

Fire Risk Assessment

Flats 1 – 15, 48 Grenville Road

Version 4

3 October 2023



Review Date: 3 October 2024

Score: Substantial Risk

Assessor: Mark Thomas

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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	Fire Doors	<p>The flat entrance door to flat 3 (not accessed) appears to have a temporary repair, possibly filling damage caused by forced access. It is evident that this has compromised the fire resistance of this door and this should be replaced with one which affords an FD30S SC standard of fire resistance.</p> <p>VERSION 3: This task has not been completed at the time of this inspection. Access was gained into this flat where it was noted that neither the door leaf or door frame are to an acceptable standard, and damage to both has rendered it to below the standard of fire resistance required for a flat entrance door. This door set should be replaced with one which affords at least an FD30S SC standard of fire resistance.</p>	High	Identified		
2	Escape Routes & Fire Spread	Construction and Glazing	<p>The provided electrical meter cupboards are uPVC construction and are not suitable for use within internal staircases and lobbies. It is recommended to replace these cabinets with ones which are suitably fire rated.</p> <p>VERSION 3: This task has not been completed at the time of this inspection</p>	Medium	Identified		

3	Fire Management	Training & Drills	<p>There are currently conflicting Fire Action Notices provided. It should be ensured that employees from outside organisations are given correct information on the action to take in the event of fire.</p> <p>VERSION 3: This task has not been completed at the time of this inspection</p>	Low	Identified
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4	Signs & Notices	Other Signage	<p>There are conflicting fire action notices throughout the building, some indicating a stay put policy is in place, others indicating a simultaneous evacuation policy.</p> <p>Notices indicating a simultaneous evacuation policy should be removed, as it contradicts national guidance for purpose built, self contained flats where a stay put policy should be adopted.</p> <p>VERSION 2: This task has NOT been completed at the time of this inspection</p> <p>VERSION 3: This task has not been completed at the time of this inspection</p>	Medium	Identified
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5	Escape Routes & Fire Spread	Smoke Ventilation	<p>The “Velux” skylight at the top of the staircase is manually operated via a break-glass pull ring system. It was observed that the break-glass on the lower ground floor had been accessed.</p> <p>Also, visual examination of the mechanism on the velux window raises concern as to its serviceability. It is recommended that this system is tested and the break-glass replaced to ensure it will operate correctly in the event of an emergency.</p> <p>VERSION 2: This task has not been completed at the time of this inspection</p> <p>VERSION 3: This task has not been completed at the time of this inspection</p>	High	Identified
6	Detection & Warning	Automatic Fire Detection	<p>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 Grade D1 Category LD3 standard. These should ideally be Grade D alarms (mains powered with integral battery back-up), although Grade F alarms (battery powered only) are a reasonable short term measure.</p>	Advisory	Identified
7	Fire Management	Testing & Maintenance	<p>The emergency lighting system should be tested and serviced in line with the recommendations of BS 5266.</p>	Medium	Identified

8	Fire Management	Testing & Maintenance	The smoke ventilation system should be tested and serviced in accordance with the recommendations of BS 9999.	Medium	Identified
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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 D alarms (mains powered with integral battery back-up), although Grade F alarms (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.

Executive Summary

The report for the previous Fire Risk Assessment conducted on 4th July 2018 was accessed prior to this inspection being carried out, and recommendations made within that report were checked to confirm if any remedial work required had been carried out. This is referenced where applicable in this report.

There is a Manually Operated Vent at the top of the stairwell, operated via a break glass call-point and a pull-ring system. It appears the break-glass on the lower ground floor has been broken and it should be confirmed this system is serviceable and will operate correctly if required in the event of a fire.

The previous FRA highlighted concern regarding the amount of paint and other combustibles being stored in the electrical cupboard on the lower ground floor. This has not been removed and it is imperative that electrical cupboards are kept clear of combustible items at all times.

On each staircase landing, and within corridors there are electrical meter cupboards housing residents electrical meters. These cupboards are not fire resisting. Whilst the meters themselves cause little concern in this location there is concern that the cable penetrations into the meter cupboards are not fire stopped. It may be reasonably assumed that these cables penetrate into respective flats and therefore there is a risk of fire or smoke spread from flats into common parts via this route. These penetrations should be correctly fire stopped.

There is a bicycle stored outside flat 11 which would cause a significant obstruction for escaping residents from that flat and other flats in the event of a fire and should be removed.

The self closing device on the ground floor staircase door has become detached and should be repaired. Also, the intumescent strips and cold smoke seals are missing from the electrical cupboard door and these should be installed.

There are conflicting fire action notices throughout the building, some indicating a stay put policy is in place, others indicating a simultaneous evacuation policy. Notices indicating a simultaneous evacuation policy should be removed, as it contradicts national guidance for purpose built, self contained flats where a stay put policy should be adopted.

Fire Extinguishers have been provided in common parts of the building. It is not reasonable to expect untrained residents to effectively and safely use the provided fire extinguishers. Furthermore, it may put residents in additional danger if they leave their flat in the event of a fire, only to return with a fire extinguisher to attack the fire.

It should be considered to remove the fire extinguishers from the common parts of the building. The test date for the provided fire extinguishers has expired and if fire extinguishers are to be continued to be provided then these should be tested regularly.

The lock on the entrance door at lower ground floor level is defective and should be repaired to maintain the security of the 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 required as detailed within this report, it is assessed that this building presents a tolerable risk.

VERSION 2:

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 is evident that many of the higher priority tasks generated in the previous FRA have not been completed and therefore this building continues to present a substantial risk. Items in which recommended remedial work has not been completed include:

- fire stopping required within electrical meter cupboards,
- significant amount of combustibles items, including flammable materials such as paint, within the electrical cupboard.
- the lack of any form of smoke ventilation facility within the staircase due to a defective skylight operating mechanism and a defective manual actuation mechanism,
- the continuing practice of wedging open self closing fire doors on stairs and lobbies,
- conflicting Fire Action Notices which would cause confusion to residents and visitors as to the action they should take in the event of a fire, and
- lack of intumescent strips and cold smoke seals in the electrical cupboard door.

The flat entrance door to flat 3 has a temporary repair over damage which possibly has been caused by forced entry. The repair does not maintain the doors required level of fire resistance and thus should be repaired correctly to an FD30S SC standard or replaced with a new door to that's standard.

“Fire Door Keep Closed” signage should be installed on both sides of lobby and staircase doors. This will deter residents from wedging these doors open which is the current common practice.

The electrical meter cupboards provided in lobbies and within the staircase are of a uPVC construction, many of which have vents which would not afford 30 minutes fire resistance to fire and smoke. It is recommended to replace these with such which afford and FD30S standard of fire resistance.

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

As expected, there is no common fire detection and alarm system, which supports the Stay Put strategy appropriate for the building.

Giving consideration to the general fire safety arrangements within the building, and the tasks recommended as detailed within this report, it is assessed that this building presents a substantial risk. This is in the main due to the lack of progress of recommended remedial work from the previous FRA.

VERSION 3:

The previous FRA for this building was again 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 is again 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 evident that the fire safety measures and overall fire safety of this building has not been improved since the last FRA conducted in 2020.

Of concern is the condition of the flat entrance door to flat 3, which has been reported in previous FRAs, and concern regarding the serviceability of the manual smoke ventilation system.

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 still presents a substantial risk. This is in the main due to the lack of progress of recommended remedial work from the previous FRAs.

This new version was created on 03/10/2023 and is not a review of the fire risk assessment. This is purely an on-site audit carried out at the request of the client to ascertain the progress of any action carried out against previous tasks identified in previous versions of this fire risk assessment.

Premises Details

Address line 1

Flats 1 – 15,

Address line 2

48 Grenville Road

Town

Islington

Postcode

N19 4EH

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

Building Information

Use	Purpose-built, self-contained flats
Number of floors - ground and above	4
Number of floors - below ground	0
Number of flats	15
Number of stair cores	1
Approach to flats	<ul style="list-style-type: none"> • Via protected lobbies / corridors • Entrance hallway
Approximate period of construction	1980-1990
Is the top occupied storey over 18 metres above access level?	No

Construction details

A building of four floors (lower ground, ground, first and second floors), of brick construction with concrete floors and staircases, under a pitched tiled roof.

There are two entrances to the building: one at Lower ground floor level and one at ground floor level.

48 Grenville Rd adjoins 50 Grenville Road although they are imperforate to one another.

Layout details

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REAR ELEVATION: Brick external walls.



FRONT ELEVATION: brick external walls



Brick/mortar external walls- end elevation

External wall details

Brick external walls, with no external wall systems apparent.

Fire Risk Assessment

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Version 4

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

Two small balconies on first floor. These were noted as being free of combustibles at the time of this inspection.

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

It is understood that all fixed electrical installations are tested regularly and all records are held centrally with ISHA.

Electrical sockets are provided in common parts, presumably for cleaning/maintenance staff use. They are operated via a secured key-lock and show no evidence of misuse or damage.



Electrical sockets in common areas.

Gas

Are gas installations and appliances free from any obvious defect?

N/A

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

N/A

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 common parts of the building.

Arson

Is security against arson reasonable?

No

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

No

Comments

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

There was an unacceptable amount of combustible items near to the building externally which should be removed.



Internal CCTV camera



Unsecured Combustible items within the curtilage of the building



Unsecured Combustible items within the curtilage of the adjacent building

Housekeeping

Is accumulation of combustibles or waste avoided?

No

Are there appropriate storage facilities for combustible & hazardous materials?

N/A

Comments

The storage of combustible items in electrical cupboards should be prohibited. It was found that a significant quantity of paint, carpets and other combustible items were stored within the electrical cupboard and these should be removed immediately.

It is noted that this was highlighted on the previous FRA however it has not been completed.

VERSION 3:

The amount of items within the electrical cupboard had been significantly reduced.



Paint and other combustible items in the electrical cupboard.

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.

Dangerous Substances

Are dangerous substances present, or liable to be present?

No

Lightning

Is a lightning protection system installed?

No

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?

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.

There is an emergency release device on the main entrance door to the ground floor. This was checked to be working during the review and it is assumed that it fails safe to open in the event of a mains failure although this could not be checked.

Dimensions

Are travel distances reasonable?

Yes

Is there sufficient exit capacity?

Yes

Fire Doors

Doors which are expected to be fire resisting:

- Electrical Cupboards
- Flats
- Staircases

Electrical Cupboard Doors

- FD30

Flat Doors

- FD30S self-closing

Staircase Doors

- FD30S self-closing

Are fire doors to a suitable standard?

No

Is there suitable provision of self-closing devices?

Yes

Is there suitable provision of hold-open devices?

N/A

Are doors kept locked where appropriate?

Yes

Comments

Install intumescent strips and cold smoke seals on the electrical cupboard door. It is noted that this was highlighted on the previous FRA, however it has not been completed.

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

Access was gained into flat 6 which has an entrance door fitted to FD30S SC (notional) standard, however, the internal doors which open onto the entrance hallway do not appear to be fire resisting. Flat 8 was assessed during the previous FRA and was found to have the same standard of FED.

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.

The flat entrance door to flat 3 (not accessed) appears to have a temporary repair, possibly filling damage caused by forced access. It is evident that this has compromised the fire resistance of this door and this should be replaced with one which affords an FD30S SC standard of fire resistance.

VERSION 3

The flat entrance door to flat 3 remains in a severely damaged condition and should be replaced. This was highlighted in previous FRAs and this door has been in this condition for some time.



No intumescent strips or cold smoke seals on electrical cupboard door.

Construction & Glazing

Are escape routes protected with suitable walls and floors?

Yes

Is there adequate compartmentation?

Minor Defects

Is there reasonable limitation of linings that might promote fire spread?

Yes

Glazing which is expected to be fire resisting, inc vision panels and fanlights:

- Staircases

Staircase Glazing

- Georgian wired

Is glazing reasonable and free from any obvious defects?

Yes

Comments

Residents meter cupboards are located at each staircase landing, and within corridors. The cupboards are not fire resisting. With these cupboards are cable penetrations which are not fire stopped.

As these meters measure residents electrical consumption it may be reasonably assumed that this exposes the potential for smoke/fire spread between flats and the common staircase and should therefore be properly fire stopped.

It is also noted that these meter cupboards are uPVC construction and are not suitable for use within internal staircases and lobbies. It is recommended to replace these cabinets with ones which are suitably fire rated.



Penetrations from meter cupboards (not FR) on staircases into risers.



Georgian wired glazing



UPVC electrical meter cupboards in staircases.

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 - Manual

Is smoke ventilation reasonable and free from any obvious defects?

No

Comments

The “Velux” skylight at the top of the staircase is manually operated via a break-glass pull ring system. It was observed that the break-glass on the lower ground floor is broken and the system had been accessed.

Also, visual examination of the mechanism on the velux window raises concern as to its serviceability. It is recommended that this system is tested and the break-glass replaced to ensure it will operate correctly in the event of an emergency.

Detection & Warning

Is an electrical fire alarm system expected?

No

Why not?

Purpose-built flats

Is a fire detection and/or alarm system provided?

No

Control Equipment

Is the control equipment suitably located?

N/A

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

N/A

Manual Fire Alarms

Are there sufficient means of manually raising an alarm?

N/A

Are manual callpoints appropriately located and free from obvious defect?

N/A

Automatic Fire Detection

Is there sufficient provision of automatic fire detection?

N/A

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

N/A

Comments

As part of this Type 3 Fire Risk Assessment attempts were made to gain access into a sample flat to assess the provision and suitability of fire alarms.

It was not possible to gain full access into any flat, however discussion was held with the resident of flat 6 (the resident was happy to talk at the entrance door but refused full entry into the flat). The resident stated that his flat had two smoke detectors provided but this could not be visually confirmed. This was the same scenario as the previous FRA where the resident also verbally stated a similar fire alarm provision.

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 Grade D1 Category LD3 standard. These should ideally be Grade D alarms (mains powered with integral battery back-up), although Grade F alarms (battery powered only) are a reasonable short term measure.

VERSION 3:

The resident of flat 3 reports that there is only a Grade F fire alarm provided in this flat.

Audibility

Are there adequate means of alerting all relevant persons?

N/A

Firefighting

Fire Extinguishers

Are fire extinguishers expected?

No

Why not?

- Not practicable to train residents
- Fire unlikely in communal areas
- Vandalism concerns

Are fire extinguishers provided?

Yes

Predominant types of fire extinguisher:

- Dry powder - 2kg
- Water additive - 9L

Last test date of extinguishers:

May 2013

Are fire extinguishers readily accessible?

No

Is the provision of fire extinguishers reasonable?

No

Comments

It is not reasonable to expect untrained residents to effectively and safely use the provided fire extinguishers. Furthermore, it may put residents in additional danger if they leave their flat in the event of a fire, only to return with a fire extinguisher to attack the fire.

It should be considered to remove the fire extinguishers from the common parts of the building,

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

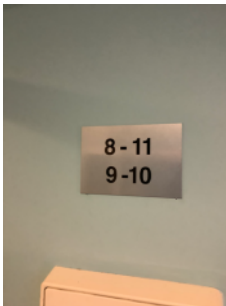
- Smoke ventilation

Is provision of fire service facilities reasonable?

No

Comments

As previously stated within the Escape Route and Fire Spread section of this report, the manual ventilation system is defective. A task has been generated within that section.



Location of flats are clearly identified on floor landings

Lighting

Normal Lighting

Is there adequate lighting of internal escape routes?

Yes

Is there adequate lighting of external escape routes?

Yes

Is there adequate lighting in risk critical areas?

N/A

Emergency Lighting

Method of emergency lighting of internal escape routes:

- Non-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:

- Not applicable

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.



Non maintained emergency lighting unit in staircase

Signs & Notices

Escape Routes

Is escape route signage necessary?

No

Why not?

- Simple escape routes
- Routes in ordinary use

Is escape route signage provided?

Yes

Is provision of escape route signage suitable?

Yes

Fire Doors

Is there signage suitable for self-closing fire doors?

No

Is there signage suitable for locked fire doors?

Yes

Is there signage suitable for automatic fire doors?

N/A

Comments

“Fire Door Keep Shut” signage should be provided on BOTH sides of staircase and lobby doors. Many of these were found to be wedged open and therefore this task has been afforded a medium priority.

Other Signs & Notices

Is there suitable signage for fire service facilities?

N/A

Are fire action notices suitable?

No

Are there suitable notices for fire extinguishers?

Yes

Is there suitable zone information for the fire alarm system?

N/A



Conflicting fire Action Notices in place.

Fire Safety Management

Procedures & Arrangements

Current evacuation policy

Stay Put

Are fire action procedures suitable and appropriately documented?

Yes

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.

Training & Drills

Are staff regularly on the premises?

No

Are employees from outside organisations given appropriate fire safety information?

No

Comments

Correct Fire Action notices provide sufficient information to inform persons from outside organisations of the action to take in the event of discovering a fire. A task has been generated within the "Signs and Notices" section of this report.

Testing & Maintenance

Was testing & maintenance information available?

No

Are fire extinguishers subject to suitable test & maintenance?

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.

Fire extinguishers are all out of test date. A task recommending these to be removed has been generated in the firefighting section of this report.

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	2
Category	Escape Routes & Fire Spread
Sub Category	Fire Doors
Action Required	The flat entrance door to flat 3 (not accessed) appears to have a temporary repair, possibly filling damage caused by forced access. It is evident that this has compromised the fire resistance of this door and this should be replaced with one which affords an FD30S SC standard of fire resistance.



VERSION 3: This task has not been completed at the time of this inspection. Access was gained into this flat where it was noted that neither the door leaf or door frame are to an acceptable standard, and damage to both has rendered it to below the standard of fire resistance required for a flat entrance door. This door set should be replaced with one which affords at least an FD30S SC standard of fire resistance.

Priority	High
Status	Identified
Owner	Customer Homes
Due Date	25 November 2020

Task 2

Source Version	2
Category	Escape Routes & Fire Spread
Sub Category	Construction and Glazing
Action Required	The provided electrical meter cupboards are uPVC construction and are not suitable for use within internal staircases and lobbies. It is recommended to replace these cabinets with ones which are suitably fire rated.



VERSION 3: This task has not been completed at the time of this inspection

Priority	Medium
Status	Identified
Owner	Customer Homes
Due Date	25 February 2021

Task 3

Source Version	1
Category	Fire Management
Sub Category	Training & Drills
Action Required	There are currently conflicting Fire Action Notices provided. It should be ensured that employees from outside organisations are given correct information on the action to take in the event of fire. VERSION 3: This task has not been completed at the time of this inspection
Priority	Low
Status	Identified
Owner	Neighbourhood Services
Due Date	18 August 2021

Task 4

Source Version	1
Category	Signs & Notices
Sub Category	Other Signage
Action Required	There are conflicting fire action notices throughout the building, some indicating a stay put policy is in place, others indicating a simultaneous evacuation policy. Notices indicating a simultaneous evacuation policy should be removed, as it contradicts national guidance for purpose built, self contained flats where a stay put policy should be adopted. VERSION 2: This task has NOT been completed at the time of this inspection VERSION 3: This task has not been completed at the time of this inspection
Priority	Medium
Status	Identified
Owner	Neighbourhood Services
Due Date	18 August 2020



Task 5

Source Version	1
Category	Escape Routes & Fire Spread
Sub Category	Smoke Ventilation
Action Required	<p>The “Velux” skylight at the top of the staircase is manually operated via a break-glass pull ring system. It was observed that the break-glass on the lower ground floor had been accessed.</p> <p>Also, visual examination of the mechanism on the velux window raises concern as to its serviceability. It is recommended that this system is tested and the break-glass replaced to ensure it will operate correctly in the event of an emergency.</p> <p>VERSION 2: This task has not been completed at the time of this inspection</p> <p>VERSION 3: This task has not been completed at the time of this inspection</p>
Priority	High
Status	Identified
Owner	Customer Homes
Due Date	17 November 2019



Task 6

Source Version	3
Category	Detection & Warning
Sub Category	Automatic Fire Detection
Action Required	<p>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 Grade D1 Category LD3 standard. These should ideally be Grade D alarms (mains powered with integral battery back-up), although Grade F alarms (battery powered only) are a reasonable short term measure.</p>
Priority	Advisory
Status	Identified
Owner	Customer Homes
Due Date	17 August 2023

Task 7

Source Version	3
Category	Fire Management
Sub Category	Testing & Maintenance
Action Required	The emergency lighting system should be tested and serviced in line with the recommendations of BS 5266.
Priority	Medium
Status	Identified
Owner	Neighbourhood Services
Due Date	15 February 2022

Task 8

Source Version	3
Category	Fire Management
Sub Category	Testing & Maintenance
Action Required	The smoke ventilation system should be tested and serviced in accordance with the recommendations of BS 9999.
Priority	Medium
Status	Identified
Owner	Neighbourhood Services
Due Date	15 February 2022

Risk Score

Risk Score

Substantial Risk

Next Assessment Due

3 October 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.