

Fire Risk Assessment

1 Dunston Road

Version 7

1 December 2022



Review Date: 31 December 2023

Score: Moderate Risk

Assessor: Rob Sherwood

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Action Plan Summary

Task No.	Category	Sub Category	Action Required	Priority	Status	Action Taken	Date Completed
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1	Escape Routes & Fire Spread	Construction and Glazing	<p>There are a number of cable and pipe penetrations into common areas of the building from riser cupboards, gas intake cupboards, the bin store and bike store which present a high risk of smoke and fire spread in the event of a fire.</p>	High	Identified
			<p>These have either no fire stopping installed, or fire stopping which has been installed to an unacceptable standard. These penetrations should be fire stopped using methods and materials suitable to such penetration sizes in line with current industry recommendations, and Approved Document B, Volume 2, Section 10 - "Protection of Openings and Fire Stopping"</p>		
			<p>These have been identified within this report with recommendation to carry out fire stopping remedial work to ensure adequate fire separation is in place to protect escape routes and prevent fire spread between flats and common parts of the building.</p>		
			<p>Considering the number of penetrations identified within the scope of this Fire Risk Assessment, it is recommended that a full compartmentation survey is carried out throughout this building.</p>		
			<p>Version 6. 22/9/22 There remain areas where fire stopping is not complete. Gas pipes from the meter room require fire stopping.</p>		
			<p>Version 7- 01/12/2022 Ground floor gas intake room may still require fire stopping work.</p>		

2	Escape Routes & Fire Spread	Fire Doors	<p>Re-hang the following doors to reduce the gaps around the doors:</p> <p>Staircase door, 2nd floor. This door has an excessive top gap (12mm) and an excessive latch edge gap (10mm) which should be reduced.</p> <p>Version 6. 22/9/22 This task is not complete.</p> <p>Version 7- 01/12/2022 Not yet actioned.</p>	Medium	Identified
3	Signs & Notices	Fire Door Signage	<p>Provide Fire Door Keep Locked Shut signs on the following doors:</p> <p>Gas meter cupboard, within the bin store.</p> <p>Version 6. 22/9/22 This task is not complete.</p> <p>Version 7- 01/12/2022 Not yet actioned.</p>	Low	Identified

4	Escape Routes & Fire Spread	Construction and Glazing	<p>An intrusive external wall facade investigation has been undertaken by PRP Ltd and their findings regarding the materials used in the wall build up, and the methods used are detailed in their report, BP9024-2-05/001. Remedial work regarding the external walls as recommended within the PRP report should be carried out.</p> <p>Version 6. 22/9/22 It should be confirmed as to the progress of this task.</p> <p>Version 7- 01/12/2022 Confirmation has been received from the client that a EWS1 B1 form has been provided following remediation. This grading indicates that the 'fire risk is sufficiently low that no remedial works are required.'</p>	High	Completed
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5	Fire Prevention	Housekeeping	<p>Residents should be advised against storing combustible items on their balconies.</p> <p>MHCLG Advice Note on Balconies on Residential Buildings (June 2019) provides advice on the risks arising from balconies on residential buildings. Residents should be informed about the risks arising from the presence of combustible materials on balconies. They should make clear that smoking, the use of barbecues and storage of flammable property on balconies can increase that risk.</p> <p>Version 7- 01/12/2022</p> <p>Unable to confirm if this communication has taken place.</p>	Advisory	Identified
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6	Escape Routes & Fire Spread	Fire Doors	VERSION 3: the following task, generated in the previous FRA has not been completed. Access was again gained during this inspection into No.31 and No.28 where it was noted that smoke seals have not been fitted to either flat entrance door. This task therefore remains “identified”, however, all flat entrance doors are of a high standard, coupled with the provision of a protected staircase and Automatic Smoke Ventilation it remains a low priority.	Low	Identified
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Install smoke seals on the following doors:

Flat 31 (which was accessed).

Given the similar age and design of flat entrance doors in the rest of the building, it is reasonable to assume that smoke seals have been omitted from all flat entrance doors. These should be fitted to ensure that flat entrance doors afford the required FD30S SC standard of fire resistance.

Version 6. 22/9/22

Install smoke seals on all flat entrance the doors.

Flat 20 (which was accessed) did not have smoke seals fitted.

Given the similar age and design of flat entrance doors in the rest of the building, it is reasonable to assume that smoke seals have been omitted from all flat entrance doors. These should be fitted to ensure that flat entrance doors afford the required FD30S SC

standard of fire resistance.

Version 7- 01/12/2022

It would appear that a surface mounted resilient smoke seal has been fitted to the majority of flat entrance doors but confirmation of the product's suitability should be provided. Flat 28- photo attached.

7	Escape Routes & Fire Spread	Construction and Glazing	<p>The smoke shaft door on the 5th floor was tested during this inspection. When this door was in the open position, it was evident that cabling within the smoke shaft penetrating into the common corridor has not been fire stopped. It is reasonable to assume that this would be the case on all other floors. This should be fire stopped at each level to ensure the integrity and fire separation between the shaft and the common areas.</p> <p>VERSION 3: This smoke shaft door was again inspected, and it appears that despite a programme of fire stopping being carried out in the building, penetrations within the smoke shaft have not been fire stopped. This task therefore remains “identified”</p> <p>Version 6. 22/9/22 This task has not been completed.</p> <p>Version 7- 01/12/2022 Labelling is provided for fire stopping to wall of shaft but not specifically the cabling which appears unaltered. Remains as an incomplete task. Photo of labelling attached.</p>	High	Identified
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8	Escape Routes & Fire Spread	Fire Doors	<p>Install intumescent strips and smoke seals on the following doors:</p> <p>All smoke shaft doors</p> <p>Version 6. 22/9/22 This task is complete.</p>	Medium	Completed
9	Signs & Notices	Fire Door Signage	<p>Replace the “fire door keep shut” signage with “fire door keep locked” signage on the 1st floor riser cupboards</p> <p>Version 6. 22/9/22 This task is not complete.</p> <p>Version 7- 01/12/2022 Not yet actioned.</p>	Low	Identified
10	Fire Management	Training & Drills	<p>Ensure that training and information is given to waking watch members to ensure the provision meets the recommendations of Appendix 4. of the NFCC guidance - “Waking Watch Person Specification”</p> <p>Version 6. 22/9/22 It should be confirmed that this has been completed.</p> <p>Version 7- 01/12/2022 The in duty fire warden had good knowledge of his role but no confirmation could be seen of specific training being undertaken. Fire Watch staff are no longer required.</p>	Medium	Completed

11	Escape Routes & Fire Spread	Fire Doors	<p>Replace the missing locks, or infill hole, in the following doors: 4th floor riser in stairwell.</p> <p>Version 7- 01/12/2022 Door is sufficiently damaged to require replacement and new lock should form part of this.</p>	Medium	Identified
12	Escape Routes & Fire Spread	Construction and Glazing	<p>Provide fire stopping at the following locations: 1st floor riser cupboard by exit to roof garden.</p> <p>Version 7- 01/12/2022 Not yet actioned v</p>	Medium	Identified
13	Escape Routes & Fire Spread	Fire Doors	<p>Replace the following doors with FD30S doors:</p> <p>4th floor gas riser cupboard. Irreparable damage to fire door around missing lock.</p>	Medium	Identified
14	Fire Prevention	Housekeeping	<p>The storage of combustible items in riser cupboards should be prohibited.</p> <p>1st floor water riser cupboard.</p> <p>1st floor electrical riser cupboard.</p>	Medium	Identified

15	Signs & Notices	Other Signage	Covers used to protect the smoke ventilation controls in corridors and the staircase are incorrectly marked as activating the fire alarm (there is no common alarm present). The wording should be amended to refer to the operation of the smoke vent doors or the wording removed completely as the operation of AOV is not normally for resident use.	Medium	Identified
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16	Signs & Notices	Other Signage	Provide fire action notices which confirm the action to take in the event of fire.	High	Identified
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Executive Summary

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.

There are a number of cable and pipe penetrations into common areas of the building from riser cupboards, gas intake cupboards, the bin store and bike store which present a high risk of smoke and fire spread in the event of a fire.

These have either no fire stopping installed, or fire stopping which has been installed to an unacceptable standard. These penetrations should be fire stopped using methods and materials suitable to such penetration sizes in line with current industry recommendations, and Approved Document B, Volume 2, Section 10 - "Protection of Openings and Fire Stopping"

These have been identified within this report with recommendation to carry out fire stopping remedial work to ensure adequate fire separation is in place to protect scale routes and prevent fire spread between flats and common parts of the building. Considering the number of penetrations identified within the scope of this Fire Risk Assessment, it is recommended that a full compartmentation survey is carried out throughout this building.

The standard of fire resisting flat entrance doors provided is generally sound with good quality door sets and ironmongery installed. However, there are no cold smoke seals installed (intumescent strips are installed). Cold smoke seals should be installed on all flat entrance doors to ensure they afford the required FD30S SC standard of fire resistance.

On the Staircase door on the ground floor, the lip of the door is missing exposing the core of the door, and resulting in an excessive gap. This door should be re-lipped or the door leaf replaced to ensure the entire door set affords the required FD30S SC standard of fire resistance.

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

VERSION 2:

A site meeting was held at the building with ISHA staff, Fulcrum Engineers and the QFSM Fire Risk Assessor to discuss the lack of effective fire stopping and fire separation in the gas intake/meter room. The room is located off the bin store, with the very nature of the use of a bin store presenting a fire risk. It was agreed that the fire stopping issues would be addressed as soon as possible, and the ventilation required for the room to be protected by suitably fire rated intumescent vents and ducting.

Residents should be advised against storing combustible items on their balconies. MHCLG Advice Note on Balconies on Residential Buildings (June 2019) provides advice on the risks arising from balconies on residential buildings. Residents should be informed about the risks arising from the presence of combustible materials on balconies. They should make clear that smoking, the use of barbecues and storage of flammable property on balconies can increase that 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.

Some tasks from the previous FRA have not been completed. These include the recommendation for fire stopping to be carried out in gas risers, and also small cable penetrations within the smoke shaft.

Intumescent strips and cold smoke seals are required on flat entrance doors, however, with the presence of smoke ventilation, protected staircase and with all flats entrance doors being of a good quality/condition with 25mm door stops this has been afforded a low priority.

Attention should be made to ensuring combustibles are not stored in riser cupboards. There was also a small amount of

combustibles in escape routes which should be monitored to ensure it does not build up.

A staircase door should be rehung to reduce the excessive gaps. All doors should be regularly examined to ensure they will afford the required level of fire resistance.

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

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

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.

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

VERSION 4, 02/10/2020

This review has been carried out following an intrusive survey on this building by PRP Ltd. The survey included the external facade wall systems.

The findings of the subsequent PRP report ref: BP9024-2-05/001 dated 26.08.2020 have been considered and it is recommended that the evacuation strategy for this building be changed to Simultaneous Evacuation in line with the guidance contained within the National Fire Chiefs Council document entitled "Guidance to support a temporary change to a simultaneous evacuation strategy in purpose-built flats" issued 01/05/18.

This should involve the installation of a common fire alarm, extended into every flat, and the introduction of a 24/7 "waking fire watch" until the common fire alarm system is installed to the recommendations of Appendix 2 of the NFCC guidance document.

Consideration should also be given to the provision of a fire suppression system within the flats themselves as an alternative to the considerable remedial works outlined in conclusions of the PRP report.

The external wall systems should be replaced or appropriately remediated following consultation with a suitably qualified chartered fire engineer.

VERSION 5:

Information regarding the progress of the remedial work required following the intrusive external wall survey was requested from ISHA prior to this inspection, however this was not received before the inspection was undertaken. Tasks and recommendations for any interim measures to be provided to support a temporary change to a simultaneous evacuation strategy, which were made on the findings of the PRP report, therefore remain within this fire risk assessment.

Version 6. 22/9/22

It has been noted in previous versions of this fire risk assessment, that following intrusive examination of the external walls of this building it is evident that the building does not comply with Requirement B4 of Schedule 1 of the Building Regulations.

Following the receipt of external wall inspection reports, it is understood that ISHA have acknowledged the findings and are exploring options to remedy any issues identified, or to put suitable compensatory measures in place.

At the time of the inspection for this version of the fire risk assessment, no information was available regarding progress of any of the required remedial work nor any time scales for remedial work to be completed.

Therefore, this current version of the fire risk assessment has been undertaken based on the information available to the assessor, and observations made by the assessor, at the time of the inspection only. It is reasonable to assume unless otherwise notified, that the situation regarding external the walls of the building remains unchanged from the previous versions of this fire risk assessment, and this inspection has been approached accordingly.

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

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

It was noted that there remains a significant 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 building was found to be generally well maintained with the standard of housekeeping considered satisfactory, with common areas clear of combustible materials and obstructions

There is no Fire Action Notice provided. It is imperative that residents and visitors are given clear instructions as to the action they should take in the event of a fire.

There were combustible materials noted on private balconies. Whilst beyond the scope of the Fire Safety Order, as a private balcony is not part of the common area, residents should be advised about the risks arising from the presence of combustible materials on balconies. They should make clear that smoking, the use of barbecues and storage of flammable property on balconies can increase that risk. Advice from fire and rescue authorities is also clear that barbecues should not be used on balconies. (MHCLG Advice Note on Balconies on Residential Buildings, 2019)

Giving consideration to the general fire safety arrangements within the building, and the tasks recommended as detailed within this report, it is assessed that this building presents a Moderate risk, given the high number of outstanding tasks.

Version 7- 01/12/2022

This fire risk assessment was conducting following a request made by ISHA following completion of remedial work to the external wall facade. Confirmation has been received from the client that a EWS1 B1 form has been provided following remediation. This grading indicates that the 'fire risk is sufficiently low that no remedial works are required'.

Therefore the recommendation to carry out a simultaneous evacuation strategy in the property can be withdrawn and can be reverted to the expected stay put evacuation strategy. This will need to be communicated to all residents and correct Fire Action Notices posted within the building. The requirement for Waking Watch fire wardens is no longer appropriate and London Fire Brigade should be informed of such changes.

A number of tasks have been withdrawn by the assessor due to the remedial work carried out on the external wall and the EWS classification which this resulted in.

It was noted that as well as new tasks there still remain a significant number of requirements 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.

Giving consideration to the general fire safety arrangements within the building, and the tasks recommended as detailed within this report, it is assessed that this building presents a Moderate risk, given the high number of outstanding tasks.

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 D1 alarms (mains powered with integral tamperproof battery back-up), although Grade F1 alarms (tamperproof 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	1 Dunston Road
Town	Hackney
Postcode	E8 4FA
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	Purpose-built, self-contained flats
Number of floors - ground and above	6
Number of flats	31
Number of stair cores	1
Approach to flats	<ul style="list-style-type: none">• Via protected lobbies / corridors
Approximate period of construction	2010-2020

Is the top occupied storey over 18 metres above access level?

Yes

Is the external cladding or facade confirmed as non combustible?

Yes

Further details

It is understood a Facade Investigation Report has been commissioned by ISHA for this building.

Version 7- 01/12/2022

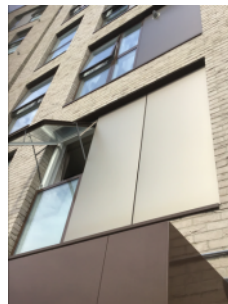
Confirmation has been received from the client that a EWS1 B1 form has been provided following remediation. This grading indicates that the 'fire risk is sufficiently low that no remedial works are required' and as such the external wall had been assessed as non combustible for the purposes of this assessment.

Construction details

Masonry/steel construction (part cladded), intermediate concrete floors and a flat roof. Access to common area via secure door entry system at front elevation (with Fire Switch), with flats accessed from lobbies at each floor. Service/riser cupboards at each floor level of lobbies and stairwell. First floor lobby door off stairwell leading to gas riser cupboard and access door to flat roof area. Passenger lift provided. Dry riser inlet located at front elevation with outlets in the common area stairwell at each floor level above ground floor.



FRONT OF BUILDING : Visual inspection only - Brick external wall system



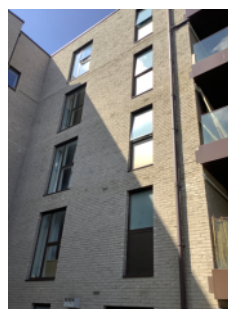
Unidentified panels on front face of building.



Combustibles on private balconies



Combustibles on private balconies



External walls - rear side face of building



External walls with private balconies - rear of building

External wall details

The external walls appear to be of brick/masonry construction, however this is following visual inspection only. There are some aluminium rain screen panels on window faces which cannot be identified within the scope of this inspection.

VERSION 4: An intrusive facade investigation has been undertaken by PRP Ltd and their findings regarding the materials used in the wall build up, and the methods used are detailed in their report, BP9024-2-05/001

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.

Version 7- 01/12/2022

Confirmation has been received from the client that a EWS1 B1 form has been provided following remediation. This grading indicates that the 'fire risk is sufficiently low that no remedial works are required'.

Are there any private balconies?

Yes

Private balcony details

Projecting balconies are observed on the Dunston Rd side of the building and the rear of the building - access was not possible within the scope of this inspection to make any judgments on the balconies construction, although they do appear to be aluminium clad. This should be confirmed within a formal examination.

Residents should be advised against storing combustible items on their balconies. MHCLG Advice Note on Balconies on Residential Buildings (June 2019) provides advice on the risks arising from balconies on residential buildings. Residents should be informed about the risks arising from the presence of combustible materials on balconies. They should make clear that smoking, the use of barbecues and storage of flammable property on balconies can increase that risk.

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?

Yes

Are portable electrical appliances used?

No

Comments

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

There are electrical sockets in the common areas, presumably for use by cleaning staff. These were in good condition and showed no evidence of misuse by residents or visitors.



Electrical sockets with isolator lock in common areas



Electric meters in riser cupboard



Main electrical intake and landlord's distribution board

Gas

Are gas installations and appliances free from any obvious defect?

Yes

Is gas equipment protected/located so as not to be prone to accidental damage?

Yes

Comments

Gas intake and meters located in a bespoke, secured, external cupboard.

A site meeting was held at the building with ISHA staff, Fulcrum Engineers and the QFSM Fire Risk Assessor to specifically discuss the lack of effective fire stopping and fire separation in the gas intake/meter room. The room is located off the bin store, with the very nature of the use of a bin store presenting a fire risk. It was agreed that the fire stopping issues would be addressed as soon as possible, and the ventilation required for the room to be protected by suitably fire rated intumescent vents and ducting.

VERSION 3: A programme of fire stopping has been undertaken within the gas intake/meter room as recommended in the previous FRA. The task generated in that FRA has therefore been noted as being completed.



Gas meters

Heating

Are fixed heating installations free from any obvious defect?

Yes

Are portable heaters used?

Yes

Are portable heaters free from any obvious defect?

Yes

Is the use and type of portable heaters reasonable?

Yes

Comments

There is no heating provision in the common areas.

Version 6. 22/9/22

There is a single wall mounted electric heater in the stairwell. A freestanding heater is also noted, presumably for use by the waking watch staff. This is considered acceptable for short term use.



Heaters in stairwell



Fire safety notice for fire wardens attention

Cooking

Does cooking take place on the premises?

No

Comments

Cooking does not take place within the common parts of the building.

Arson

Is security against arson reasonable?

Yes

Is there a reasonable absence of external fuels and ignition sources?

Yes

Comments

Access into the building via a secured main entrance door. External refuse store is secure with key-fob entrance.

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.

Version 7- 01/12/2022

Main entrance and bin store were locked and secure.



CCTV cameras are installed internally and externally.



Secure front entrance door



Bin store



Secure bin store

Housekeeping

Is accumulation of combustibles or waste avoided?

No

Are there appropriate storage facilities for combustible & hazardous materials?

N/A

Comments

The majority of the building was found to be clean, tidy and free from combustible items in common areas, however, there is a small amount of combustible items in the riser cupboard on the 2nd floor.

Whilst this is a water riser and therefore presents a minimal risk, residents should be deterred from using riser cupboards as general storage areas.

Residents should be advised against storing combustible items on their balconies. MHCLG Advice Note on Balconies on Residential Buildings (June 2019) provides advice on the risks arising from balconies on residential buildings. Residents should be informed about the risks arising from the presence of combustible materials on balconies. They should be made clear that smoking, the use of barbecues and storage of flammable property on balconies can increase that risk.

VERSION 3:

Combustibles (timber) was located in the riser cupboard on the 4th floor, opposite the lift.

There are still combustibles in the 2nd floor riser, and therefore the task generated in the previous FRA remains as "identified"

VERSION 5:

The common escape routes, and riser/service cupboards were all found to be clean and clear of combustibles and obstructions. The waking watch warden was observed in proactively moving items from escape routes during this inspection.

Version 7- 01/12/2022

Combustibles should not be stored within riser cupboards, or be present in the common escape routes.



Signage displayed on riser cupboard doors

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

Dangerous Substances

Are dangerous substances present, or liable to be present?

No

Lightning

Is a lightning protection system installed?

No

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?

Yes

Are there reasonable measures for the evacuation of disabled people?

Yes

Comments

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

Version 7- 01/12/2022

All common areas were clear of obstructions and sterile.



Floor numbers are clearly marked on each floor landing



Door exit device with additional emergency exit device

Dimensions

Are travel distances reasonable?

Yes

Is there sufficient exit capacity?

Yes

Fire Doors

Doors which are expected to be fire resisting:

- Flats
- Risers
- Staircases

Flat Doors

- FD30 self-closing

Riser Doors

- FD30S

Staircase Doors

- FD30S self-closing

Are fire doors to a suitable standard?

No

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?

Minor Defects

Comments

As part of this Type 3 Fire Risk Assessment, access was gained into a sample flat to assess the suitability of flat entrance doors, and any internal doors which open onto the entrance hallway.

Access was gained into flats 31 which has an entrance door fitted to FD30 SC standard with intumescent strips installed in the door leaf, however, there are no cold smoke seals installed. The internal doors which open onto the entrance hallway are fire resisting.

The remainder of flat front doors 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, intumescent strips/cold smoke seals, and effective door closing action of these doors however could not be assessed and this should be confirmed ensure all doors afford FD30S SC standard of fire resistance.

On the staircase door, ground floor; the lip of the door is missing exposing the core of the door, and resulting in an excessive gap. This door should be re-lipped or the door leaf replaced to ensure the entire door set affords the required FD30S SC standard of fire resistance.

Access into the BT Cupboard on the ground floor was not possible as this door has a keypad lock and the code was not provided. The standard of this door could therefore not be assessed, nor the interior of this cupboard for any fire stopping issues or other fire related issues.

VERSION 3: Access was again gained during this inspection into No.31 and No.28 where it was noted that smoke seals have not been fitted to either flat entrance door. This task therefore remains “identified”, however, all flat entrance doors are of a high standard, coupled with the provision of a protected staircase and Automatic Smoke Ventilation it remains a low priority.

Version 6. 22/9/22

The 4th floor stairwell riser cupboard requires a new lock and should be kept locked shut.

Version 7-01/12/2022

It would appear that a surface mounted resilient smoke seal has been fitted to the majority of flat entrance doors but confirmation of the product’s suitability should be provided. Flat 28 was accessed to check.



BS EN1935 fire rated door hinges in staircase doors



Flat 28- possibly surface mounted smoke seal



Intumescent strips and cold smoke seals installed on smoke shaft doors



Riser cupboard door



Staircase lobby door



Self closer with intumescent strips and seals, staircase lobby



Typical flat entrance door

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:

- Staircases

Staircase Glazing

- 30 mins E

Is glazing reasonable and free from any obvious defects?

Yes

Comments

There are a number of cable and pipe penetrations into common areas of the building from riser cupboards, gas intake cupboards, which present a high risk of smoke and fire spread in the event of a fire.

These have either no fire stopping installed, or fire stopping which has been installed to an unacceptable standard. These penetrations should be fire stopped using methods and materials suitable to such penetration sizes in line with current industry recommendations, and Approved Document B, Volume 2, Section 10 - "Protection of Openings and Fire Stopping"

These have been identified within this report with recommendation to carry out fire stopping remedial work to ensure adequate fire separation is in place to protect scale routes and prevent fire spread between flats and common parts of the building. Considering the number of penetrations identified within the scope of this Fire Risk Assessment, it is recommended that a full compartmentation survey is carried out throughout this building.

VERSION 3: This gas risers were again inspected, and it appears that despite a programme of fire stopping being carried out in the building, penetrations within the gas risers have not been fire stopped. This task therefore remains "identified"

VERSION 4: An intrusive external wall facade investigation has been undertaken by PRP Ltd and their findings regarding the materials used in the wall build up, and the methods used are detailed in their report, BP9024-2-05/001. Remedial work regarding the external walls as recommended within the PRP report should be carried out.

Version 6. 22/9/22

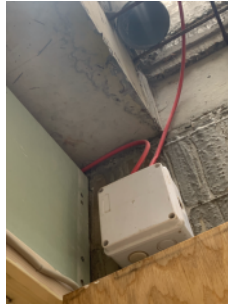
There remain some fire stopping tasks outstanding.

Version 7- 01/12/2022

Confirmation has been received from the client that a EWS1 B1 form has been provided following remediation. This grading indicates that the 'fire risk is sufficiently low that no remedial works are required.'



Acid etching on FR Glazing installed in staircase doors.



Cable penetration (not fire stopped) viewed from within smoke shaft.



Acid etching on FR Glazing installed in staircase doors.

Dampers, Ducts & Chutes

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

Yes

Comments

No dampers ducts or chutes evident.

Smoke Ventilation

Areas where smoke ventilation is expected:

- Corridors
- Staircases

Corridors

- Natural Vent - Automatic

Staircases

- Natural Vent - Automatic

Is smoke ventilation reasonable and free from any obvious defects?

Yes



AOV at head of stairs



Corridor AOV

Detection & Warning

Control Equipment

Is an electrical fire alarm system expected?

Yes

Is a fire detection and/or alarm system provided?

Yes

Areas covered

- Flats
 - Communal areas
-

Flats

System Category

- BS 5839 Pt6 Grade D Category LD2

Cause & Effect

- Sounds alarm in flat of origin
-

Communal Areas

System Category

- BS 5839 Pt1 Category L5

Cause & Effect

- Operates smoke ventilation
-

Is the control equipment suitably located?

Yes

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

Yes

Comments

Smoke vent main panel is in the top floor riser cupboard.

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

Comments

VERSION 4:

Following the conclusions of PRP Ltd from their intrusive survey of the external wall systems of this building, it is recommended to provide manual call points in this building as per the recommendations of Appendix 1 of the NFCC Guidance document, "Guidance to support a temporary change to a simultaneous evacuation strategy in purpose built blocks of flats"

Version 6. 22/9/22

No common fire alarm is provided.

Version 7- 01/12/2022

Confirmation has been received from the client that a EWS1 B1 form has been provided following remediation. This grading indicates that the 'fire risk is sufficiently low that no remedial works are required.'

Therefore the need to carry out a simultaneous evacuation strategy can be changed back to the expected stay put evacuation strategy and as such the recommendation to provide manual call points is withdrawn.

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 flat to assess the provision and suitability of fire alarms.

Access was gained into flats 28 and 31 which have a fire alarm provided to BS5839-6 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 4:

Following the conclusions of PRP Ltd from their intrusive survey of the external wall systems of this building, it is recommended to provide a common fire alarm in this building as per the recommendations of Appendix 2 of the NFCC Guidance document, "Guidance to support a temporary change to a simultaneous evacuation strategy in purpose built blocks of flats" This to include a fire alarm system in common parts in accordance with the recommendations of BS5839-1 for a Category L5 System, with heat detectors and sounders within every flat as detailed within the above guidance

VERSION 5:

No common fire alarm has been fitted.

Version 6. 22/9/22

No common fire alarm has been fitted.

Version 7- 01/12/2022

Confirmation has been received from the client that a EWS1 B1 form has been provided following remediation. This grading indicates that the 'fire risk is sufficiently low that no remedial works are required.'

Therefore the need to carry out a simultaneous evacuation strategy can be changed back to the expected stay put evacuation strategy and as such the requirement to provide a common fire alarm is withdrawn.



AOV detection



Interlinked kitchen heat alarm, flat 28



Interlinked hallway smoke alarm, flat 28

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
- Smoke ventilation
- Fire fighting lift
- Entrance door override
- Premises information box

Is provision of fire service facilities reasonable?

Yes

Comments

Access into the premises information box was not possible to inspect the contents.

It is recommended that the premises information box includes a copy of up-to-date floor plans, as well as information about any lift intended for use by fire and rescue services.



Floor numbers clearly identified within the staircase



Dry riser inlet



Premises information box



Dry riser outlet

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

Comments

There is adequate provision of normal lighting.



Normal lighting

Emergency Lighting

Method of emergency lighting of internal escape routes:

- Maintained emergency lighting (local)

Is this provision reasonable?

Yes

Method of emergency lighting of external escape routes:

- Non-maintained emergency lighting (local)

Is this provision reasonable?

Yes

Method of emergency lighting of other areas:

- Borrowed light

Is this provision reasonable?

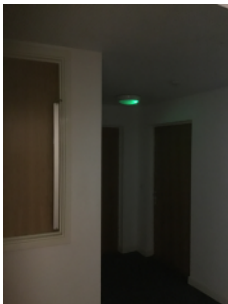
Yes

Comments

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

Version 7- 01/12/2022

All emergency lighting appeared to be charging correctly.



Maintained EL is provided in lobbies and 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



Escape route signage

Fire Doors

Is there signage suitable for self-closing fire doors?

Yes

Is there signage suitable for locked fire doors?

No

Is there signage suitable for automatic fire doors?

N/A

Comments

Provide "Fire Door Keep Locked" signage on the Gas Meter cupboard door, located in the bin store.

Replace the "fire door keep shut" signage with "fire door keep locked" signage on the 1st floor riser cupboards



Stairwell door signage



Riser cupboard door signage

Other Signs & Notices

Is there suitable signage for fire service facilities?

Yes

Are fire action notices suitable?

No

Are there suitable notices for fire extinguishers?

N/A

Is there suitable zone information for the fire alarm system?

N/A

Comments

VERSION 4: On completion of the installation of a common fire alarm in accordance to the recommendations of the NFCC Guidance document, and the move to a simultaneous evacuation strategy - the provided Fire Action Notices should be changed to those applicable to a simultaneous evacuation strategy.

Detailed information regarding the revised evacuation procedures and how the fire wardens would manage this should be made available to all residents.

Version 7- 01/122022

Covers used to protect the smoke ventilation controls in corridors and the staircase are incorrectly marked as activating the fire alarm (there is no common alarm present).

The wording should be amended to refer to the operation of the smoke vent doors or the wording removed completely as the operation of AOV is not normally for resident use.

Confirmation has been received from the client that a EWS1 B1 form has been provided following remediation. This grading indicates that the 'fire risk is sufficiently low that no remedial works are required.'

Therefore the need to carry out a simultaneous evacuation strategy can be changed back to the expected stay put evacuation strategy and as such the requirement to provide a common fire alarm is withdrawn.

However, fire action notices are still required in the common areas.



Lift signage



Incorrect signage on AOV control

Fire Safety Management

Procedures & Arrangements

Current evacuation policy

Stay Put

Further details

The evacuation strategy for this building should be changed to a Simultaneous Evacuation Strategy, in line with the NFCC Guidance document until remedial work has been completed in line with the recommendations of the PRP report dated 26.08.2020.

Version 6. 22/9/22

No fire action notice is provided.

Version 7- 01/12/2022

Confirmation has been received from the client that a EWS1 B1 form has been provided following remediation. This grading indicates that the 'fire risk is sufficiently low that no remedial works are required.'

Therefore the recommendation to carry out a simultaneous evacuation strategy in the property is withdrawn and can be reverted to the expected stay put evacuation strategy.

Are fire action procedures suitable and appropriately documented?

No

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.

Version 7- 01/12/2022

There is no Fire Action Notice provided in this building to confirm the evacuation policy in place and this is tasked elsewhere in this assessment. When the Simultaneous evacuation strategy changes back to Stay Put, as anticipated, this should be communicated to all residents and appropriate fire action notices posted in the building.

Training & Drills

Are staff regularly on the premises?

No

Are employees from outside organisations given appropriate fire safety information?

No

Comments

A provided Fire Action notice is provides sufficient information to inform persons from outside organisations of the action to take in the event of a fire. However, an appropriate notice is still required for this building.

Version 7- 01/12/2022

There is no Fire Action Notice provided in this building to confirm the evacuation policy in place and this is tasked elsewhere in this assessment.

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.

Version 6. 22/9/22

It is understood that records are held centrally.

Record Keeping

Were fire safety records available?

No

Comments

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

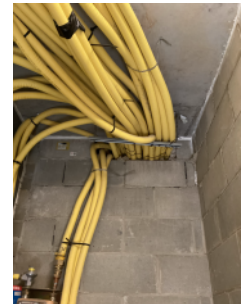
Version 6. 22/9/22

It is understood that records are held centrally.

Tasks

Task 1

Source Version	1
Category	Escape Routes & Fire Spread
Sub Category	Construction and Glazing
Action Required	There are a number of cable and pipe penetrations into common areas of the building from riser cupboards, gas intake cupboards, the bin store and bike store which present a high risk of smoke and fire spread in the event of a fire.



These have either no fire stopping installed, or fire stopping which has been installed to an unacceptable standard. These penetrations should be fire stopped using methods and materials suitable to such penetration sizes in line with current industry recommendations, and Approved Document B, Volume 2, Section 10 - "Protection of Openings and Fire Stopping"

These have been identified within this report with recommendation to carry out fire stopping remedial work to ensure adequate fire separation is in place to protect escape routes and prevent fire spread between flats and common parts of the building.

Considering the number of penetrations identified within the scope of this Fire Risk Assessment, it is recommended that a full compartmentation survey is carried out throughout this building.

Version 6. 22/9/22

There remain areas where fire stopping is not complete. Gas pipes from the meter room require fire stopping.

Version 7- 01/12/2022

Ground floor gas intake room may still require fire stopping work.

Priority	High
Status	Identified
Owner	Customer Homes
Due Date	3 March 2020

Change Log

28/09/2020 10:05:06 RichardWillingham Status changed from Identified to Completed
23/09/2022 12:53:48 DavidLloyd Status changed from Completed to Identified

Task 2

Source Version	3
Category	Escape Routes & Fire Spread
Sub Category	Fire Doors
Action Required	Re-hang the following doors to reduce the gaps around the doors: Staircase door, 2nd floor. This door has an excessive top gap (12mm) and an excessive latch edge gap (10mm) which should be reduced. Version 6. 22/9/22 This task is not complete. Version 7- 01/12/2022 Not yet actioned.
Priority	Medium
Status	Identified
Owner	Customer Homes
Due Date	23 March 2021



Task 3

Source Version	3
Category	Signs & Notices
Sub Category	Fire Door Signage
Action Required	Provide Fire Door Keep Locked Shut signs on the following doors: Gas meter cupboard, within the bin store. Version 6. 22/9/22 This task is not complete. Version 7- 01/12/2022 Not yet actioned.
Priority	Low
Status	Identified
Owner	Neighbourhood Services
Due Date	23 September 2021



Task 4

Source Version	4
Category	Escape Routes & Fire Spread
Sub Category	Construction and Glazing
Action Required	<p>An intrusive external wall facade investigation has been undertaken by PRP Ltd and their findings regarding the materials used in the wall build up, and the methods used are detailed in their report, BP9024-2-05/001. Remedial work regarding the external walls as recommended within the PRP report should be carried out.</p> <p>Version 6. 22/9/22 It should be confirmed as to the progress of this task.</p> <p>Version 7- 01/12/2022 Confirmation has been received from the client that a EWS1 B1 form has been provided following remediation. This grading indicates that the 'fire risk is sufficiently low that no remedial works are required.'</p>
Priority	High
Status	Completed
Owner	Customer Homes
Due Date	30 December 2020

Change Log

06/12/2022 13:49:28 rob.sherwood@qfsm ltd.co.uk Status changed from Identified to Completed

Task 5

Source Version	2
Category	Fire Prevention
Sub Category	Housekeeping
Action Required	Residents should be advised against storing combustible items on their balconies. MHCLG Advice Note on Balconies on Residential Buildings (June 2019) provides advice on the risks arising from balconies on residential buildings. Residents should be informed about the risks arising from the presence of combustible materials on balconies. They should make clear that smoking, the use of barbecues and storage of flammable property on balconies can increase that risk. Version 7- 01/12/2022 Unable to confirm if this communication has taken place.
Priority	Advisory
Status	Identified
Owner	Neighbourhood Services
Due Date	2 September 2022

Task 6

Source Version	1
Category	Escape Routes & Fire Spread
Sub Category	Fire Doors
Action Required	VERSION 3: the following task, generated in the previous FRA has not been completed. Access was again gained during this inspection into No.31 and No.28 where it was noted that smoke seals have not been fitted to either flat entrance door. This task therefore remains “identified”, however, all flat entrance doors are of a high standard, coupled with the provision of a protected staircase and Automatic Smoke Ventilation it remains a low priority.



Install smoke seals on the following doors:

Flat 31 (which was accessed).

Given the similar age and design of flat entrance doors in the rest of the building, it is reasonable to assume that smoke seals have been omitted from all flat entrance doors. These should be fitted to ensure that flat entrance doors afford the required FD30S SC standard of fire resistance.

Version 6. 22/9/22

Install smoke seals on all flat entrance the doors.

Flat 20 (which was accessed) did not have smoke seals fitted.

Given the similar age and design of flat entrance doors in the rest of the building, it is reasonable to assume that smoke seals have been omitted from all flat entrance doors. These should be fitted to ensure that flat entrance doors afford the required FD30S SC standard of fire resistance.

Version 7- 01/12/2022

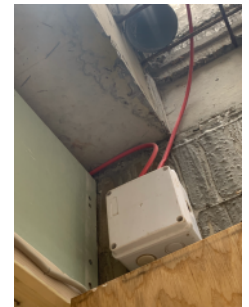
It would appear that a surface mounted resilient smoke seal has been fitted to the majority of flat entrance doors but confirmation of the product’s suitability should be provided. Flat 28- photo attached.

Priority	Low
Status	Identified
Owner	Customer Homes
Due Date	2 September 2021

Task 7

Source Version 1
Category Escape Routes & Fire Spread
Sub Category Construction and Glazing

Action Required The smoke shaft door on the 5th floor was tested during this inspection. When this door was in the open position, it was evident that cabling within the smoke shaft penetrating into the common corridor has not been fire stopped. It is reasonable to assume that this would be the case on all other floors. This should be fire stopped at each level to ensure the integrity and fire separation between the shaft and the common areas.



VERSION 3: This smoke shaft door was again inspected, and it appears that despite a programme of fire stopping being carried out in the building, penetrations within the smoke shaft have not been fire stopped. This task therefore remains “identified”

Version 6. 22/9/22
This task has not been completed.

Version 7- 01/12/2022
Labelling is provided for fire stopping to wall of shaft but not specifically the cabling which appears unaltered.
Remains as an incomplete task. Photo of labelling attached.

Priority High
Status Identified
Owner Customer Homes
Due Date 3 March 2020

Task 8

Source Version	5
Category	Escape Routes & Fire Spread
Sub Category	Fire Doors
Action Required	Install intumescent strips and smoke seals on the following doors: All smoke shaft doors Version 6. 22/9/22 This task is complete.
Priority	Medium
Status	Completed
Owner	Customer Homes
Due Date	8 February 2022



Change Log

23/09/2022 12:53:48 DavidLloyd Status changed from Identified to Completed

Task 9

Source Version	5
Category	Signs & Notices
Sub Category	Fire Door Signage
Action Required	Replace the “fire door keep shut” signage with “fire door keep locked” signage on the 1st floor riser cupboards Version 6. 22/9/22 This task is not complete. Version 7- 01/12/2022 Not yet actioned.
Priority	Low
Status	Identified
Owner	Neighbourhood Services
Due Date	11 August 2022



Task 10

Source Version	5
Category	Fire Management
Sub Category	Training & Drills
Action Required	Ensure that training and information is given to waking watch members to ensure the provision meets the recommendations of Appendix 4. of the NFCC guidance - "Waking Watch Person Specification"
	Version 6. 22/9/22 It should be confirmed that this has been completed.
	Version 7- 01/12/2022 The in duty fire warden had good knowledge of his role but no confirmation could be seen of specific training being undertaken. Fire Watch staff are no longer required.
Priority	Medium
Status	Completed
Owner	Neighbourhood Services
Due Date	8 February 2022

Change Log

11/12/2022 16:06:44 andy.corby@qfsm ltd.co.uk Status changed from Identified to Completed

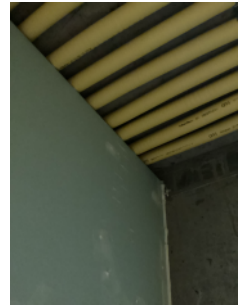
Task 11

Source Version	6
Category	Escape Routes & Fire Spread
Sub Category	Fire Doors
Action Required	Replace the missing locks, or infill hole, in the following doors: 4th floor riser in stairwell.
	Version 7- 01/12/2022 Door is sufficiently damaged to require replacement and new lock should form part of this.
Priority	Medium
Status	Identified
Owner	Customer Homes
Due Date	22 March 2023



Task 12

Source Version	6
Category	Escape Routes & Fire Spread
Sub Category	Construction and Glazing
Action Required	Provide fire stopping at the following locations: 1st floor riser cupboard by exit to roof garden. Version 7- 01/12/2022 Not yet actioned v
Priority	Medium
Status	Identified
Owner	Customer Homes
Due Date	22 March 2023



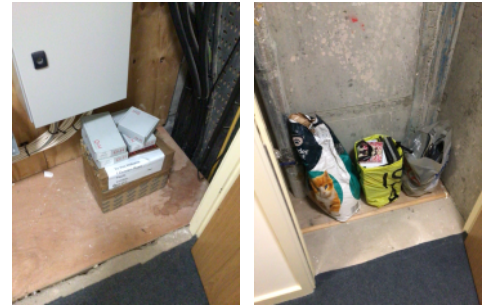
Task 13

Source Version	7
Category	Escape Routes & Fire Spread
Sub Category	Fire Doors
Action Required	Replace the following doors with FD30S doors: 4th floor gas riser cupboard. Irreparable damage to fire door around missing lock.
Priority	Medium
Status	Identified
Owner	Customer Homes
Due Date	1 June 2023



Task 14

Source Version	7
Category	Fire Prevention
Sub Category	Housekeeping
Action Required	The storage of combustible items in riser cupboards should be prohibited. 1st floor water riser cupboard. 1st floor electrical riser cupboard.
Priority	Medium
Status	Identified
Owner	Neighbourhood Services
Due Date	1 June 2023



Task 15

Source Version	7
Category	Signs & Notices
Sub Category	Other Signage
Action Required	Covers used to protect the smoke ventilation controls in corridors and the staircase are incorrectly marked as activating the fire alarm (there is no common alarm present). The wording should be amended to refer to the operation of the smoke vent doors or the wording removed completely as the operation of AOV is not normally for resident use.
Priority	Medium
Status	Identified
Owner	Customer Homes
Due Date	1 June 2023



Task 16

Source Version	7
Category	Signs & Notices
Sub Category	Other Signage
Action Required	Provide fire action notices which confirm the action to take in the event of fire.
Priority	High
Status	Identified
Owner	Neighbourhood Services
Due Date	1 March 2023

Risk Score

Risk Score

Moderate Risk

Next Assessment Due

31 December 2023

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.