

**Fire Risk Assessment**

**50 Acton Mews**

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
1	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		

2	Escape Routes & Fire Spread	Construction and Glazing	<p>Provide fire stopping around cable penetrations in the following locations:</p> <p>Within the CCTV room</p> <p>Version 6, 22/9/22 It was not possible to access the area to determine if this task is complete. It should be confirmed that this work has been completed.</p> <p>Version 7- 01/12/2022 Completed. Photos attached.</p>	High	Identified
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3	Escape Routes & Fire Spread	Construction and Glazing	<p>Provide fire stopping around cable penetrations in the following locations:</p> <p>Within the BT / data cupboard adjacent to the lift.</p> <p>Version 6, 22/9/22 This task is not complete.</p> <p>Version 7- 01/12/2022 Not yet actioned.</p>	High	Identified
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4	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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5	Escape Routes & Fire Spread	Fire Doors	Install smoke seals on the following doors:	Low	Identified
			Entrance doors to flats 11 and 12.		
			Given the similar design, age and appearance from external examination of other flat entrance doors in the building, it is reasonable to assume the omission of cold smoke seals will be the same for the other doors. All flat entrance doors should have both intumescent strips and cold smoke seals installed to ensure the doors afford the required FD30S SC standard of fire resistance.		
			The doors are noted to be of modern design, robust and in good condition and also have 1” door stops. Combined with automatic ventilation provided in each hallway this task has been afforded a low priority.		
			Version 6. 22/9/22 Access was gained into flat 11. This task is not complete.		
			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 photo attached.		

6	Escape Routes & Fire Spread	Fire Doors	<p>Re-hang the following doors to reduce the gaps around the doors:</p> <p>All Staircase doors - there is an excessive gap at the base of the doors</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
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7	Signs & Notices	Fire Door Signage	<p>Provide Fire Door Keep Closed signs on the following doors:</p> <p>All staircase doors</p> <p>VERSION 3: This task remains and this signage is still required. It was noted that “fire door keep clear” signage has been fitted to some doors, however, this is incorrect and staircase doors should have “fire door keep closed” signs fitted to both sides of the door.</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
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8	Escape Routes & Fire Spread	Construction and Glazing	<p>Provide fire stopping around pipe penetrations in the following locations:</p> <p>The intumescent collars fixed around the soil pipe within the refuse store has become detached. A new suitably rated collar should be attached to ensure adequate fire separation between the bin store and the flats above.</p> <p>Version 6. 22/9/22 It was not possible to access the area to determine if this task is complete. It should be confirmed that this work has been completed.</p> <p>Version 7- 01/12/2022 Not yet actioned.</p>	High	Identified
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9	Escape Routes & Fire Spread	Construction and Glazing	<p>Provide fire stopping around pipe penetrations in the following locations:</p> <p>Soil pipe within the bike store. A suitably rated collar should be attached to ensure adequate fire separation between the bin store and the flats above.</p> <p>Version 6. 22/9/22 It was not possible to access the area to determine if this task is complete. It should be confirmed that this work has been completed.</p> <p>Version 7- 01/12/2022 Not yet actioned.</p>	High	Identified
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10	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. 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 This task is not complete.</p>		
			<p>Version 7- 01/12/2022 Not yet actioned.</p>		

11	Escape Routes & Fire Spread	Ease of Use	<p>Electrical cabling is affixed to the ceiling in the entrance hallway within plastic trunking. This could fail in a fire and cause the cabling to fall across doorways and staircases presenting a serious trip or entanglement hazard. A requirement introduced in 2015 in BS 7671 which covers electrical installations in the UK, states that all new wiring systems to use metal, rather than plastic, to support cables in escape routes, to prevent their premature collapse in the event of a fire. It is advised that this cabling is supported with metal fixings as opposed to the plastic fixings which are in place.</p> <p>Version 6. 22/9/22 This task is not complete.</p> <p>Version 7- 01/12/2022 Not yet actioned.</p>	Advisory	Identified
12	Escape Routes & Fire Spread	Fire Doors	<p>Install intumescent strips and smoke seals on the following doors:</p> <p>Smoke shaft doors</p> <p>Version 6. 22/9/22 This task is complete.</p>	Medium	Completed

13	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 task is complete.</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.</p>	Medium	Identified
14	Escape Routes & Fire Spread	Ease of Use	<p>Obstructions should be removed from the escape routes in the following locations: outside flat 1</p> <p>Version 7- 01/12/2022 Not yet actioned.</p>	High	Identified
15	Escape Routes & Fire Spread	Construction and Glazing	<p>The ceilings in the following locations are damaged and should be repaired to achieve the original period of fire resistance: ground floor lift lobby.</p> <p>Version 7- 01/12/2022 Not yet actioned.</p>	High	Identified

16	Escape Routes & Fire Spread	Construction and Glazing	Provide fire stopping at the following locations: cable exits in smoke vent.  Version 7- 01/12/2022 Not yet actioned.	High	Identified
17	Signs & Notices	Other Signage	Provide fire action notices which confirm the action to take in the event of fire.  Version 7- 01/12/2022 Not yet actioned.	Medium	Identified
18	Escape Routes & Fire Spread	Fire Doors	Adjust the self-closing device on the following doors:  Ground floor gas meter room. Door not closing fully against stops.	Medium	Identified
19	Signs & Notices	Fire Door Signage	Provide Fire Door Keep Shut signs on the following doors: Gas meter room, ground floor.	Low	Identified
20	Escape Routes & Fire Spread	Fire Doors	Re-hang the following doors to enable the doors to easily close: Internally accessed bin store.	Medium	Identified
21	Fire Prevention	Housekeeping	The storage of combustible items in communal areas is excessive and should be reduced.  Outside bin store, ground floor.	High	Identified

22	Fire Prevention	Housekeeping	The storage of combustible items in communal areas is excessive and should be reduced.  Items in bike store.	Medium	Identified
23	Fire Prevention	Housekeeping	The storage of combustible items in escape routes should be prohibited.  Items in main entrance.	High	Identified
24	Escape Routes & Fire Spread	Fire Doors	Re-hang the following doors to enable the doors to easily close:  Ground floor lift lobby door. Not closing and leaving large gaps.	High	Identified
25	Fire Prevention	Housekeeping	The storage of combustible items in escape routes should be prohibited.  Outside flat 10.	Medium	Identified
26	Fire Prevention	Housekeeping	The storage of combustible items in riser cupboards should be prohibited. Gas riser outside flat 9.	Medium	Identified
27	Fire Prevention	Housekeeping	The storage of combustible items in escape routes should be prohibited.  Outside flat 8.	Medium	Identified

28	Fire Prevention	Housekeeping	The storage of combustibile items in escape routes should be prohibited.  Outside flat 1.	Medium	Identified
29	Escape Routes & Fire Spread	Fire Doors	The intumescent strips and smoke seals on the following doors are damaged and should be replaced:  1st floor staircase lobby door.	Medium	Identified
30	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

## 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 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.

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.

FD30S SC doors are installed on the staircase, however, these have been installed to a poor standard and there is excessive gaps at the bottom of all doors.

The standard of housekeeping throughout the building is generally high, however, there are some instances of combustible items being stored in riser cupboards, or on common escape routes and these should be removed.

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:

Gas intake and gas meters are located in a bespoke, secured, external room. However, there are compliance issues regarding the room being located directly beneath the single internal staircase. A site meeting was held with ISHA staff, Fulcrum Engineers and the QFSM Fire Risk Assessor on 18.09.19 to discuss suitable options to ensure the location of the gas installations complies to IGEM/G/5 and other relative gas installation regulations.

Options were explored and these will be discussed at strategic management level within ISHA and Fulcrum, and the current non-compliant arrangement will be addressed as soon as possible.

In the interim, measures should be undertaken to minimise the risk of a fire in the building which may affect the gas installations within the intake/meter room. These should include:

1. A zero tolerance policy to combustibles being located within the gas installation room and associated risers throughout the building.
2. Regular inspection of these areas by ISHA staff to ensure the absence of combustible items within these areas is maintained, with records of these inspections being maintained.
3. Considering the time in which it may take for the gas installations to be moved, the fire stopping issues within the gas meter room should be addressed with high priority to ensure the room is fully imperforate to the rest of the building, minimising the chances of a fire within the building affecting the gas installations.

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.

It should be noted that keys were not available during this inspection, neither was the neighbourhood officer available to gain access into all areas of the building. To this end, some of the tasks generated in the previous FRA could not be inspected to ascertain if the recommended remedial work has been carried out. It does appear that some new metal ducting has been installed across the face of the building which possibly contains new pipework re-routed as part of the non-compliance of the positioning of gas installations as highlighted in the previous FRA however this could not be confirmed.

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.

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.

It was noted that remedial work identified in version 2 of this fire risk assessment regarding non-compliance of the location of the gas meter cupboard has been remedied with the gas meters having been moved to another room within the building. It is reasonable to assume that this new arrangement now meets the relevant gas installation regulations.

#### 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.

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 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](mailto:office@qfsm ltd.co.uk).

# Premises Details

## Building Information

Address line 1	50 Acton Mews
Town	Hackney
Postcode	E8 4EF
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	7
Number of flats	12
Number of stair cores	1
Approach to flats	<ul style="list-style-type: none"><li>• Via protected lobbies / corridors</li></ul>
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.

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 frame and concrete construction with solid concrete intermediate floors and stairs, masonry internal walls and a flat 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. Each flat is accessed within a protected lobby containing 2 riser cupboards and a passenger lift. Flats 1-2 are accessed at first floor, flats 3 – 4 at second floor, flats 5-6 at third floor, flats 7-8 at fourth floor, flats 9-10 at fifth floor and flats 11-12 at sixth floor level. The ground floor lobby contains an intake cupboard and riser cupboard and access to the passenger lift. A dry riser inlet is accessed externally next to the main entrance with outlets accessed off the stairwell at each floor level. An external refuse store and intake cupboard are accessed at either side to the main entrance. A premises information box is accessed within the entrance to the bottom of the common stairwell.



Private balconies to front 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 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

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 front 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

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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.

Version 6. 22/9/22

It is understood that the records are held centrally.



Electrical sockets with isolator lock in common areas



Electrical intake room



Electric meters in riser cupboard

## Gas

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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 secured riser cupboards.



Gas meters

## Heating

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Are fixed heating installations free from any obvious defect?

N/A

Are portable heaters used?

No

Comments

There is no heating provision in the common areas.

## Cooking

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Does cooking take place on the premises?

No

Comments

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

## Arson

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Is security against arson reasonable?

Yes

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

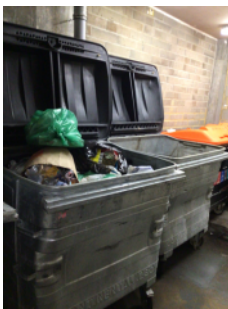
Yes

### Comments

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

Version 7- 01/12/2022

The main entrance door and bin store were found to be locked and secure, preventing unauthorised access.



Bin store



## Housekeeping

Is accumulation of combustibles or waste avoided?

No

Are there appropriate storage facilities for combustible & hazardous materials?

N/A

Comments

Combustible items located outside flat 9, and within riser cupboards as detailed within this report.

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.

Combustibles were found in the corridor outside flats 7 and 8.

VERSION 5:

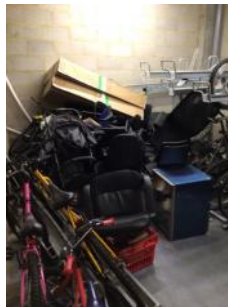
It is evident that the fire wardens are managing the common areas effectively and ensuring they are kept clear of obstructions and combustibles.

Version 7- 01/12/2022

There was a significant volume of combustible materials found in the common areas which should be removed.



Combustible items outside of flat 9



Combustibles left in cycle store



Combustible items in main entrance

## 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

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

Yes

Comments

“No Smoking” signage is provided.



No smoking signage

## Dangerous Substances

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Are dangerous substances present, or liable to be present?

No

## Lightning

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Is a lightning protection system installed?

No

Comments

There is no lightning protection visible, However, if there is lightening 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?

No

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.

Obstructions were located in the corridor outside flats 9 and 10.

Obstructions were found in the corridor outside flats 7 and 8.

Electrical cabling is affixed to the ceiling in the entrance hallway within plastic trunking. This could fail in a fire and cause the cabling to fall across doorways and staircases presenting a serious trip or entanglement hazard. A requirement introduced in 2015 in BS 7671 which covers electrical installations in the UK, states that all new wiring systems to use metal, rather than plastic, to support cables in escape routes, to prevent their premature collapse in the event of a fire. It is advised that this cabling is supported with metal fixings as opposed to the plastic fixings which are in place.

Version 6. 22/9/22

Obstructions should be removed from outside flat 1.

Version 7- 01/12/2022

Numerous obstructions and combustibles were found in common areas.



Cable runs in plastic trunking above staircase door.



Showing cables within plastic ducting affixed to the ceiling in common area



Floor numbers are clearly identified on each floor landing

## 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

- FD60S 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?

Yes

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 11 and 12 which have 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.

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.

A number of fire doors in the common areas are not closing correctly and have been tasked for repair.



Typical flat entry door



Electrical riser cupboard door



Staircase lobby door



Self closer with intumescent strips and seals, staircase lobby door



Possible surface mounted smoke seal

## 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, 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.

VERSION 2: During a site visit with ISHA staff on 18.09.19, access was available into the CCTV/electrical meter and distribution room, and the BT Data cupboard to which access was not possible during the original FRA. Inside both of these rooms additional fire stopping concerns were identified regarding large penetrations through walls which have no fire stopping installed.

VERSION 3: Access was not possible into these areas during this FRA

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 areas where fire stopping is required. These are detailed in the tasks.

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.



Evidence of fire stopping in riser cupboards, carried out in March 2020

## 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 - Manual

Is smoke ventilation reasonable and free from any obvious defects?

Yes

Comments

Smoke Vent control boxes within the staircase are being secured with insulation tape. These should be properly secured to ensure the use of the ventilation system is not abused.

Version 6. 22/9/22

All AOVs and control appear in good condition.



Smoke Vent controls held shut with tape



Corridor AOV door



Head of staircase AOV

# Detection & Warning

## Control Equipment

---

Is an electrical fire alarm system expected?

No

Why not?

Purpose-built flats

Is a fire detection and/or alarm system provided?

Yes

Areas covered

- Communal areas

---

### 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

## 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

There is no common fire alarm 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 11 and 12 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"

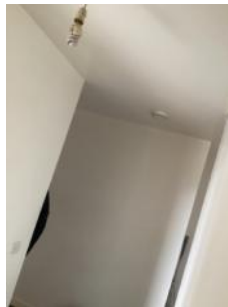
### Version 7- 01/12/2022

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



In flat BS5839-6 in hallway

## 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
- Premises information box

Is provision of fire service facilities reasonable?

Yes

Comments

It was not possible to access the Premises Information Box to examine the contents as it is secured with a Gerda key which was not available at the time of inspection.



Floor numbers are clearly identified within the staircase



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 an adequate amount 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

Version 7- 01/12/2022

All observed emergency lighting units appeared to be in good condition and charging correctly.



Maintained EL is located in all corridors and 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?

No

Is there signage suitable for locked fire doors?

Yes

Is there signage suitable for automatic fire doors?

N/A

Comments

“Fire Door Keep Closed” signage should be installed on all staircase doors.



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

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.

Version 6. 22/9/22

Fire Action notices are not displayed.



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 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 Fire Action Notice is not provided.

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 the 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 the records are held centrally.

# Tasks

## Task 1

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 13:49:29 rob.sherwood@qfsm ltd.co.uk Status changed from Identified to Completed

---

## Task 2

Source Version	2
Category	Escape Routes & Fire Spread
Sub Category	Construction and Glazing
Action Required	Provide fire stopping around cable penetrations in the following locations:  Within the CCTV room



Version 6. 22/9/22

It was not possible to access the area to determine if this task is complete. It should be confirmed that this work has been completed.

Version 7- 01/12/2022

Completed. Photos attached.

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

---

## Task 3

Source Version	2
Category	Escape Routes & Fire Spread
Sub Category	Construction and Glazing
Action Required	Provide fire stopping around cable penetrations in the following locations:  Within the BT / data cupboard adjacent to the lift.



Version 6. 22/9/22

This task is not complete.

Version 7- 01/12/2022

Not yet actioned.

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

---

## Task 4

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 5

Source Version 1  
Category Escape Routes & Fire Spread  
Sub Category Fire Doors  
Action Required Install smoke seals on the following doors:

Entrance doors to flats 11 and 12.

Given the similar design, age and appearance from external examination of other flat entrance doors in the building, it is reasonable to assume the omission of cold smoke seals will be the same for the other doors. All flat entrance doors should have both intumescent strips and cold smoke seals installed to ensure the doors afford the required FD30S SC standard of fire resistance.

The doors are noted to be of modern design, robust and in good condition and also have 1" door stops. Combined with automatic ventilation provided in each hallway this task has been afforded a low priority.

Version 6. 22/9/22

Access was gained into flat 11. This task is not complete.

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 photo attached.

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



## Task 6

Source Version	1
Category	Escape Routes & Fire Spread
Sub Category	Fire Doors
Action Required	Re-hang the following doors to reduce the gaps around the doors:  All Staircase doors - there is an excessive gap at the base of the doors  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	2 September 2020

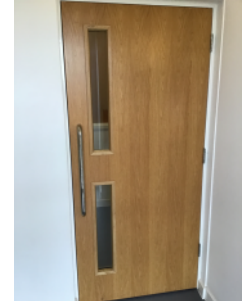
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## Task 7

Source Version	1
Category	Signs & Notices
Sub Category	Fire Door Signage
Action Required	Provide Fire Door Keep Closed signs on the following doors:  All staircase doors  VERSION 3: This task remains and this signage is still required. It was noted that “fire door keep clear” signage has been fitted to some doors, however, this is incorrect and staircase doors should have “fire door keep closed” signs fitted to both sides of the door.  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	2 September 2021

---



## Task 8

Source Version 1  
Category Escape Routes & Fire Spread  
Sub Category Construction and Glazing  
Action Required Provide fire stopping around pipe penetrations in the following locations:

The intumescent collars fixed around the soil pipe within the refuse store has become detached. A new suitably rated collar should be attached to ensure adequate fire separation between the bin store and the flats above.

Version 6. 22/9/22

It was not possible to access the area to determine if this task is complete. It should be confirmed that this work has been completed.

Version 7- 01/12/2022

Not yet actioned.

Priority High

Status Identified

Owner Customer Homes

Due Date 3 March 2020

---



## Task 9

Source Version	1
Category	Escape Routes & Fire Spread
Sub Category	Construction and Glazing
Action Required	Provide fire stopping around pipe penetrations in the following locations:

Soil pipe within the bike store. A suitably rated collar should be attached to ensure adequate fire separation between the bin store and the flats above.

Version 6. 22/9/22

It was not possible to access the area to determine if this task is complete. It should be confirmed that this work has been completed.

Version 7- 01/12/2022

Not yet actioned.

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

---



## Task 10

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 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 6. 22/9/22  
This task is not complete.

Version 7- 01/12/2022  
Not yet actioned.

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

---

## Task 11

Source Version	1
Category	Escape Routes & Fire Spread
Sub Category	Ease of Use
Action Required	Electrical cabling is affixed to the ceiling in the entrance hallway within plastic trunking. This could fail in a fire and cause the cabling to fall across doorways and staircases presenting a serious trip or entanglement hazard. A requirement introduced in 2015 in BS 7671 which covers electrical installations in the UK, states that all new wiring systems to use metal, rather than plastic, to support cables in escape routes, to prevent their premature collapse in the event of a fire. It is advised that this cabling is supported with metal fixings as opposed to the plastic fixings which are in place.
	Version 6. 22/9/22 This task is not complete.
	Version 7- 01/12/2022 Not yet actioned.
Priority	Advisory
Status	Identified
Owner	Customer Homes
Due Date	2 September 2022



## Task 12

Source Version	5
Category	Escape Routes & Fire Spread
Sub Category	Fire Doors
Action Required	Install intumescent strips and smoke seals on the following doors:  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 13

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 task is complete.
	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.
Priority	Medium
Status	Identified
Owner	Neighbourhood Services
Due Date	8 February 2022

---

## Task 14

Source Version	6
Category	Escape Routes & Fire Spread
Sub Category	Ease of Use
Action Required	Obstructions should be removed from the escape routes in the following locations: outside flat 1
	Version 7- 01/12/2022 Not yet actioned.
Priority	High
Status	Identified
Owner	Neighbourhood Services
Due Date	20 December 2022

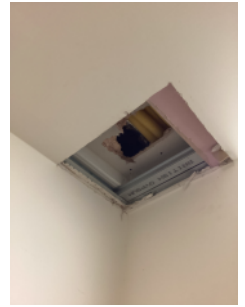
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## Task 15

Source Version	6
Category	Escape Routes & Fire Spread
Sub Category	Construction and Glazing
Action Required	The ceilings in the following locations are damaged and should be repaired to achieve the original period of fire resistance: ground floor lift lobby.
	Version 7- 01/12/2022 Not yet actioned.
Priority	High
Status	Identified
Owner	Customer Homes
Due Date	20 December 2022

---



## Task 16

Source Version	6
Category	Escape Routes & Fire Spread
Sub Category	Construction and Glazing
Action Required	Provide fire stopping at the following locations: cable exits in smoke vent.
	Version 7- 01/12/2022 Not yet actioned.
Priority	High
Status	Identified
Owner	Customer Homes
Due Date	20 December 2022

---





## Task 17

Source Version	6
Category	Signs & Notices
Sub Category	Other Signage
Action Required	Provide fire action notices which confirm the action to take in the event of fire.
	Version 7- 01/12/2022 Not yet actioned.
Priority	Medium
Status	Identified
Owner	Customer Homes
Due Date	22 March 2023

---

## Task 18

Source Version	7
Category	Escape Routes & Fire Spread
Sub Category	Fire Doors
Action Required	Adjust the self-closing device on the following doors:  Ground floor gas meter room. Door not closing fully against stops.
Priority	Medium
Status	Identified
Owner	Customer Homes
Due Date	1 June 2023



## Task 19

Source Version	7
Category	Signs & Notices
Sub Category	Fire Door Signage
Action Required	Provide Fire Door Keep Shut signs on the following doors: Gas meter room, ground floor.
Priority	Low
Status	Identified
Owner	Neighbourhood Services
Due Date	1 December 2023



## Task 20

Source Version	7
Category	Escape Routes & Fire Spread
Sub Category	Fire Doors
Action Required	Re-hang the following doors to enable the doors to easily close: Internally accessed bin store.
Priority	Medium
Status	Identified
Owner	Customer Homes
Due Date	1 June 2023

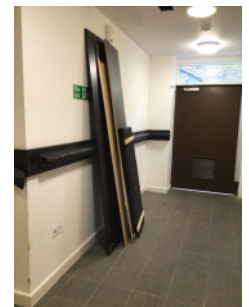
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## Task 21

Source Version	7
Category	Fire Prevention
Sub Category	Housekeeping
Action Required	The storage of combustible items in communal areas is excessive and should be reduced.  Outside bin store, ground floor.
Priority	High
Status	Identified
Owner	Neighbourhood Services
Due Date	1 March 2023

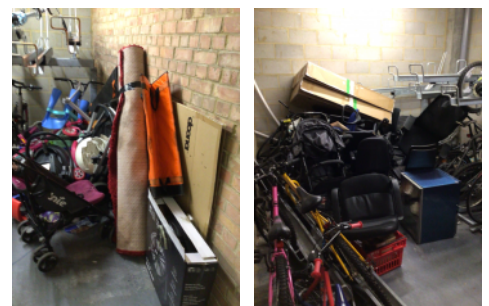
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## Task 22

Source Version	7
Category	Fire Prevention
Sub Category	Housekeeping
Action Required	The storage of combustible items in communal areas is excessive and should be reduced.  Items in bike store.
Priority	Medium
Status	Identified
Owner	Neighbourhood Services
Due Date	1 June 2023

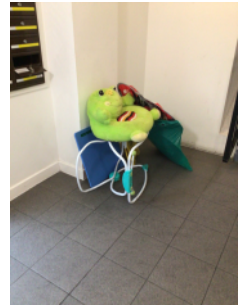
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## Task 23

Source Version	7
Category	Fire Prevention
Sub Category	Housekeeping
Action Required	The storage of combustible items in escape routes should be prohibited.  Items in main entrance.
Priority	High
Status	Identified
Owner	Neighbourhood Services
Due Date	1 March 2023

---



## Task 24

Source Version	7
Category	Escape Routes & Fire Spread
Sub Category	Fire Doors
Action Required	Re-hang the following doors to enable the doors to easily close:  Ground floor lift lobby door. Not closing and leaving large gaps.
Priority	High
Status	Identified
Owner	Customer Homes
Due Date	1 March 2023

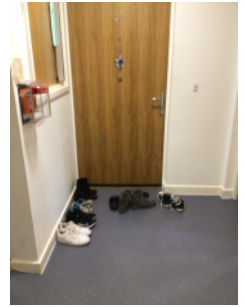
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## Task 25

Source Version	7
Category	Fire Prevention
Sub Category	Housekeeping
Action Required	The storage of combustible items in escape routes should be prohibited.  Outside flat 10.
Priority	Medium
Status	Identified
Owner	Neighbourhood Services
Due Date	1 June 2023

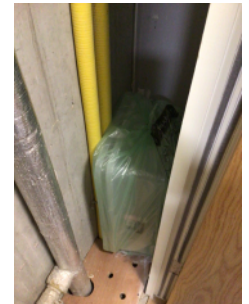
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## Task 26

Source Version	7
Category	Fire Prevention
Sub Category	Housekeeping
Action Required	The storage of combustible items in riser cupboards should be prohibited. Gas riser outside flat 9.
Priority	Medium
Status	Identified
Owner	Neighbourhood Services
Due Date	1 June 2023

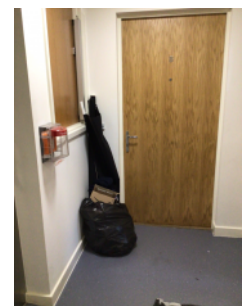
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## Task 27

Source Version	7
Category	Fire Prevention
Sub Category	Housekeeping
Action Required	The storage of combustible items in escape routes should be prohibited.  Outside flat 8.
Priority	Medium
Status	Identified
Owner	Neighbourhood Services
Due Date	1 June 2023

---



## Task 28

Source Version	7
Category	Fire Prevention
Sub Category	Housekeeping
Action Required	The storage of combustible items in escape routes should be prohibited.  Outside flat 1.
Priority	Medium
Status	Identified
Owner	Neighbourhood Services
Due Date	1 June 2023

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## Task 29

Source Version	7
Category	Escape Routes & Fire Spread
Sub Category	Fire Doors
Action Required	The intumescent strips and smoke seals on the following doors are damaged and should be replaced:  1st floor staircase lobby door.
Priority	Medium
Status	Identified
Owner	Customer Homes
Due Date	1 June 2023

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## Task 30

Source Version	7
Category	Signs & Notices
Sub Category	Other Signage
Action Required	<p>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).</p> <p>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.</p>
Priority	Medium
Status	Identified
Owner	Customer Homes
Due Date	1 June 2023

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# 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	<b>Moderate</b>	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.