Fire Risk Assessment

1-17 Almond Close

Version 5

13 September 2023

Review Date: 13 September 2024

Score: Tolerable Risk

Assessor: Andy Harris

Contents

Action Plan Summary

Task No.	Category	Sub Category	Action Required	Priority	Status	Action Taken	Date Completed
1	Fire Prevention	Lightning	The lightning protection should be periodically inspected by a competent person, to the frequency recommended in BS EN 62305. 13/09/2023 This is no evidence that this inspection has been carried out ? His document may be held at ISHA main office so this task remains outstanding.	Low	Identified		

2	Fire Prevention	Housekeeping	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) 13/09/2023 This task is still outstanding.	Advisory	Identified
3	Escape Routes & Fire Spread	Construction and Glazing	Provide fire stopping around pipe and cable penetrations in the following locations: Within all riser cupboards. VERSION 2: The remedial work recommended in task has not been completed. Version 4 - This task is still outstanding. 13/09/2023 This task is still outstanding.	High	Identified

4	Escape Routes & Fire Spread	Dampers, Ducts and Chutes	Confirm if the route taken by ductwork serving the following locations could cause fire and smoke spread: There is a riser which contains what appears to be an environmental air handling system. This is PVCu ducting, which is not fire stopped where it enters the ceiling space from its riser. It cannot be confirmed if this ducting has any form of protection from the travel of heat and/or smoke by either mechanical or intumescent means. Version 4 - This task is still outstanding. 13/09/2023 This task is still outstanding.	Medium	Identified
5	Signs & Notices	Escape Route Signage	Provide improved escape signage on the following escape routes: Replace the missing ceiling hung directional fire escape sign in the corridor on the third floor. 13/09/2023 This task is still outstanding.	Medium	Identified

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@qfsmltd.co.uk.

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.

It was noted in the last FRA that there were numerous cable and pipe penetrations which breached compartmentation which either had no fire stopping installed, or the fire stopping provided was inadequate. A task was generated with recommended remedial work although this has not been completed. Likewise, repairs to locks on riser doors is yet to be done.

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 tolerable risk.

VERSION 3, 14/01/2021.
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.

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.

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.

There are cable penetrations in riser cupboards which are not fire stopped. Given the presence of other services being carried throughout the building common areas, such as water and electrics, without fire stopping installed, it is recommended that a full compartmentation survey is carried out in this building. This is to ensure there is adequate fire separation to support a "stay put" policy.

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 tolerable risk.

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.

The housekeeping at these premises has improved and the riser cupboards are clear of residents storage but there are a small number of remedial tasks still outstanding from previous assessments.

This new version was created on 13/09/2023 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

Building Information

Address line 1	1-17 Almond Close
Address line 2	82-84 Forest Rd
Town	Walthamstow
Postcode	E17 6GW
FRA Type	Type 1 - Common parts only (non-destructive)

Description

A Type 1 fire risk assessment has been conducted at this building. This means the inspection of the building has been non-destructive. As well as considering the arrangements for means of escape, the fire risk assessment has included, where possible, the examination of a sample of flat entrance doors. It has also considered, so far as reasonably practicable, the separating construction between the flats and the common parts without any intrusive examination of construction. This Type of fire risk assessment has not involved entry to flats beyond the area of the flat entrance door.

Client	ISHA
Use	Purpose-built, self-contained flats
Number of floors - ground and above	4
Number of floors - below ground	0
Number of flats	17
Number of stair cores	1

Approach to flats	• Via protected lobbies / corridors
Approximate period of construction	2000-2010
Is the top occupied storey over 18 metres above access level?	No

Construction details

This mixed-use building is over four floors and of brick, concrete and steel construction containing 17 self contained flats. There is a single central stair core, with the addition of a single car lift (fire fighting)

The ground floor is occupied by a separate independent retail outlet (currently Tesco). This is imperforate to the flats above.

Rear elevation.

Side elevation.

Private balconies on rear elevation.

Photograph showing construction of private balconies.

Front elevation also showing retail outlet occupying ground floor.

External wall details

The front elevation is of brick/mortar construction with some sections having a rendered covering and others with laminate cladding (the composition of laminate could not be confirmed within the scope of this fire assessment).

The side elevation are of brick/mortar construction.

The front elevation is of brick/mortar construction with some sections having a rendered covering and others with laminate cladding (the composition of laminate could not be confirmed within the scope of this fire assessment).

There are private balconies located on both the front and rear elevations of the building.

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 (https://www.gov.uk/government/publications/buildingsafety-advice-for-building-owners-including-fire-doors) (the “Advice Note”).

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.

Assessment of the fire risks of external walls and any cladding are excluded from the scope of this current fire risk assessment, as this is outside our expertise. (6) Accordingly, it is strongly recommended that you obtain advice from qualified and competent specialists on the nature of, and fire risks associated with, the external wall construction, including any cladding, of this building.
(6) This exclusion is consistent with advice provided by The Fire Industry Association and is discussed in their guidance note to fire risk assessors on this matter (https://www.fia.uk.com/news/guidance-on-the-issue-of-cladding-and-external-wallconstruction-in-fire-risk-assessments-for-multi-occupied-residential-premises.html).
This assessment by specialists should follow the process set out in the Advice Note and as noted in diagram 1 of that document. This assessment should show how the external wall construction supports the overall intent of Requirement B4(1) in Part B of Schedule 1 to the Building Regulations 2010, namely that “the external walls of the building shall adequately resist the spread of fire over the walls and from one building to another, having regard to the height, use and location of the building”. In this connection, the assessment should address this functional requirement (regardless of the height of the building) and not just the recommendations set out in guidance that supports the Regulations (e.g. Approved Document B under the Regulations). The assessment should not just comprise a statement of either compliance or non-compliance with the functional requirement or the guidance, but should include a clear statement on the level of risk and its acceptability.
This assessment by specialists should take into account a number of factors, including, but not necessarily limited to:
• The type of evacuation strategy used in the building, i.e. Simultaneous, staged, phased or ‘stay put’ and the anticipated evacuation time should evacuation become necessary;
• Suitability of the facilities for firefighting, including firefighting access for the fire and rescue service;
• The construction of the external walls, including any cladding and its method of fixing;
• The presence, and appropriate specification, of cavity barriers;
• The height of the building;
• The vulnerability of residents;
• Exposure of external walls or cladding to an external fire;
• Fire protection measures within the building (e.g. compartmentation, automatic fire suppression, automatic fire detection);

• Apparent quality of construction, or presence of building defects;
• The combustibility of the building structure and the use of modern methods of construction, such as timber framing, CLT etc;
• The location of escape routes;
• The complexity of the building; and
• The premises’ emergency plan including an assessment of the adequacy of any staffing levels for the type of evacuation method employed.
The assessment is likely to take account of information on any approval of the building (and alterations to the building) under the Building Regulations, and of information on external wall construction and any cladding available from the Responsible Person (e.g. in operation and maintenance manuals, or handed over for compliance with Regulation 38 of the Building Regulations); It is unlikely that an RICS EWS1 form will provide adequate assurance on its own.

Are there any private balconies?

Yes

Private balcony details

There are private balconies on the front and rear elevations of the building which appear to be of steel frame with a concrete base. The exact construction of balconies could not be confirmed within the scope of this fire risk assessment. Upstands are glazed.

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?	Not Known
Are portable electrical appliances used?	No

Comments

Fixed electrical installations are free from obvious defects, however, there is no test labels or documentation to confirm date of installation or testing. It is understood 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.

Gas

Are gas installations and appliances free from any obvious defect?	Yes
Is gas equipment protected/located so as not to be prone to accidental damage?	Yes

Comments

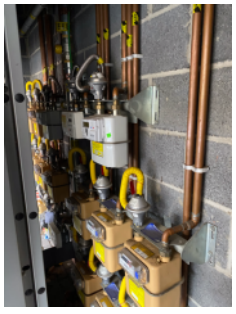
Gas meters are located in a bespoke cupboard which is accessed externally.

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.



Gas installations located externally.

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?

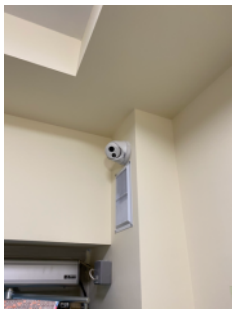
Yes

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

Yes

Comments

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.



CCTV covering the main entrance.

CCTV is installed externally.

The communal bin store is located away from the building.

Housekeeping

Is accumulation of combustibles or waste avoided?	Yes
Are there appropriate storage facilities for combustible & hazardous materials?	N/A

Comments

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)

Residents are provided with external, lockable storage facilities.

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, with no evidence of smoking taking place in common parts.

Provided "No Smoking" signage

Dangerous Substances

Are dangerous substances present, or liable to be present?

No

Lightning

Is a lightning protection system installed?

Yes

Is the lightning protection system free from any obvious defect?

Yes

Is the lightning protection system periodically inspected?

Not Known

Comments

The lightning protection should be periodically inspected by a competent person, to the frequency recommended in BS EN 62305.

A lightning protection system is installed.

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.

Electromagnetic door release & emergency door release at main entrance door

Dimensions

Are travel distances reasonable?	Yes
Is there sufficient exit capacity?	Yes

Fire Doors

Doors which are expected to be fire resisting:	• Flats • Risers • Staircases
Flat Doors	• Not confirmed • FD30S self-closing
Riser Doors	• FD30S
Staircase Doors	• FD60S self-closing
Are fire doors to a suitable standard?	Yes
Is there suitable provision of self-closing devices?	Yes
Is there suitable provision of hold-open devices?	N/A
Are doors kept locked where appropriate?	Yes

Comments

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

VERSION 1: Access was gained into flat 10 which has an entrance door fitted to FD30S SC standard, and the internal doors which open onto the entrance hallway are fire resisting.

VERSION 2: Access was gained into flat 5 which has an entrance door fitted to FD30S SC standard, and the internal doors which open onto the entrance hallway are fire resisting.

The remainder of flat front doors within the building could not be assessed due to access. However, these all appear to be of the same age, condition and design of those which were accessed and were probably all installed at the same time. It is therefore reasonable to assume that they are of the same fire resisting standard.

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

Many riser cupboard doors were either unlocked, or had defective locks, which should be repaired as it compromises the fire resistance of the doors.

It was not possible to access the plant rooms located externally due to the availability of a key. These rooms should be confirmed to provide adequate fire compartmentation and fire separation from the flats above, including adequate fire stopping of any pipe or cable penetrations into the building.

VERSION 3:
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 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. All flat entrance doors appeared to be in good condition, with no obvious visible damage or defects and therefore it can reasonably assume they would afford the same level of fire resistance as found in the previous FRA.

It is understood that communal doors are inspected regularly by neighbourhood officers and formally recorded in the quarterly/6 monthly estate inspections with residents. Records are held with the neighbourhood officers. Flat entrance doors are inspected during the annual LGSR visits where the gas engineers record on their PDA if a door closer exists and intumescent strips and cold smoke seals exist.

FD60S SC Doors installed in the staircase.

Construction & Glazing

Are escape routes protected with suitable walls and floors?	Yes
Is there adequate compartmentation?	No
Is there reasonable limitation of linings that might promote fire spread?	Yes
Glazing which is expected to be fire resisting, inc vision panels and fanlights:	• Staircases
Staircase Glazing	• 30 mins E
Is glazing reasonable and free from any obvious defects?	Yes

Comments

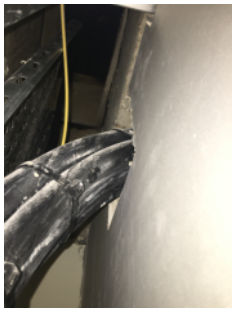
Acid etching is visible on staircase door glazing.

Within all riser cupboards, there are pipe and cable penetrations from the riser cupboard, through and into the ceiling space in the common escape routes. It cannot be confirmed if these cables and pipes are fire stopped where they enter flats.

Example, penetrations through fire resisting construction, riser cupboards

Example, penetrations through fire resisting construction, riser cupboards

Example, penetrations through fire resisting construction, riser cupboards



Example, penetrations through fire resisting construction, riser cupboards

Acid etching visible on staircase door glazing.

Pipe penetration without adequate fire stopping within riser cupboards.

Dampers, Ducts & Chutes

Are there suitable measures to restrict fire spread via ducts and concealed spaces?	Not Confirmed

Comments

There is a riser which contains what appears to be an environmental air handling system. This is PVCu ducting, which is not fire stopped where it enters the ceiling space from its riser. It cannot be confirmed if this ducting has any form of protection from the travel of heat and/or smoke by either mechanical or intumescent means.

Smoke Ventilation

Areas where smoke ventilation is expected:	• Corridors • Staircases
Corridors	• Natural Vent into Shaft - Automatic
Staircases	• Natural Vent - Automatic
Is smoke ventilation reasonable and free from any obvious defects?	Yes

Fire detection control panel with manual smoke vent actuators.

Detection & Warning

Control Equipment

Is an electrical fire alarm system expected?	No
Why not?	Purpose-built flats
Is a fire detection and/or alarm system provided?	Yes
Areas covered	• Communal areas

Communal Areas

System Category	• BS 5839 Pt1 Category L5
Cause & Effect	• Operates smoke ventilation

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

Fire detection panel

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

Comments

As part of this Type 3 Fire Risk Assessment access was gained into a sample flat to assess the provision and suitability of fire alarms.

VERSION 1: Access was gained into flat 10 which has a fire alarm provided to BS5839-6 LD2 standard.

VERSION 2: Access was gained into flat 5 which has a fire alarm provided to BS5839-6 LD2 standard.

It is always recommended as best practice to ensure that working smoke alarms are provided in all dwellings at least to a BS 5839-6 Category LD3 standard. These should ideally be Grade D alarms (mains powered with integral battery back-up), although Grade F alarms (battery powered only) are a reasonable short term measure.

Audibility

Are there adequate means of alerting all relevant persons?	N/A

Firefighting

Fire Extinguishers

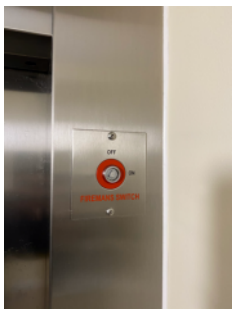
Are fire extinguishers expected?	No
Why not?	• Not practicable to train residents • Fire unlikely in communal areas • Vandalism concerns
Are fire extinguishers provided?	No
Is the provision of fire extinguishers reasonable?	Yes

Fixed Systems

Are any fixed systems provided?	No
Is provision of fixed systems reasonable?	Yes

Fire Service Facilities

Are any fire service facilities provided?	Yes
Types of facility	• Dry rising main • Smoke ventilation • Fire fighting lift • Entrance door override
Is provision of fire service facilities reasonable?	Yes



Fireman switch for the control of the firefighting lift.

Floor numbers are clearly identified.

A dry rising main is provided.

Lighting

Normal Lighting

Is there adequate lighting of internal escape routes?	Yes
Is there adequate lighting of external escape routes?	N/A
Is there adequate lighting in risk critical areas?	N/A

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
- Maintained emergency lighting (local)

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 luminaire.

External non-maintained emergency lighting luminaire.

Signs & Notices

Escape Routes

Is escape route signage necessary?	Yes
Is escape route signage provided?	Yes
Is provision of escape route signage suitable?	No

Comments

The hanging directional signage is missing in the third floor corridor.

Missing fire escape sign

Fire Doors

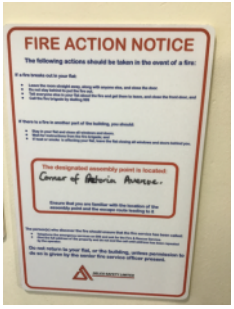
Is there signage suitable for self-closing fire doors?	Yes
Is there signage suitable for locked fire doors?	Yes
Is there signage suitable for automatic fire doors?	N/A

Other Signs & Notices

Is there suitable signage for fire service facilities?	Yes
Are fire action notices suitable?	Yes
Are there suitable notices for fire extinguishers?	Yes
Is there suitable zone information for the fire alarm system?	Yes

Comments

Addressable system



Provided fire action notice

Fire Safety Management

Procedures & Arrangements

Current evacuation policy	Stay Put
Are fire action procedures suitable and appropriately documented?	Not Known
Are there suitable arrangements for calling the fire service?	N/A
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.

Training & Drills

Are staff regularly on the premises?	No
Are employees from outside organisations given appropriate fire safety information?	Yes

Comments

Fire Action notices provide sufficient information to inform persons from outside organisations of the action to take in the event of discovering a fire.

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

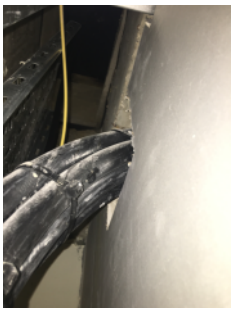
Task 1

Source Version	3
Category	Fire Prevention
Sub Category	Lightning
Action Required	The lightning protection should be periodically inspected by a competent person, to the frequency recommended in BS EN 62305. 13/09/2023 This is no evidence that this inspection has been carried out ? His document may be held at ISHA main office so this task remains outstanding.
Priority	Low
Status	Identified
Owner	Neighbourhood Services
Due Date	14 January 2022

Task 2

Source Version	2
Category	Fire Prevention
Sub Category	Housekeeping
Action Required	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) 13/09/2023 This task is still outstanding.
Priority	Advisory
Status	Identified
Owner	Neighbourhood Services
Due Date	3 December 2022

Task 3



Source Version	1
Category	Escape Routes & Fire Spread
Sub Category	Construction and Glazing
Action Required	Provide fire stopping around pipe and cable penetrations in the following locations: Within all riser cupboards. VERSION 2: The remedial work recommended in task has not been completed. Version 4 - This task is still outstanding. 13/09/2023 This task is still outstanding.
Priority	High
Status	Identified
Owner	Customer Homes
Due Date	16 January 2019

Task 4

Source Version	1
Category	Escape Routes & Fire Spread
Sub Category	Dampers, Ducts and Chutes
Action Required	Confirm if the route taken by ductwork serving the following locations could cause fire and smoke spread: There is a riser which contains what appears to be an environmental air handling system. This is PVCu ducting, which is not fire stopped where it enters the ceiling space from its riser. It cannot be confirmed if this ducting has any form of protection from the travel of heat and/or smoke by either mechanical or intumescent means. Version 4 - This task is still outstanding. 13/09/2023 This task is still outstanding.
Priority	Medium
Status	Identified
Owner	Customer Homes
Due Date	13 March 2019

Task 5

Source Version	4
Category	Signs & Notices
Sub Category	Escape Route Signage
Action Required	Provide improved escape signage on the following escape routes: Replace the missing ceiling hung directional fire escape sign in the corridor on the third floor. 13/09/2023 This task is still outstanding.
Priority	Medium
Status	Identified
Owner	Neighbourhood Services
Due Date	11 May 2022

Risk Score

Risk Score	Tolerable Risk
Next Assessment Due	13 September 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.