

Fire Risk Assessment

43-68 Belvedere Court

Version 7

5 July 2023



Review Date: 5 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	Signs & Notices	Fire Door Signage	<p>Provide Fire Door Keep Locked Shut signs on the following doors:</p> <p>Metallic riser cupboards located in the staircase.</p> <p>Version 6. 14/9/22 This task is not yet complete.</p>	Low	Identified		
2	Signs & Notices	Other Signage	<p>Provide signage to indicate the location of the dry riser outlet in the following locations:</p> <p>Dry riser outlets are located within lobbies, and are situated out of sight around the corner of the lobby.</p> <p>It is recommended to provide additional signage to indicate the dry risers location.</p> <p>Version 6. 14/9/22 This task is not yet complete.</p>	Low	Identified		

3	Escape Routes & Fire Spread	Ease of Use	There are electric cables in common parts which are suspended in uPVC conduit. A requirement introduced in 2015 in BS 7671 which covers electrical installations in the UK, states that all new wiring systems are to use metal, rather than plastic, to support cables in escape routes, to prevent their premature collapse in the event of a fire.	Advisory	Identified
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4	Escape Routes & Fire Spread	Fire Doors	Install a self-closing device on the following doors: Flat 65 has no self closer fitted.	High	Identified
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5	Escape Routes & Fire Spread	Fire Doors	Repair or replace the flat entrance door to flat 52 to an FD30S SC standard of fire resistance. Version 6. 14/9/22 This task is not yet complete.	Medium	Identified
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6	Escape Routes & Fire Spread	Fire Doors	Repair the following doors to an FD30S standard: Electrical cupboard door, ground floor. This should include the frame. (Currently being used as office for Waking Watch personnel) Version 6. 14/9/22 This task is not yet complete.	Medium	Identified
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7	Escape Routes & Fire Spread	Ease of Use	<p>Bikes should not be stored as to obstruct escape routes.</p> <p>(Located outside flat 57)</p> <p>Version 6. 14/9/22 This task is not yet complete.</p>	Medium	Identified
8	Signs & Notices	Other Signage	<p>It is imperative that the correct fire action notice is provided and that all residents are fully briefed and fully understand the move to a simultaneous evacuation strategy and the actions that they should take in the event of hearing a fire alarm or discovering a fire in the building.</p> <p>Version 6. 14/9/22 This task is not yet complete.</p>	High	Identified
9	Fire Prevention	Housekeeping	<p>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.</p> <p>(MHCLG Advice Note on Balconies on Residential Buildings, 2019)</p>	Advisory	Identified

10	Fire Management	Training & Drills	<p>It should be ensured that the waking-watch members are competent and trained in accordance with the recommendations of the National Fire Chiefs Council document entitled 'Guidance to support a temporary change to a simultaneous evacuation strategy in purpose-built flats' (third edition).</p> <p>Version 6. 14/9/22 No waking watch members were observed at the time of the FRA.</p>	High	Identified
11	Escape Routes & Fire Spread	Fire Doors	<p>Confirm that flat front doors, inspection of which was not possible, are to an FD30S self-closing standard.</p> <p>Version 6. 14/9/22 This task is not yet complete.</p>	Medium	Identified
12	Detection & Warning	Control Equipment	<p>The fire alarm panel is in a fault condition. The panel should be serviced by an engineer.</p>	High	Identified
13	Escape Routes & Fire Spread	Construction and Glazing	<p>It is noted that new access panels in the common area ceilings do not appear to be of 30 minute fire resisting construction.</p>	Medium	Identified
14	Signs & Notices	Fire Door Signage	<p>Provide Fire Door Keep Locked Shut signs on the following doors: ground floor riser cupboard</p>	Low	Identified

15	Fire Prevention	Housekeeping	<p>The storage of combustible items in escape routes should be prohibited.</p> <p>A motor scooter is currently stored in the ground floor escape route. Private storage on third floor</p>	High	Identified
16	Escape Routes & Fire Spread	Smoke Ventilation	Smoke vents in fault mode and the AOVs on the 6th floor appear to have been disconnected.	High	Identified
17	Signs & Notices	Escape Route Signage	<p>Provide improved escape signage on the following escape routes:</p> <p>The directional escape route signs in the staircase are too small.</p>	Medium	Identified
18	Fire Prevention	Arson	Lock bin stores to prevent unauthorised access.	Medium	Identified

Executive Summary

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

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.

There is a BS5839-1 fire alarm provided in the common parts of this building. This may be provided due to concerns over compartmentation within the building. No documentation regarding the cause and effect of the system was available however, discussion with residents reveal that it may be reasonably assumed that the fire alarm provided in the common areas is not interlinked to those provided within flats. The provision of a common fire alarm system contradicts National Guidance for a building of this type (general needs, purpose built, self contained flats). A letter dated 6th January 2020 from QFSM Ltd to ISHA regarding the provision of fire alarms in common parts of blocks of flats offers guidance and recommendations on this matter and this letter should be referred to when considering whether this is a necessary provision, or if it is considered a necessary provision whether this fire alarm is of the Standard required.

NB: it is imperative that any smoke detection provided for the purpose of actuating the smoke ventilation system should remain, and it is only sounders which should be removed.

There is an underground car park which is located under the whole of Belvedere Court and therefore could affect all buildings above. Tasks regarding recommended remedial work within this car park are included in the FRA for 1-16 Belvedere Court only in order to avoid duplicating tasks across three FRAs.

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

Version 2 - 30/9/20

This review has been carried out following an invasive survey on this building by PRP Ltd. The survey included the external facade wall systems and the opening up of internal walls and ceilings within a sample of flats and the common areas.

The findings of the subsequent PRP report ref: BP9024-2-05/001 dated 24/9/20 have been considered and it is recommended that the evacuation strategy for this building is 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 1/5/18.

This should involve the introduction of a 24/7 'waking fire watch' until the common fire alarm (which is already installed in the common areas) is extended into the flats in accordance with the guidance within Appendix 2 of the NFCC document.

Consideration could also be given to the provision of a fire suppression system within the flats themselves as an alternative measure to the considerable remedial works involved with providing the appropriate internal fire stopping.

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

In consideration of the findings of the PRP report the risk score for this building has been upgraded to Moderate.

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 was noted that there remains a number of tasks outstanding from the previous FRA which detail recommended remedial work required to ensure the safety of the building and that it is compliant with relative fire safety regulations and guidance. It is imperative that such remedial work is carried out within the recommended time frames given.

The NFCC guidance “Simultaneous evacuation guidance – guidance to support a temporary change to a simultaneous evacuation strategy in purpose-built blocks of flats” (Third Edition), p14, states that that document was written to provide guidance in response to the growing need for interim measures as a result of concerns over external wall system. It says that there may be some minor fire safety issues identified, but anything above an advisory comment in a fire risk assessment should be addressed as a matter of urgency.

ISHA instructed “PRP” to undertake a facade investigation into the building in June 2020. Following this investigation and subsequent production of a written report, it is PRP’s opinion that the external walls at Belvedere Court do not comply with the guidance in MHCLG Advice Note (Jan 2020) and therefore remediation is required.

Projecting balconies observed at Belvedere Court are in a stacked arrangement. The primary structure is steel and secondary structure is timber with timber decking. In PRP’s opinion these pose a fire risk and should be remediated.

Due the external walls being constructed of timber frame advice from a Chartered Fire Engineer should be sought to support and agree any remediation proposals.

PRP also recommended that any required interim measures should be considered and implemented to mitigate the risk of fire and fire spread as well as resident safety.

The findings by PRP following the intrusive investigation and the recommendations of the report support a temporary change to a simultaneous evacuation strategy in this building and interim measures should be put in place which meets the recommendations of the NFCC guidance “Simultaneous evacuation guidance – guidance to support a temporary change to a simultaneous evacuation strategy in purpose-built blocks of flats” (Third Edition)

Some interim measures have already been put in place such as the provision of a 24/7 waking-watch patrol, who patrol the whole of the building at regular intervals.

It should be confirmed that the waking-watch personnel meet the waking-watch person specification as detailed in Appendix 4 of the NFCC guidance. Waking-watch personnel should be competent in carrying out an evacuation management role as detailed in Appendix 5 of that guidance.

Following access into flats and discussion with the residents it is evident that no change has been made to the common fire alarm provided in the building. The purpose of the provision of a common fire alarm to support the change of the evacuation strategy from stay put to simultaneous evacuation is to ensure early detection and warning of a fire throughout the building (including any accommodation e.g. individual flats). The current original common fire alarm is not interlinked into flats and therefore does not meet this requirement. The fire alarm provision throughout the building should be reviewed and it is recommended that it is upgraded to meet the recommendations of Appendix 2 of the NFCC guidance.

PRP also carried out intrusive investigations within flats. This investigative work also highlighted concerns regarding service penetrations in the building and lack of adequate fire stopping. It is PRPs opinion that all service penetrations should be adequately fire stopped with coated mineral wool fire batt and compatible sealant. The junction between the wall and sealant should also be adequately sealed.

VERSION 4

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.

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

With regards to the recommended remedial work on the external walls of the building, ISHA Building Safety Officer has stated that ISHA are in the process of appointing a contractor to install the new L5 fire alarm system and they are awaiting further updates on the government announcement of the withdrawal of the consolidated advice note, the publish of the new PAS 9980 and anticipated updated EWS1 guidance for buildings below 18m, it is expected these changes and new guidance will come in early this year. Once the new PAS 9980 is published it is likely ISHA will re access Belvedere Court's external wall system under the new PAS 9980 fire risk appraisal of external wall construction and cladding of existing blocks of flats code of practice.

It is evident that an extensive programme of fire stopping has been carried out in riser and service cupboards throughout the building.

In the interim, a 24/7 waking watch remains in place.

VERSION 5

The ISHA Building Safety Officer has stated that ISHA does not have a significant update on the external wall remedial work, they are in the process of appointing a contractor to install the new L5 fire alarm system and they are awaiting further updates on the government announcement of the withdrawal of the consolidated advice note, the publish of the new PAS 9980 and anticipated updated EWS1 guidance for buildings below 18m, it is expected these changes and new guidance will come in early this year.

Once the new PAS 9980 is published it is likely they will re access Belvedere Court's external wall system under the new PAS 9980 fire risk appraisal of external wall construction and cladding of existing blocks of flats code of practice.

Version 6. 14/9/22

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.

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

Fire alarm engineers were onsite and advised that they were installing fire detection as described in the earlier version of this FRA.

There has been no communication regarding the progress or plan for the remediation of fire safety works.

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 provided Fire Action Notice is incorrect and is one intended for a building with a Stay-put evacuation policy in place. This building has a Simultaneous evacuation policy and it is imperative that the correct Fire Action Notice is provided to ensure residents and visitors are aware of 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.

Version 7 - 5/7/23

This is the annual review of the fire risk assessment and it is noted that a considerable amount of remedial work is still outstanding from previous assessments.

A Fire Watch team are in place 24/7 and a temporary simultaneous evacuation strategy is in place.

A new fire alarm system and lift were being installed 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.

Premises Details

Building Information

Address line 1	43-68 Belvedere Court
Address line 2	De Beauvoir Crescent
Town	Hackney
Postcode	N1 5SG

FRA Type	Type 3 – Common parts and flats (non-destructive)
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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 may not be possible in the case of long leasehold flats, as there is normally no right of access for freeholders.

Client	ISHA
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Use	Purpose-built, self-contained flats
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Number of floors - ground and above	7
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Number of floors - below ground	1
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Number of flats	26
Number of stair cores	1
Approach to flats	<ul style="list-style-type: none"> • Direct from stair • 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?	Not Known

Further details

Building of seven floors with an underground car park.

Single staircase - Flats are accessed via protected lobbies.

Construction details

Steel frame construction with brick & render infill, intermediate concrete floors and a flat roof.

Access to common area via secure door entry system at front elevation, with flats accessed from protected lobbies at each floor.

Passenger lift provided at each floor level.

Gas & electric riser cupboards at each floor.

Dry Riser inlet located at front elevation, with outlets in lobbies at each floor level above.



External walls - rear elevation



Showing timber cladding fitted on the sixth floor external walls.



External walls – front elevation



Timber cladding on the inside of (Juliet) private balcony



Configuration and construction of private balconies on the front elevation of the building



Private balconies – steel frame with timber deck glazed upstands.



External walls-end elevation, also showing private balconies on this elevation.

External wall details

An intrusive investigation into the external walls of this building was carried out by PRP in June 2020, with a second visit to carry out internal investigations within flats in August 2020. A report dated the 24th of September 2020 was produced (ref BP9024-2-05/001)

The findings detailed within the PRP report indicates there are 3 main external wall constructions that were considered; these were terracotta block, timber cladding and EWI / Render on insulation fixed directly to the timber frame infill walling.

The report summarises the findings and recommendations as follows:

Terracotta Block:

In PRP's opinion the terracotta blockwork wall types require no remediation. This should be confirmed with a Chartered Fire Engineer.

Timber Cladding:

Timber cladding, battens, foil insulation and sheathing board should be removed. The remaining timber studs and mineral wool insulation should be encapsulated with a minimum A2, s1-d0 rated sheathing board, aluminium support system and minimum A2, s1-d0 rated cladding. Siderise cavity barriers or similar barriers should be installed at compartment walls, floors and around openings including service penetrations.

EPS Insulation:

In PRP's opinion the render, EPS insulation, timber sheathing board and timber battens should be removed. The existing timber studs and mineral wool insulation should be encapsulated with a minimum A2, s1-d0 rated sheathing board, mineral wool insulation and render finish. Cavity barriers should be installed in accordance with the render system manufacturers requirements and AD B B3 Vol. 1 2019

Attention is drawn to the Ministry of Housing, Communities & Local Government Consolidated Advice Note for building owners of multi-storey, multi-occupied residential buildings, dated January 2020.

The Advice Note recommends that building owners should consider the risk of external fire spread as part of the fire risk assessment for multi-occupied residential buildings. Consideration has been given to this matter within this fire risk assessment. The Advice Note further recommends the assessment of the fire risks of any external wall system, irrespective of the height of the building.

Are there any private balconies?

Yes

Private balcony details

Balconies observed were constructed from structural steel with timber decking and handrail, the balustrading is a combination of steel and glass. Whether the glass is toughened or laminated or both still needs to be confirmed. The balconies are installed in a stacked arrangement. In PRP's opinion the timber decking and timber secondary support structure should be replaced with LWSF secondary support structure and MyDek or equal and approved A2, s1-d0 rated decking.

In the interim, residents should be advised about the risks arising from the presence of combustible materials on private 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, June 2019)

People

Are there any people especially at risk from fire?

Not Known

Fire Prevention

Electrical

Are electrical installations and appliances free from any obvious defect?

Yes

Are fixed installations periodically inspected and tested?

Yes

Are portable electrical appliances used?

No

Comments

Documentation regarding the testing and maintenance of fixed electrical installations is held centrally by ISHA. The Neighbourhood Officer has confirmed these are all up to date.

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.

There are electric cables in common parts which are suspended in uPVC conduit. A requirement introduced in 2015 in BS 7671 which covers electrical installations in the UK, states that all new wiring systems are to use metal, rather than plastic, to support cables in escape routes, to prevent their premature collapse in the event of a fire.



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 are gas vents in the floors of common corridors. It is unusual to find such vents in common escape routes. It is recommended to consult with a qualified gas engineer to ascertain whether this complies with relevant gas regulations.



Gas vent in common corridors.

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 takes place within flats only and 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?

Yes

Comments

Access was gained into this building via a secured main entrance door.

CCTV cameras are installed internally and externally. Whilst these cameras may have been installed for security purposes they also serve to reduce the risk of deliberate fire setting.

Version 7 - The bin store was left unsecured.



Externally accessed bin store was found unlocked.

Housekeeping

Is accumulation of combustibles or waste avoided?

Yes

Are there appropriate storage facilities for combustible & hazardous materials?

N/A

Comments

All common areas appeared clean, tidy and free of combustible items.

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)

Building Works

Are there any hot works being carried-out at this time?

No

Are the premises free of any obvious signs of incorrect hot work procedures in the past?

Yes

Smoking

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

Yes

Comments

“No Smoking” signage is provided, and there is no evidence of smoking taking place in the common parts.



No smoking signage

Dangerous Substances

Are dangerous substances present, or liable to be present?

No

Lightning

Is a lightning protection system installed?

Not Known

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?

N/A

Are escape routes unobstructed and safe to use?

Minor Defects

Are there reasonable measures for the evacuation of disabled people?

Yes

Comments

There are electric cables in common parts which are suspended in uPVC conduit. A requirement introduced in 2015 in BS 7671 which covers electrical installations in the UK, states that all new wiring systems are to use metal, rather than plastic, to support cables in escape routes, to prevent their premature collapse in the event of a fire.



Escape route with contrasting stair nosings



Motor scooter in ground floor escape route

Dimensions

Are travel distances reasonable?

Yes

Is there sufficient exit capacity?

Yes

Fire Doors

Doors which are expected to be fire resisting:

- Flats
- Risers

Flat Doors

- FD30S self-closing

Riser Doors

- FD30S

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?

N/A

Are doors kept locked where appropriate?

Yes

Comments

As part of this 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 flat 65 which has an entrance door fitted to FD30S SC standard, and the internal doors which open onto the entrance hallway are fire resisting, however the self closing device requires adjustment.

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.

Access could not be gained into flat 52, however the flat entrance door has obviously been subjected to some severe force, possibly forced entry, which has caused considerable damage. A temporary repair has been made, however it is evident that this door would no longer afford the required FD30S SC standard of fire resistance and it should be repaired or replaced to that standard.

VERSION 3:

As part of the site investigations on the 11th of August 2020 PRP also inspected a sample of flat entrance doors. It was their conclusions that the inspected doors were 40 mm thick and therefore it is assumed they are FD30 doors. Doors were functioning with overhead door closes and intumescent smoke seals. PRP state however, that the door frames were either not fire stopped within the aperture or the gap was filled with PU expanding foam. This should be remedied as per the recommendations of the PRP report.



Evidence of riser door inspection in February 2020 by “ARVAG Ltd”



Standard of door hinge fitted in riser cupboard doors



Intumescent strips and cold smoke seals fitted in riser cupboard doors.



Hardwood door lipping fitted to staircase doors.

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

Lobby Glazing

- 30 mins E

Is glazing reasonable and free from any obvious defects?

Yes

Comments

It is evident that a program of fire stopping has been conducted in riser cupboards in the building by “ARVAG” in February 2020.

However it appears that the riser cupboards within the staircase between the fifth and sixth floor have been missed from this program and cable penetrations are still evident.

Following intrusive examination by PRP they note that service penetrations within both the communal corridor ceiling and within the dwelling ceilings were not fire stopped it is PRPs opinion that all service penetrations should be adequately fire stopped with coated mineral wool fire bat and compatible sealants. The junction between the walls and ceilings should also be adequately sealed.

Version 6. 14/9/22

There are access points and hatch’s cut into the ceiling presumably for the wiring of the new fire alarm system. These holes should be made up to the original fire resistance of the ceiling or be covered with a suitable fire resisting access hatch.



Acid etching on “Pyroguard” FR Glazed lobbies.



Fire stopping within riser cupboards



Fire stopping certification within riser cupboards

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:

- Staircases

Staircases

- Natural Vent - Automatic

Is smoke ventilation reasonable and free from any obvious defects?

No

Comments

It is noted that AOVs are provided at the head of the stairs, third and fourth floors only.

Version 8 - The smoke vent controls appear to be in fault mode but this may be due to ongoing fire alarm works.



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

- Sounds alarm in communal areas
 - Operates smoke ventilation
-

Is the control equipment suitably located?

Yes

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

No

Comments

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

Manual Fire Alarms

Are there sufficient means of manually raising an alarm?

No

Are manual callpoints appropriately located and free from obvious defect?

Yes

Comments

There are fire alarm manual call-points provided in the common parts of this building.

A letter dated 6th January 2020 from QFSM Ltd to ISHA regarding the provision of fire alarms in common parts of blocks of flats offers guidance and recommendations on this matter and this letter should be referred to when considering whether this is a necessary provision, or if it is considered a necessary provision whether this fire alarm is of the Standard required.

Version 2

The manual call points should remain in the common areas until the remedial works have been completed.

Automatic Fire Detection

Is there sufficient provision of automatic fire detection?

No

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

Minor Defects

Comments

There is a BS5839 Part 1 fire alarm provided in the common parts of this building.

This may have been provided due to concerns over compartmentation within the building. No documentation regarding the cause and effect of the system was available and it cannot be confirmed whether the fire alarm in the common areas is interlinked to those installed within flats. However, discussion with residents revealed that it is unlikely this system is interlinked to those provided within flats.

The provision of a common fire alarm system contradicts National Guidance for a building of this type (general needs, purpose built, self contained flats). A letter dated 6th January 2020 from QFSM Ltd to ISHA regarding the provision of fire alarms in common parts of blocks of flats offers guidance and recommendations on this matter and this letter should be referred to when considering whether this is a necessary provision, or if it is considered a necessary provision whether this fire alarm is of the Standard required.

NB: it is imperative that any detection provided for the actuation of the smoke ventilation system should remain, and that it is sounders only that should be removed.

VERSION 3:

Following access into flats and discussion with the residents it is evident that no change has been made to the common fire alarm provided in the building. The purpose of the provision of a common fire alarm to support the change of the evacuation strategy from stay put to simultaneous evacuation is to ensure early detection and warning of a fire throughout the building (including any accommodation e.g. individual flats). The current original common fire alarm is not interlinked into flats and therefore does not meet this requirement. The fire alarm provision throughout the building should be reviewed and it is recommended that it is upgraded to meet the recommendations of Appendix 2 of the NFCC guidance.



Smoke detector and sounder in common area

Audibility

Are there adequate means of alerting all relevant persons?

No

Comments

Please see task generated in “automatic fire detection” section of this report.

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 are not required or desirable in the common areas of a purpose built, general needs block of flats as flat occupants would not necessarily be trained in their use and limitations. Furthermore there is no expectation that flat occupants would leave a fire in their flat to retrieve an extinguisher and then return to fight the fire, since it is likely to have developed significantly in their absence.

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
- Premises information box

Is provision of fire service facilities reasonable?

Yes

Comments

It was not possible to access the premises information box to inspect contents.



Floor numbers are clearly identified



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?

Yes



Normal lighting

Emergency Lighting

Method of emergency lighting of internal escape routes:

- Borrowed light
- Maintained emergency lighting (local)

Is this provision reasonable?

Yes

Method of emergency lighting of external escape routes:

- Borrowed light
- Maintained emergency lighting (local)

Is this provision reasonable?

Yes

Method of emergency lighting of other areas:

- None
- Maintained emergency lighting (local)

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 appeared to be working correctly and showing a green LED



Emergency lighting unit

Signs & Notices

Escape Routes

Is escape route signage necessary?

Yes

Is escape route signage provided?

Yes

Is provision of escape route signage suitable?

Minor Defects



Escape route signage



Inadequate escape route signage

Fire Doors

Is there signage suitable for self-closing fire doors?

Yes

Is there signage suitable for locked fire doors?

Minor Defects

Is there signage suitable for automatic fire doors?

N/A

Comments

Provide Fire Door Keep Locked Shut signs on the Metallic riser cupboards located in the staircase



Riser cupboard door signage



Lobby door 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

The provision of a common fire alarm and waking watch patrols suggest a temporary move to a simultaneous evacuation strategy in the building, however the fire action notice provided is one for a stay put strategy. It is imperative that the correct fire action notice is provided and that all residents are fully briefed and fully understand the move to a simultaneous evacuation strategy and the actions that they should take in the event of hearing a fire alarm or discovering a fire in the building. Discussion with residents revealed that many are unclear as to the current arrangements.

Dry riser outlets are located within lobbies, and are situated out of sight around the corner of the lobby.

It is recommended to provide additional signage to indicate the dry risers location.

Fire Safety Management

Procedures & Arrangements

Current evacuation policy

Simultaneous

Further details

There is a temporary move to a simultaneous evacuation strategy in the building until remedial work regarding the external walls has been completed. As previously stated within this report it should be confirmed that these interim measures meet the recommendations of the National Fire Chiefs Council document entitled 'Guidance to support a temporary change to a simultaneous evacuation strategy in purpose-built flats' (third edition), in order to ensure that the interim measures are sufficient to fully support a temporary move to a simultaneous 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, however it should be encouraged to start building a list of residents and their individual needs, and start putting in place arrangements to keep the information up to date.

Training & Drills

Are staff regularly on the premises?

No

Are employees from outside organisations given appropriate fire safety information?

Not Known

Comments

It should be ensured that the waking-watch members are competent and trained in accordance with the recommendations of the National Fire Chiefs Council document entitled 'Guidance to support a temporary change to a simultaneous evacuation strategy in purpose-built flats' (third edition)

Testing & Maintenance

Was testing & maintenance information available?

No

Are fire extinguishers subject to suitable test & maintenance?

N/A

Comments

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

Record Keeping

Were fire safety records available?

No

Comments

Fire Safety 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.

Tasks

Task 1

Source Version	1
Category	Signs & Notices
Sub Category	Fire Door Signage
Action Required	Provide Fire Door Keep Locked Shut signs on the following doors: Metallic riser cupboards located in the staircase. Version 6. 14/9/22 This task is not yet complete.
Priority	Low
Status	Identified
Owner	Customer Homes
Due Date	6 March 2021



Task 2

Source Version	1
Category	Signs & Notices
Sub Category	Other Signage
Action Required	Provide signage to indicate the location of the dry riser outlet in the following locations: Dry riser outlets are located within lobbies, and are situated out of sight around the corner of the lobby. It is recommended to provide additional signage to indicate the dry risers location. Version 6. 14/9/22 This task is not yet complete.
Priority	Low
Status	Identified
Owner	Customer Homes
Due Date	6 March 2021



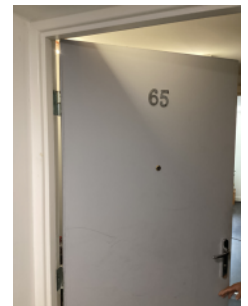
Task 3

Source Version	1
Category	Escape Routes & Fire Spread
Sub Category	Ease of Use
Action Required	There are electric cables in common parts which are suspended in uPVC conduit. A requirement introduced in 2015 in BS 7671 which covers electrical installations in the UK, states that all new wiring systems are to use metal, rather than plastic, to support cables in escape routes, to prevent their premature collapse in the event of a fire.
Priority	Advisory
Status	Identified
Owner	Customer Homes
Due Date	6 March 2022



Task 4

Source Version	1
Category	Escape Routes & Fire Spread
Sub Category	Fire Doors
Action Required	Install a self-closing device on the following doors: Flat 65 has no self closer fitted.
Priority	High
Status	Identified
Owner	Customer Homes
Due Date	4 June 2020



Task 5

Source Version	1
Category	Escape Routes & Fire Spread
Sub Category	Fire Doors
Action Required	Repair or replace the flat entrance door to flat 52 to an FD30S SC standard of fire resistance. Version 6. 14/9/22 This task is not yet complete.
Priority	Medium
Status	Identified
Owner	Customer Homes
Due Date	4 September 2020



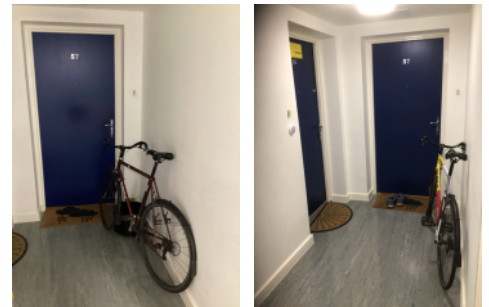
Task 6

Source Version	1
Category	Escape Routes & Fire Spread
Sub Category	Fire Doors
Action Required	Repair the following doors to an FD30S standard: Electrical cupboard door, ground floor. This should include the frame. (Currently being used as office for Waking Watch personnel) Version 6. 14/9/22 This task is not yet complete.
Priority	Medium
Status	Identified
Owner	Customer Homes
Due Date	4 September 2020



Task 7

Source Version	4
Category	Escape Routes & Fire Spread
Sub Category	Ease of Use
Action Required	Bikes should not be stored as to obstruct escape routes. (Located outside flat 57) Version 6. 14/9/22 This task is not yet complete.
Priority	Medium
Status	Identified
Owner	Neighbourhood Services
Due Date	3 August 2021



Task 8

Source Version	4
Category	Signs & Notices
Sub Category	Other Signage
Action Required	It is imperative that the correct fire action notice is provided and that all residents are fully briefed and fully understand the move to a simultaneous evacuation strategy and the actions that they should take in the event of hearing a fire alarm or discovering a fire in the building. Version 6. 14/9/22 This task is not yet complete.
Priority	High
Status	Identified
Owner	Neighbourhood Services
Due Date	3 May 2021

Task 9

Source Version	4
Category	Fire Prevention
Sub Category	Housekeeping
Action Required	<p>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.</p> <p>(MHCLG Advice Note on Balconies on Residential Buildings, 2019)</p>
Priority	Advisory
Status	Identified
Owner	Neighbourhood Services
Due Date	2 February 2023

Task 10

Source Version	4
Category	Fire Management
Sub Category	Training & Drills
Action Required	<p>It should be ensured that the waking-watch members are competent and trained in accordance with the recommendations of the National Fire Chiefs Council document entitled 'Guidance to support a temporary change to a simultaneous evacuation strategy in purpose-built flats' (third edition).</p> <p>Version 6. 14/9/22 No waking watch members were observed at the time of the FRA.</p>
Priority	High
Status	Identified
Owner	Neighbourhood Services
Due Date	3 May 2021

Task 11

Source Version	1
Category	Escape Routes & Fire Spread
Sub Category	Fire Doors
Action Required	Confirm that flat front doors, inspection of which was not possible, are to an FD30S self-closing standard.
	Version 6. 14/9/22 This task is not yet complete.
Priority	Medium
Status	Identified
Owner	Neighbourhood Services
Due Date	4 September 2020

Task 12

Source Version	6
Category	Detection & Warning
Sub Category	Control Equipment
Action Required	The fire alarm panel is in a fault condition. The panel should be serviced by an engineer.
Priority	High
Status	Identified
Owner	Customer Homes
Due Date	12 December 2022



Task 13

Source Version	6
Category	Escape Routes & Fire Spread
Sub Category	Construction and Glazing
Action Required	It is noted that new access panels in the common area ceilings do not appear to be of 30 minute fire resisting construction.
Priority	Medium
Status	Identified
Owner	Customer Homes
Due Date	14 March 2023



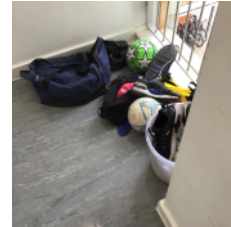
Task 14

Source Version	6
Category	Signs & Notices
Sub Category	Fire Door Signage
Action Required	Provide Fire Door Keep Locked Shut signs on the following doors: ground floor riser cupboard
Priority	Low
Status	Identified
Owner	Customer Homes
Due Date	14 September 2023



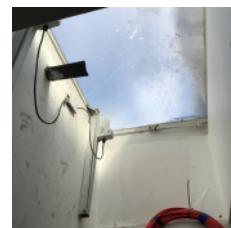
Task 15

Source Version	7
Category	Fire Prevention
Sub Category	Housekeeping
Action Required	The storage of combustible items in escape routes should be prohibited. A motor scooter is currently stored in the ground floor escape route. Private storage on third floor
Priority	High
Status	Identified
Owner	Neighbourhood Services
Due Date	3 October 2023



Task 16

Source Version	7
Category	Escape Routes & Fire Spread
Sub Category	Smoke Ventilation
Action Required	Smoke vents in fault mode and the AOVs on the 6th floor appear to have been disconnected.
Priority	High
Status	Identified
Owner	Customer Homes
Due Date	3 October 2023



Task 17

Source Version	7
Category	Signs & Notices
Sub Category	Escape Route Signage
Action Required	Provide improved escape signage on the following escape routes: The directional escape route signs in the staircase are too small.
Priority	Medium
Status	Identified
Owner	Customer Homes
Due Date	2 January 2024



Task 18

Source Version	7
Category	Fire Prevention
Sub Category	Arson
Action Required	Lock bin stores to prevent unauthorised access.
Priority	Medium
Status	Identified
Owner	Neighbourhood Services
Due Date	2 January 2024



Risk Score

Risk Score

Moderate Risk

Next Assessment Due

5 July 2024

Likelihood	Potential Consequence		
	Slight Harm	Moderate Harm	Extreme Harm
High	Moderate	Substantial	Intolerable
Medium	Tolerable	Moderate	Substantial
Low	Trivial	Tolerable	Moderate

Likelihood

Low Unusually low likelihood of fire as a result of negligible potential sources of ignition.

Medium Normal fire hazards (e.g. potential ignition sources) for this type of occupancy, with fire hazards generally subject to appropriate controls (other than minor shortcomings).

High Lack of adequate controls applied to one or more significant fire hazards, such as to result in significant increase in likelihood of fire.

Consequence

Slight Outbreak of fire unlikely to result in serious injury or death of any occupant (other than an occupant sleeping in a room in which a fire occurs).

Moderate Outbreak of fire could foreseeably result in injury (including serious injury) of one or more occupants, but it is unlikely to involve multiple fatalities.

Extreme Significant potential for serious injury or death of one or more occupants.