

## **Fire Risk Assessment**

### **West Central Apartments, 1-35**

Version 6

10 July 2023



Review Date: 10 July 2024

Score: Moderate Risk

Assessor: Andy Corby

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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>Provide fire stopping around cable penetrations in the following locations:</p> <p>Within the electrical risers, located within corridors to flats, there has been some fire stopping installed, although it is inadequate with holes and gaps.</p> <p>Version 4 - This task is still outstanding.</p> <p>Version 5. 27/9/22 This task is not complete.</p>	Medium	Identified		
2	Fire Prevention	Electrical	<p>There is electrical cabling present in common parts, and across the tops of common doorways which is suspended within PVCu conduit. 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.</p> <p>Version 5. 27/9/22 This task is not complete.</p>	Advisory	Identified		

3	Signs & Notices	Other Signage	<p>The current fire action notices are not suitable for a simultaneous evacuation strategy. The notices should be replaced with ones which reflect the building's fire safety measures and explain the simultaneous evacuation strategy.</p> <p>Version 4 - This task is still outstanding. No Fire Action Notices have been provided.</p> <p>Version 5. 27/9/22 This task is not complete.</p>	Medium	Identified
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4	Escape Routes & Fire Spread	Fire Doors	<p>Repair the following doors to an FD30S self-closing standard:</p> <p>The plant room door on the ground floor has a hole which should be repaired to maintain its fire resisting integrity.</p> <p>Version 4 - This task is still outstanding.</p> <p>Version 5. 27/9/22 This task is not complete.</p>	Low	Identified
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5	Escape Routes & Fire Spread	Construction and Glazing	<p>Provide fire stopping around cable and pipe penetrations in the following locations:</p> <p>Within the plant room on the ground floor there are numerous pipe and cable penetrations which have not been adequately fire stopped.</p> <p>Version 5. 27/9/22 This task is not complete.</p>	Medium	Identified
6	Escape Routes & Fire Spread	Fire Doors	<p>Neoprene type smoke seals have been installed in many of the fire resisting doors in common areas, and in flat front doors. These do not wear well and there are many which are already damaged or missing. A task has been generated, however with the presence of a common fire detection and alarm system provided in the building this task has been entered as advisory.</p> <p>Version 5. 27/9/22 It is noted that many of these seals are damaged.</p>	Advisory	Identified
7	Escape Routes & Fire Spread	Construction and Glazing	<p>Given the number of penetrations in the building which require fire stopping it is recommended to conduct a full fire stopping survey of this building.</p> <p>Version 5. 27/9/22 It should be confirmed as to whether this task has been completed.</p>	Advisory	Identified

8	Detection & Warning	Control Equipment	The fire alarm panel in the main plant room is in a fault condition. The panel should be serviced by an engineer.  Version 5. 27/9/22 The fire panel remains in fault. This task is not complete.	High	Identified
9	Fire Prevention	Arson	Do not keep bins adjacent to the building, they should be secured in the compound provided and clear the rubbish from the rear yard to reduce the risk of malicious ignition.  Version 5. 27/9/22 This task is not complete.	High	Identified
10	Signs & Notices	Other Signage	Provide signage to indicate the location of the dry riser outlet in the following locations: all floors	Low	Identified
11	Signs & Notices	Fire Door Signage	Provide Automatic Fire Door Keep Clear signs on the following doors: floors 7,6,5	Low	Identified
12	Escape Routes & Fire Spread	Fire Doors	Re-hang the following doors to enable the doors to easily close:  Floor 2 staircase door	High	Identified

13	Escape Routes & Fire Spread	Fire Doors	Repair the self-closing device on the following doors:  The 7th Floor fire door to Flats 32-35 has a free swing device fitted but the self closer is defective.	High	Identified
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## Executive Summary

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

A common fire alarm is provided in this building which is not normally expected in a building containing purpose built self contained flats. However, "Hemsec" cladding panels are in place on the exterior facia of this building and ISHA are currently in negotiations with the developer regarding this issue. Until this has been agreed, a 24hr Waking Watch has been provided and a simultaneous evacuation policy is in place. It is therefore necessary to retain this common fire alarm in support of this evacuation policy. It should be confirmed that the coverage, cause and effect of this fire alarm system is such that it is suitable to support such a policy.

There are a number of penetrations present which compromise the required compartmentation of the building, which are not adequately fire stopped, particularly in riser cupboards and the plant room. Given the number of penetrations in the building which require fire stopping it is recommended to conduct a full fire stopping survey of this building.

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

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

### VERSION 2:

ISHA have commissioned an external wall survey of the building which has confirmed that there are combustible "Hemsec" and spandrel panels fitted to the building. The survey also revealed that there are insufficient cavity barriers installed. Therefore, this building does not comply with the functional requirement B4(1) or B3.

It has therefore been deemed necessary to move from a Stay Put Strategy to a Simultaneous Evacuation Strategy in this building, and interim measures have been put in place to support this move. It should be confirmed that the interim measures that have been put in place conform to the recommendations made within the "Simultaneous Evacuation Guidance - Guidance to support a temporary change to a simultaneous evacuation strategy in purpose-built blocks of flats", Edition Three version, (which replaced the previous version of the guide issued: 01/05/18)

The previous FRA for this building was reviewed prior to this inspection, paying particular attention to any tasks generated by that FRA. During this inspection these tasks were inspected where access was possible, to ascertain if the recommended remedial work had been completed, and comments regarding the progress of any remedial work made accordingly. It was noted that there are a number of tasks outstanding from the previous FRA which detail recommended remedial work required to ensure the safety of the building and that it is compliant with relative fire safety regulations and guidance. It is imperative that such remedial work is carried out within the recommended time frame 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 remains to present a Moderate risk.

### VERSION 3:

The purpose of this desk-top review is to underpin the recommendations made in the previous version, following receipt of the BB7 External Wall System Review report, dated 21 May 2018, document reference 4811.

The BB7 report confirms that the wall buildups are not considered to be in accordance with the linear route to compliance with the requirements of the building regulations as it has combustable installation.

BB7 state that the brick facade is considered to be code compliant given the information that was available to them and on that basis this risk is considered acceptable. There is a considerable amount of cladding on the building with various buildups on them. Although they vary in risk due to the different materials it is not considered by BB7 that they comply with the guidance in ADB. They also present a risk of fire spreading up the building.



BB7 are of the opinion that cladding on the top floor only, poses less of a risk as the fire is less likely to spread downwards and lateral fire spread. BB7 say there are questions regarding suitably fitted cavity barriers.

As a minimum, the BB7 report recommended that serious consideration should be given to the following elements:

- It is recommended that any cavity barriers on the development that are not of the correct type or are not fitted in accordance with the manufacturers instructions should be replaced properly.
- Replacing the combustible clad elements with limited combustibility materials.

During the recent fire risk assessment it was noted that a 24/7 waking watch is in place within the building with further interim measures in place such as the provision of a common fire alarm.

Discussion with residents raises doubt as to whether the provision of a common fire alarm in the building is provided to the standard and coverage within the recommendations of Appendix 2 of the NFCC simultaneous evacuation guidance. This should be confirmed.

#### VERSION 4

This is the annual review of the fire risk assessment and, as well as identifying any new significant fire safety contraventions, is specifically checking whether any remedial tasks from the previous fire risk assessment have been completed.

Fire wardens stated that they had received some training and patrol every 30 mins also checking all riser cupboards. However they do not test the fire alarm weekly and are not aware of the configuration of the fire alarm within flats.

There are two evacuation chairs in the staircase on levels 2 and 3 but the waking watch have not been trained to use them, their instructions are to inform LFB of the whereabouts of the two residents with disabilities and to point the fire service to the chairs.

There are no Fire Action Notices next to manual call points to explain the configuration of the interim fire alarm.

Flat 22 was accessed and it was noted that it has a single part 1 detector/sounder in the bedroom which is part of the interim common alarm.

There are a number of remedial tasks still outstanding from previous fire risk assessments.

#### Version 5. 27/9/22

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 fire alarm panel in the plant room is in fault.

A number of fire doors require adjustment.

It is recommended that a full fire stopping survey is completed and remediation works completed.

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 number of outstanding tasks.

Version 6 - 10/7/23

This is the annual review of the fire risk assessment and all previous actions have been checked. If remedial work has been carried out these tasks have been marked as completed. It is noted that the Waking Watch is still in place as is the temporary simultaneous evacuation strategy.

Once ISHA are confident that all recommended remedial works have been carried out, consideration can then be given to the removal of the Waking Watch and a reversion to a stay put policy.

Consideration should also be given to retaining the temporary fire alarm and converting it to be an Evacuation Alert System to allow the fire service to instigate a full building evacuation from the ground floor if required.

No access to the ground floor plant room was available at the time of this review.

# 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

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Address line 1

West Central Apartments, flats 1-35

Town

Waltham Forest

Postcode

E17 9GZ

FRA Type

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

Description

A Type 3 fire risk assessment includes the work involved in a Type 1 fire risk assessment, but goes beyond the scope of the FSO (though not the scope of the Housing Act). This risk assessment considers the arrangements for means of escape and fire detection (ie smoke alarms) within at least a sample of the flats. Within the flats, the inspection is non-destructive, but the fire resistance of doors to rooms is considered.

Measures to prevent fire are not considered unless (eg in the case of maintenance of the electrical and heating installations) the measures are within the control of, for example, the landlord.

A Type 3 fire risk assessment may sometimes be appropriate for rented flats if there is reason to suspect serious risk to residents in the event of a fire in their flats. (This might be, for example, because of the age of the block or reason for suspicion of widespread unauthorised material alterations). This type of fire risk assessment will not be possible in the case of long leasehold flats, as there is normally no right of access for freeholders.

Client

ISHA

Use

Purpose-built, self-contained flats

Number of floors - ground and above

8

Number of flats

35

Number of stair cores

1

Approach to flats

- 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?

No

Further details

ISHA have commissioned an external wall survey of the building which has confirmed that there are combustible "Hemsec" and spandrel panels fitted to the building. The survey also revealed that there are insufficient cavity barriers installed. Therefore, this building does not comply with the functional requirement B4(1) or B3.

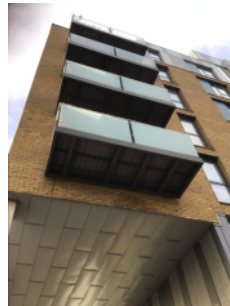
Construction details

Masonry construction (part cladded), intermediate concrete floors and a flat roof. Access to common area via secure door entry system at front elevation, with flats accessed from lobbies at each floor above ground. The ground floor level contains a bicycle store and an unknown lobby door at rear elevation. 2nr lifts provided (firefighter's lift). Dry Riser provided.

Combustible "Hemsec" and spandrel panels fitted to the building and insufficient cavity barriers installed as detailed above



Front elevation - showing private balconies and cladded EWS to 7th floor



Private balconies - steel frame, glazed upstand and timber deck



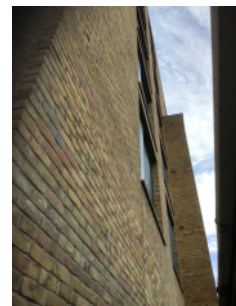
Underside of private balconies



Rear elevation - showing private balconies and cladded EWS to 7th floor



Cladded EWS



Side elevation (rail line side) - brick/mortar external wall

External wall details

Brick/Mortar external walls, however, as detailed above there are combustible "Hemsec" and spandrel panels fitted to the building.

Are there any private balconies?

Yes

Private balcony details

Steel frame, glazed upstand with what appears (within the scope of this FRA) to be a timber deck.

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)

## People

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Are there any people especially at risk from fire?

Not Known

Comments

Evacuation chairs have been provided on the second and third levels staircase landings.

# 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

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 is electrical cabling present in common parts, and across the tops of common doorways which is suspended within PVCu conduit. 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.

Electrically operated Christmas decoration located outside flats 33 and 34 which should be removed.

Version 5. 27/9/22

It is understood that electrical testing is completed and records maintained centrally.

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.



Example of PVCu cable conduit over staircase door.



Electrical socket in common area

## 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

There is no gas provision or equipment in the common areas.

## Heating

Are fixed heating installations free from any obvious defect?

N/A

Are portable heaters used?

No

Comments

There is no heating provision in the common areas.

## Cooking

Does cooking take place on the premises?

No

Comments

Cooking does not take place in the common parts.

## Arson

Is security against arson reasonable?

Yes

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

No

Comments

Access gained into the building via a secured main entrance door. There is CCTV provided in the building, and at the time of inspection a 24hr "waking watch" was in place.

Version 4 - the wheelie bins are not secure in the compound to the rear and are currently underneath the overhang of the building. There is also a build up of excessive combustible rubbish in the rear yard. Although this area is gated, malicious ignition is still a possibility.

Version 5. 27/9/22

There remains a significant amount of combustible material to the side of the building which should be removed.



Wheelie bins under overhang.



Combustible waste in rear yard.



## Housekeeping

Is accumulation of combustibles or waste avoided?

Yes

Are there appropriate storage facilities for combustible & hazardous materials?

N/A

Comments

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)

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

## 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

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Is a lightning protection system installed?

Not Known

Comments

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

# Escape Routes & Fire Spread

## Ease of Use

Are exits easily and immediately openable?

Yes

Do fire exits open in direction of escape where necessary?

Yes

Are escape routes unobstructed and safe to use?

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.



Clear escape route with contrasting stair nosings.

## Dimensions

Are travel distances reasonable?

Yes

Is there sufficient exit capacity?

Yes

## Fire Doors

Doors which are expected to be fire resisting:

- Flats
- Lobbies
- Risers
- Staircases

Flat Doors

- FD30S self-closing

Lobby Doors

- FD30S 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?

Minor Defects

Is there suitable provision of hold-open devices?

Minor Defects

Are doors kept locked where appropriate?

Yes

Comments

The self closing device fitted to the lobby door to flats 21-22 is defective and should be repaired.

The plant room door on the ground floor has a hole which should be repaired to maintain its fire resisting integrity.

Neoprene type smoke seals have been installed in many of the fire resisting doors in common areas, and in flat front doors. These do not wear well and there are many which are already damaged or missing. A task has been generated, however with the presence of a common fire detection and alarm system provided in the building this task has been entered as advisory.

There are excessive gaps (some in excess of 10mm) in some riser cupboard doors. These should be rehung with gaps within acceptable tolerances to ensure the required level of fire resistance is provided. There are also unacceptable gaps on a number of staircase doors.

Version 5. 27/9/22

The free swing device on the 7th floor is defective. The self closing device on flat 11 requires adjustment.

## 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:

- Lobbies
- Staircases

Lobby Glazing

- 30 mins E

Staircase Glazing

- 30 mins E

Is glazing reasonable and free from any obvious defects?

Yes

Comments

There are concerns around the cladding installed on the external faces of the building.

In response to these concerns, ISHA have deployed a 24hr Waking Watch in the building. A simultaneous evacuation strategy has also been put in place with a common fire alarm provided in support of this strategy.

There has been a programme of fire stopping carried out in the building and in many cases this was found to be of a good standard. However, in electrical riser cupboards on all floors there is fire stopping installed with many gaps and cavities which would not provide the required fire resistance. This is also the case in the ground floor plant room. Given the number of penetrations in the building which require fire stopping it is recommended to conduct a full fire stopping survey of this building.



Example of fire stopping certification label - IMS Fire Protection Ltd 2017



Example of good fire stopping in some areas



Example of poor fire stopping in some electrical risers

## Dampers, Ducts & Chutes

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

Yes

## Smoke Ventilation

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Areas where smoke ventilation is expected:

- Lobbies
- Staircases

Lobbies

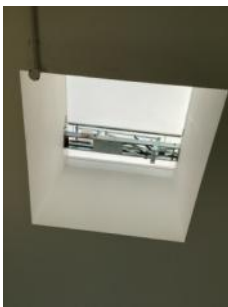
- Natural Vent - Automatic

Staircases

- Natural Vent - Automatic

Is smoke ventilation reasonable and free from any obvious defects?

Yes



Stairwell AOV



Lift lobby AOV

# Detection & Warning

## Control Equipment

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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 L3
- BS 5839 Pt1 Category L5

Cause & Effect

- Sounds alarm in communal areas
  - Operates smoke ventilation
  - Releases held-open doors
- 

Is the control equipment suitably located?

Yes

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

No

Comments

Version 4 - There is an additional fire alarm panel in the main plant room presumably for the smoke ventilation detection system but this is showing a fault.

Version 5. 27/9/22

The fire alarm panel in the plant room is in fault and should be inspected by an engineer without delay.



Fire alarm zone information



Fire alarm panel in entrance lobby.



Version 4 - fault light on fire alarm panel in plant room

## Manual Fire Alarms

Are there sufficient means of manually raising an alarm?

Yes

Are manual callpoints appropriately located and free from obvious defect?

Yes

Comments

Manual call points are located at each floor exit



Manual call points located at each floor exit

## Automatic Fire Detection

Is there sufficient provision of automatic fire detection?

Yes

Is the type of automatic fire detection suitable and free from obvious defect?

Yes

Comments

A common fire alarm has been provided in this building, with sounders located in common areas as part of the interim measures put in place to support the move to a simultaneous evacuation strategy.

The cause and effect of this provided fire alarm is not known. Discussion with a resident present at the time of the inspection raises doubt as to whether the common fire alarm is interlinked to all flats within the building. It should be ensured that the system installed conforms to the recommendations of the Simultaneous Evacuation Guidance – Edition Three, October 2020, Appendix 2: “Common Fire Alarm System: Automatic fire detection and alarm system supporting simultaneous evacuation”



## Audibility

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Are there adequate means of alerting all relevant persons?

Yes

### Comments

Please see comments above in the "Automatic Fire Detection" section of this report.



Sounders located in common areas.

# 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

Comments

Fire extinguishers have not been provided within common areas, however, a GP fire extinguisher is located with the Waking Watch for their use only.

It should be remembered that these extinguishers should be tested and maintained in accordance with the recommendations of BS5306 (BNEN3).

Version 5. 27/9/22

It is noted that there is 1x 9l water and 1x5kg co2 extinguisher in the plant room. These were last tested in 2013.

The signage is incorrect showing for a foam rather than the water which is provided.



Plant room extinguishers



Last test 9/13

## 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



Dry Rising Main inlet



Fire Information Box (contents not confirmed)



Firefighting lift



Manual smoke vent controls



Floor levels are clearly identified

# Lighting

## Normal Lighting

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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



Normal lighting with motion sensor

## 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:

- Borrowed light

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.

All observed emergency lighting units were found to be in good condition and showing a green LED.



Stairwell emergency lighting

# 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?

Yes

Is there signage suitable for automatic fire doors?

Minor Defects

Comments

Doors fitted with automatic self closing devices should be fitted with 'automatic fire door keep clear' signage.

## Other Signs & Notices

Is there suitable signage for fire service facilities?

Minor Defects

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?

Yes

### Comments

There is a simultaneous evacuation policy in place in this building due to concerns over the external cladding installed. However, the Fire Action Notice provided is that for a Stay Put policy. It is imperative that the Fire Action Notice provided accurately reflects the evacuation policy in place so that all residents and visitors are clear as to the action they should take in the event of a fire.



New wayfinding signage has been provided

# Fire Safety Management

## Procedures & Arrangements

Current evacuation policy

Simultaneous

Further details

Due to concerns around the combustable EWS and insufficient cavity barriers installed in the building there ahs been a move to a simultaneous evacuation strategy with a common fire alarm provided to support this.

This Simultaneous Evacuation Strategy should be in place with the interim measures recommended in the Simultaneous Evacuation Guidance – Edition Three, October 2020, specifically detecting a fire and raising the alarm incorporating a waking watch, automatic fire detection and alarm system supporting simultaneous evacuation, management considerations for a waking watch, waking watch person specification and evacuation management role.

Are fire action procedures suitable and appropriately documented?

Yes

Are there suitable arrangements for calling the fire service?

Yes

Is there a suitable fire assembly point?

Yes

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 4 - Evacuation chairs have been provided in the staircase on the second and third levels. It is assumed that this was as a result of a PEEPs assessment however when questioned the Waking Watch have not been trained to use them simply to point hem out to LFB if there was a fire.



Evacuation chair



Evacuation chair



## Training & Drills

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Are staff regularly on the premises?

No

Are employees from outside organisations given appropriate fire safety information?

No

Comments

The correct Fire Action Notice (simultaneous evacuation) should be provided.

It should also be confirmed that Waking Watch team members are given adequate training in line with the recommendations of the Simultaneous Evacuation Guidance – Edition Three, October 2020, specifically management considerations for a waking watch and the waking watch person specification.

Appendix 6 of the NFCC guidance details how the temporary move to a simultaneous evacuation strategy should be quality assured. Within that section paragraph A6.2 details the requirement for fire evacuation drills to be conducted and it is recommended that drills be carried out:

-as part of initial training for the waking watch and evacuation management

-Whenever a new person joins the waking watch, and

-Routine monthly drills will need to be carried out more frequently if there is a turnover of waking watch members.

## Testing & Maintenance

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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 5. 27/9/22

It is understood that testing records are maintained centrally.

## Record Keeping

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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 5. 27/9/22

It is understood that test records are kept centrally.

# Tasks

## Task 1

Source Version	1
Category	Escape Routes & Fire Spread
Sub Category	Construction and Glazing
Action Required	Provide fire stopping around cable penetrations in the following locations:  Within the electrical risers, located within corridors to flats, there has been some fire stopping installed, although it is inadequate with holes and gaps.  Version 4 - This task is still outstanding.  Version 5. 27/9/22 This task is not complete.
Priority	Medium
Status	Identified
Owner	Customer Homes
Due Date	21 November 2020

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## Task 2

Source Version	1
Category	Fire Prevention
Sub Category	Electrical
Action Required	There is electrical cabling present in common parts, and across the tops of common doorways which is suspended within PVCu conduit. 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.  Version 5. 27/9/22 This task is not complete.
Priority	Advisory
Status	Identified
Owner	Customer Homes
Due Date	21 November 2022

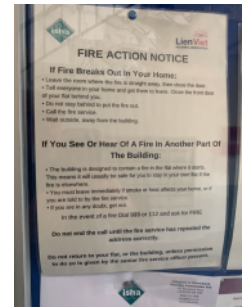
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### Task 3

Source Version	1
Category	Signs & Notices
Sub Category	Other Signage
Action Required	The current fire action notices are not suitable for a simultaneous evacuation strategy. The notices should be replaced with ones which reflect the building's fire safety measures and explain the simultaneous evacuation strategy.
	Version 4 - This task is still outstanding. No Fire Action Notices have been provided.
	Version 5. 27/9/22 This task is not complete.
Priority	Medium
Status	Identified
Owner	Neighbourhood Services
Due Date	21 November 2020

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### Task 4

Source Version	1
Category	Escape Routes & Fire Spread
Sub Category	Fire Doors
Action Required	Repair the following doors to an FD30S self-closing standard:  The plant room door on the ground floor has a hole which should be repaired to maintain its fire resisting integrity.
	Version 4 - This task is still outstanding.
	Version 5. 27/9/22 This task is not complete.
Priority	Low
Status	Identified
Owner	Customer Homes
Due Date	21 November 2021

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## Task 5

Source Version	1
Category	Escape Routes & Fire Spread
Sub Category	Construction and Glazing
Action Required	Provide fire stopping around cable and pipe penetrations in the following locations:  Within the plant room on the ground floor there are numerous pipe and cable penetrations which have not been adequately fire stopped.  Version 5. 27/9/22 This task is not complete.
Priority	Medium
Status	Identified
Owner	Customer Homes
Due Date	21 November 2020

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## Task 6

Source Version	1
Category	Escape Routes & Fire Spread
Sub Category	Fire Doors
Action Required	Neoprene type smoke seals have been installed in many of the fire resisting doors in common areas, and in flat front doors. These do not wear well and there are many which are already damaged or missing. A task has been generated, however with the presence of a common fire detection and alarm system provided in the building this task has been entered as advisory.  Version 5. 27/9/22 It is noted that many of these seals are damaged.
Priority	Advisory
Status	Identified
Owner	Customer Homes
Due Date	21 November 2022

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## Task 7

Source Version	1
Category	Escape Routes & Fire Spread
Sub Category	Construction and Glazing
Action Required	Given the number of penetrations in the building which require fire stopping it is recommended to conduct a full fire stopping survey of this building.
	Version 5. 27/9/22 It should be confirmed as to whether this task has been completed.
Priority	Advisory
Status	Identified
Owner	Customer Homes
Due Date	21 November 2021

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## Task 8

Source Version	4
Category	Detection & Warning
Sub Category	Control Equipment
Action Required	The fire alarm panel in the main plant room is in a fault condition. The panel should be serviced by an engineer.
	Version 5. 27/9/22 The fire panel remains in fault. This task is not complete.
Priority	High
Status	Identified
Owner	Customer Homes
Due Date	8 February 2022

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## Task 9

Source Version	4
Category	Fire Prevention
Sub Category	Arson
Action Required	Do not keep bins adjacent to the building, they should be secured in the compound provided and clear the rubbish from the rear yard to reduce the risk of malicious ignition.  Version 5. 27/9/22 This task is not complete.
Priority	High
Status	Identified
Owner	Neighbourhood Services
Due Date	8 February 2022

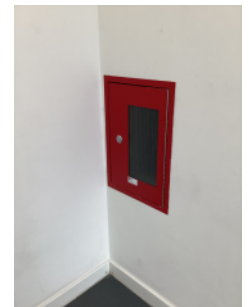
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## Task 10

Source Version	5
Category	Signs & Notices
Sub Category	Other Signage
Action Required	Provide signage to indicate the location of the dry riser outlet in the following locations: all floors
Priority	Low
Status	Identified
Owner	Neighbourhood Services
Due Date	27 September 2023

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## Task 11

Source Version	5
Category	Signs & Notices
Sub Category	Fire Door Signage
Action Required	Provide Automatic Fire Door Keep Clear signs on the following doors: floors 7,6,5
Priority	Low
Status	Identified
Owner	Customer Homes
Due Date	27 September 2023

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## Task 12

Source Version	6
Category	Escape Routes & Fire Spread
Sub Category	Fire Doors
Action Required	Re-hang the following doors to enable the doors to easily close:  Floor 2 staircase door
Priority	High
Status	Identified
Owner	Customer Homes
Due Date	8 October 2023

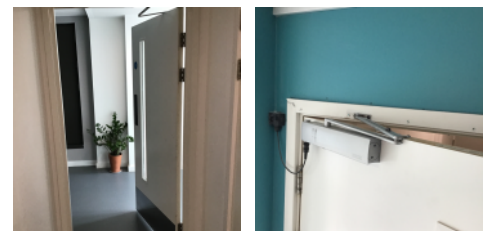
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## Task 13

Source Version	6
Category	Escape Routes & Fire Spread
Sub Category	Fire Doors
Action Required	Repair the self-closing device on the following doors:  The 7th Floor fire door to Flats 32-35 has a free swing device fitted but the self closer is defective.
Priority	High
Status	Identified
Owner	Customer Homes
Due Date	8 October 2023

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# Risk Score

Risk Score

Moderate Risk

Next Assessment Due

10 July 2024

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.