspection and annual testing of fire-fighting lifts where present?	Not applicable	No Action Required.	
3.35	Was there evidence of, routine checks of fire doors, final exit doors and/or security fastenings?	See 3.26	No Action Required.	
3.36	Was there evidence of records relating to Fire Drills, Fire Training, and any other testing documentation as detailed above?	Not applicable	No Action Required.	

Fire Risk Assessment of Premises

The following simple fire risk level estimator is based on a commonly used health and safety risk level estimator.

Likelihood of Fire	Potential Consequences of Fire		
	Slight Harm	Moderate Harm	Extreme Harm
Low	Trivial Risk	Tolerable Risk	Moderate Risk
Medium	Tolerable Risk	Moderate Risk	Substantial Risk
High	Moderate Risk	Substantial Risk	Intolerable Risk

Taking into account the fire prevention measures observed at the time of this risk assessment, it is considered that the hazard from fire (likelihood of fire) at these premises is:

Medium

In this context, a definition of the above terms is as follows:

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.

Taking into account the nature of the premises and the occupants, as well as the fire protection and procedural arrangements observed at the time of this fire risk assessment, it is considered that the consequences for life safety in the event of fire would be:

Moderate

In this context, a definition of the above terms is as follows:

Slight harm: 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 harm: 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 harm: Significant potential for serious injury or death of one or more occupants.

Accordingly, it is considered that the risk to life from fire at these premises is:

Moderate

A suitable risk-based control plan should involve effort and urgency that is proportional to risk. The following risk-based control plan is based on one that has been advocated for general health and safety risks:

Risk Level	Action and Timescale
Trivial 5	No action is required and no detailed records need be kept. These actions can be classed as recommendations at the discretion of the Responsible Person.
Tolerable 4	No major additional fire precautions required. However, there might be a need for reasonably practicable improvements that involve minor or limited cost.
Moderate 3	It is essential that efforts are made to reduce the risk. Risk reduction measures, which should take cost into account, should be implemented within a defined time period. Where moderate risk is associated with consequences that constitute extreme harm, further assessment might be required to establish more precisely the likelihood of harm as a basis for determining the priority for improved control measures.
Substantial 2	Considerable resources might have to be allocated to reduce the risk. If the premises are unoccupied, it should not be occupied until the risk has been reduced. If the premises are occupied, urgent action should be taken.
Intolerable 1	Premises (or relevant area) should not be occupied until the risk is reduced.

Note that, although the purpose of this section is to place the fire risk into context, the above approach to fire risk assessment is subjective and for guidance only. All hazards and deficiencies identified in this report should be addressed by implementing all recommendations contained in the following action plan. This fire risk assessment should be reviewed regularly.

The table above is produced to allow the responsible person a guide to determine which risks should be addressed first and how best to allocate resources. Easy actions, for example closing wedged open fire doors, should be carried out quickly. More difficult actions to resolve that may result in alteration to building fabric etc, should be programmed depending on their severity and difficulty to resolve. The amount of resources allocated to an action is dependent on risk.

The responsible persons may decide that the consequence, resources required and the practicality of resolving the risk may be too high compared to their perception of the risk. These observations should be recorded so that the reasons for not completing It is obviously strongly recommended that the higher risk recommendations are resolved and not just 'justified.'

Fire Safety Legislation

Regulatory Reform (Fire Safety) Order 2005 (the 'Fire Safety Order')

This fire risk assessment has been carried out on behalf of the named person on page 4 of this Fire Risk Assessment and as Responsible Person, as defined in Article 3 of the Regulatory Reform (Fire Safety) Order 2005, and/or being the person having control, to any extent, of the premises as occupier or otherwise. It is intended to assist you in compliance with Article 9 of the Fire Safety Order, which requires that a risk assessment be carried out.

It is important that you study this fire risk assessment and understand its contents. The fire risk assessment includes an Action Plan, which sets out the measures that it considers necessary for you to take to satisfy the requirements of the Fire Safety Order and to protect relevant persons (as defined in the Order) from fire.

Relevant persons are primarily everyone who is, or may be, lawfully in the building, but include certain persons in the vicinity of the building. It is particularly important that you study the Action Plan. If any recommendation in the Action Plan is unclear you should request further advice.

The Fire Safety Order requires that you make arrangements for the effective planning, organization, control, monitoring and review of the preventive and protective measures. These are the measures that have been identified within this Fire Risk Assessment as the general fire precautions you need to take to comply with the Fire Safety Order.

You must record the above arrangements if:

- (a) You employ five or more employees in your undertaking (regardless of where they are employed);
- (b) A licence or registration under other legislation is in force; or
- (c) An alterations notice is in force requiring a record to be kept.

This Fire Risk Assessment is not the record of the fire safety arrangements to which the Fire Safety Order refers, although much of the information contained in this fire risk assessment will coincide with the information in that record. You should, however, ensure that there is a record of the fire safety arrangements; adequate to comply with Article 11(2) of the Fire Safety Order, and that it is kept up to date. Consideration will have been given, in carrying out this fire risk assessment, to the records that exist in this respect.

The Fire Safety Order also requires that you appoint one or more competent persons to assist you in undertaking the general fire precautions described above. Where there is a competent person in your employment, you must, under Article 18(8) of the Fire Safety Order, appoint that person in preference to a competent person not in your employment.

This fire risk assessment has considered dangerous substances that are used or stored in your premises, only to the extent necessary to determine the adequacy of the general fire precautions (as defined in Article 4 of the Fire Safety Order) and to advise you accordingly. If dangerous substances are used or stored in your premises, you should ensure that a risk assessment of the relevant work activities has been carried out to enable you to comply with the Dangerous Substances and Explosive Atmospheres Regulations 2002. This fire risk assessment does not consider special, technical or organizational measures that are required to be taken or observed in connection with the use or storage of any dangerous substance. More generally, this fire risk assessment forms only a foundation for management of fire safety in your premises and compliance with the Fire Safety Order. It is strongly recommended that you obtain a copy of the Fire Safety Order if you do not already have ready access to a copy. It may be obtained from the Stationery Office or freely downloaded from www.opsi.gov.uk/si/si2005/20051541.htm

Disclaimer

The Regulatory Reform (Fire Safety) Order 2005 provides for a minimum fire safety standard and this Fire Risk Assessment (FRA) provides relevant advice on compliance with this statutory requirement.

The observations and recommendations within this Fire Risk Assessment are only pertinent to the conditions at the time of the Assessment. Regular inspections and reviews of this Fire Risk Assessment are required to ensure standards are maintained.

Faithorn Farrell Timms have been instructed to undertake a Fire Risk Assessment (FRA) of the premises stated in this report and this FRA relates only to those areas visited at the time of the site visit.

Legal Notice: This report is only for the use of the intended recipients as detailed within this report and neither Faithorn Farrell Timms LLP nor any of their directors, officers, employees, agents or other person acting on their behalf:

- a) makes any warranty, express or implied;
- b) assumes any liability;

with respect to the use of the information or methods contained in this report to any other person or party. The report and the information or methods contained therein may only be used for purposes in connection with this project.


This FRA has been carried out to satisfy the requirements of the Regulatory Reform (Fire Safety) Order 2005 in respect of the common areas only of the above-mentioned premises.

In order to carry out this FRA the Assessors have used their professional expertise and judgement and guidance contained in publicly available specification (PAS 79: 2012) and fire safety risk assessment guides issued by H.M Government. The recommendations made represent our assessment of the minimum fire safety standards considered necessary for the common areas to ensure the safety of both the residents and visitors to the premises. It should be borne in mind however that an assessment is open to individual interpretation and as such an officer of the local fire authority may express a different view on certain aspects.

Information for the completion of this assessment was obtained by a physical non-intrusive inspection of the common parts of the premises, which included only the visual inspection of flat entrance doors from the common area. No inspection within individual flats was carried out and as such the degree of fire resistance between flats and flats and the common areas has not been included within this FRA.

Changes generally introduced in the workplace may have an effect on potential fire risk and associated precautions e.g. changes to the premises layout, work processes, furniture, plant, machinery, or the number of people likely to be present in the workplace, including those persons with a temporary or permanent disability. Any of these could lead to a new hazard or increased risk and as such will require this assessment to also be reviewed and/or a new assessment to be undertaken.

Action Plan

Item	Recommendations/Actions	Priority	
1.01	Undertake fire stopping to the service and riser cupboards to a 30 minute fire resistant standard	4	
1.14	Remove all items from the intake and riser cupboards and ensure the area remains sterile	4	
1.15	Where deemed appropriate, a Hot Work Permit will be required and appropriate measures put in place at the commencement of the works. If not already in place then this policy should be adopted.	5	
1.16	Ensure the fixed installations are periodically tested in accordance with BS7671	4	

2.02 Install an emergency break glass device to the main entrance door

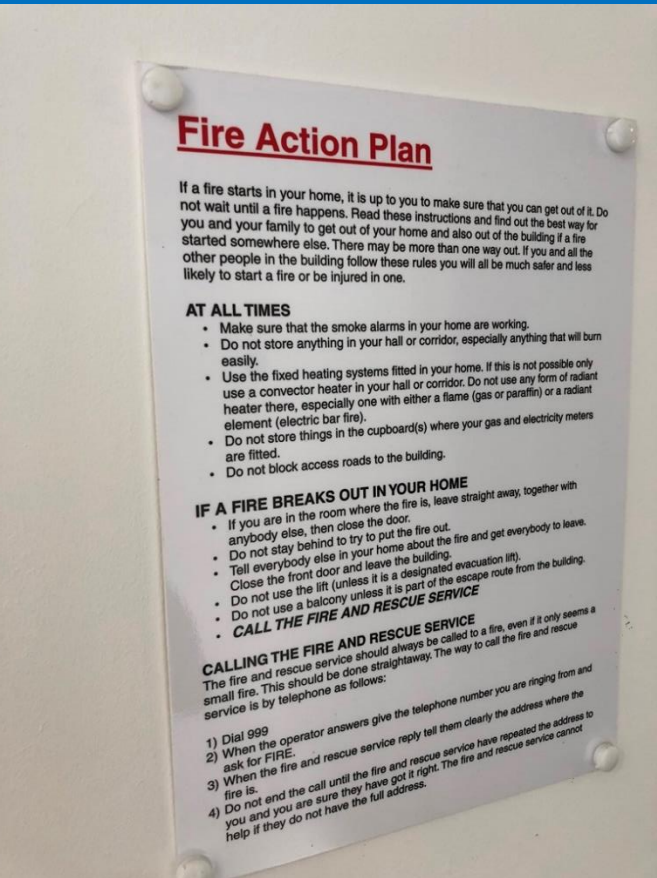
4



2.05 Investigate the fault noted to the MOV control at ground floor level

4



2.06	Install a FAN to the common areas confirm the Stay Put policy for the building	2	
2.08	Recommend commissioning a competent person or contractor to undertake a full compartmentation survey for the building	3	
2.14	Confirm adequate compartmentation is provided to the roof space and ensure the roof space remains clear of all items	4	



2.17 Ease and adjust the lobby doors to ensure they close correctly when not in use.


Recommend periodic checks are carried out on all fire doors to ensure they close fully with a maximum gap of 4mm between the door and frame. Repair/replace any inadequate fire doors.

Any new doorset installations will be installed as per manufacturer's installation instructions. Doors to be factory finished in colour to be specified. Door to be factory hung and fitted with all ironmongery relevant to door tested to BS 476 Part 22 & 31.1 and/or BS EN 1634-1. Door to be supplied with copy of manufacture certification and door labelled or plugged to show compliance. Ironmongery to include 3No steel hinges CE marked and compliant with BS EN 1935; a self-closing device compliant with BS EN1154; a five lever mortice lock with keyless exit from the inside compliant with BS EN 12209 and BS EN 1634-1; an intumescent letter plate tested to BS 476-20/22 and door numerals. Doorset to be complete with architraves both sides and installed by a third party certified installer and to include certificate of compliance

2



<p>2.18</p>	<p>Recommend management implement a programme of works to confirm each flat entrance door is fitted with an overhead self closing device in accordance with BS EN 1154.</p>	<p>2</p>	
<p>2.20</p>	<p>Recommend the excessive gap noted between the floor and bottom rail of a number of common area doors is reduced to a maximum 4mm gap, install additional bottom rails or replace doors</p>	<p>2</p>	

2.25	Recommend checking all flats to confirm the provision and working condition of at least Grade D LD3 smoke alarm systems to BS5839 Part 6	4			
3.01	Management to confirm fire safety records are available and held in a central location (head office).	4			
3.21	Management to confirm any contractors are provided with appropriate information on fire risks, general fire precautions and given adequate instruction	4			
3.26	Management to confirm regular fire safety checks of escape routes, fire doors etc. are undertaken and recorded	4			

