

Fire Risk Assessment

1-26, 50 Well Street

Version 5

5 October 2023



Review Date: 5 October 2024

Score: Moderate Risk

Assessor: Andy Harris

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Action Plan Summary

Task No.	Category	Sub Category	Action Required	Priority	Status	Action Taken	Date Completed
1	Escape Routes & Fire Spread	Construction and Glazing	<p>Provide fire stopping around pipe penetrations in the following locations:</p> <p>There are numerous PVCu pipes located in the bin store, which penetrate through the concrete floor slab above and into the flats above, and through the block walls. All penetrations in this area should be properly fire stopped.</p> <p>05/10/2023 This task is still outstanding.</p>	High	Identified		
2	Escape Routes & Fire Spread	Fire Doors	<p>This door, located within the bin store could not be accessed. However, the door is so severely damaged it is possible to see through to the room on the other side which appears to house the electrical mains intake and distribution. This door should be repaired (or replaced if necessary) to FD30S standard of fire resistance, be kept locked shut, with the appropriate "Fire Door Keep Locked" signage fitted.</p> <p>05/10/2023 This task is still outstanding.</p>	Medium	Identified		

3	Escape Routes & Fire Spread	Fire Doors	Replace the lock in the following doors: Electrical cupboard 2nd floor. 05/10/2023 This task is still outstanding.	Low	Identified
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4	Fire Prevention	Gas	It appears fire stopping has been installed through the vertical levels of the gas riser. This may compromise the required ventilation for this riser. It is advised advice is sought from the appropriate gas supply body to ensure that this complies and does not contradict with ventilation requirements. 05/10/2023 There is no evidence that advise has been sought so this task remains outstanding.	Advisory	Identified
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5	Escape Routes & Fire Spread	Fire Doors	<p>Replace the following doors with FD30S doors:</p> <p>The left leaf of the double doors to the lift motor room are damaged to a degree that its fire resistance has been compromised. The right hand leaf has been adjusted (planed) to a degree that is probably beyond the limit of the manufacturers recommendations, as it has exposed the doors core (there is no hardwood lip). This door set should be replaced to ensure it affords the required FD30S standard of fire resistance.</p> <p>05/10/2023 This task is still outstanding.</p>	Medium	Identified
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6	Escape Routes & Fire Spread	Construction and Glazing	<p>Ventilation grills installed within fire resisting doors fitted to riser cupboards appear to be intumescent. This should be confirmed to ensure the fire resisting integrity of these doors.</p> <p>05/10/2023 This task is still outstanding.</p>	Advisory	Identified
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7	Escape Routes & Fire Spread	Construction and Glazing	<p>Provide fire stopping at the following locations:</p> <p>Within the lift motor/control cupboard, ground floor, there are some cable penetrations which require fire stopping.</p> <p>There is also an unidentified void in the high top corner of this cupboard.</p> <p>VERSION 2: The remedial work recommended in this task is yet to be completed.</p> <p>05/10/2023 This task is still outstanding.</p>	Medium	Identified
8	Escape Routes & Fire Spread	Fire Doors	<p>Re-hang the following doors to reduce the threshold gap:</p> <p>FED flat 19</p> <p>05/10/2023 This task is still outstanding.</p>	Low	Identified
9	Escape Routes & Fire Spread	Fire Doors	<p>Repair the following doors to an FD30 self-closing standard:</p>	High	Identified
10	Escape Routes & Fire Spread	Fire Doors	<p>Repair the following doors to an FD30 self-closing standard:</p> <p>2nd floor adjacent to flats 1 & 2</p>	High	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@qfsm ltd.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.

Inspection of riser cupboards revealed there are many cable and pipe penetrations through compartment walls which do not have adequate fire stopping installed. Some fire stopping has been installed in certain penetrations however in many cases this was found to be inadequate or not installed to current industry guidelines.

Also, there were some ceiling tiles which have been removed and not replaced, probably by previous contractors. Advantage was taken of this in order to sample the provision of fire stopping around pipe and cable penetrations into flats from the common areas. Again it was found that this was inadequate and it may be reasonably assumed this is the case for the whole of the building. With this in mind, it is recommended to carry out a full fire stopping survey of this building.

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

Giving consideration to the general fire safety arrangements within the building, and the tasks recommended as detailed within this report, it is assessed that this building presents a moderate risk. This is in the main part due to the lack of fire stopping in the building, as identified above.

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 is evident that a full fire stopping survey has been carried out with a programme of fire stopping being installed in the building, as recommended in previous FRAs, which has significantly reduced the risk of smoke and fire spread through the building in the event of a fire. However, 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.

The wall, floors and stairs in the common areas are of masonry/concrete construction.

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

The standard of housekeeping throughout the building was found to be unsatisfactory, with an unacceptable amount of combustible items and obstructions located in riser cupboards.

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.

This new version was created on 05/10/2023 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

1-26, 50 Well Street

Town

Hackney

Postcode

E9 7PX

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	5
Number of floors - below ground	0
Number of flats	26
Number of stair cores	1
Approach to flats	<ul style="list-style-type: none"> • Via protected lobbies / corridors
Approximate period of construction	2010-2020
Is the top occupied storey over 18 metres above access level?	No

Construction details

50 Well street is a building of four floors, of brick and concrete construction containing 26 purpose built self contained flats. The building adjoins 30 Shore Rd and is of similar construction and were probably built as one building project at the same time.

There is one stair core, however on the first, second and third floors it is possible to access 30 Shore Rd via door over ride devices, and so provides an alternative escape route from these levels.

AOV is provided within corridors, and within the protected staircase.

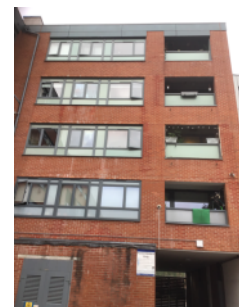
The ground floor is also occupied by a separate community project - "Polytek Group". It should be confirmed that the areas occupied by this is structurally imperforate to the flats above.



Brick/ mortar external walls with glazed panels



Recessed balconies - rear elevation.



Recessed balconies- rear elevation

External wall details

External walls are of brick/mortar construction, with no evidence of any combustible external wall systems evident within the scope of this FRA.

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

BS9991 states that an open balcony is one that could reasonably be assumed to not become smoke-logged in a flat fire situation. At least 50% of the vertical section should be open and the area of opening should be uniformly spread around the surface.

There are private balconies at the front and rear elevation of the building which are “inset” i.e. are recessed into the vertical face of the building and do not have a protruding balcony deck and less than 50% of the vertical sections open and therefore can be considered “enclosed”

BS9991 states that external balconies that are enclosed should be constructed and separated from other enclosed balconies with compartmentation and fire-resisting construction in accordance with Annex D of BS9991 and any enclosed private balconies serving a single dwelling should be treated as inner rooms and should be in accordance with Annex D of BS9991.

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

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.

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

Gas meter room is located outside the building and not within the common areas.

It appears fire stopping has been installed through the vertical levels of the gas riser. This may compromise the required ventilation for this riser. It is advised advice is sought from the appropriate gas supply body to ensure that this complies and does not contradict with ventilation requirements.



Gas meter room outside the building, not in the common parts.



Gas meters located in externally accessed ventilated room.

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 to the building is 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.



CCTV is provided.

Housekeeping

Is accumulation of combustibles or waste avoided?

No

Are there appropriate storage facilities for combustible & hazardous materials?

N/A

Comments

There are combustible items located in the ground floor 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.



“No Smoking” signage is provided

Dangerous Substances

Are dangerous substances present, or liable to be present?

No

Lightning

Is a lightning protection system installed?

No

Comments

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

Escape Routes & Fire Spread

Ease of Use

Are exits easily and immediately openable?

Yes

Do fire exits open in direction of escape where necessary?

Yes

Are escape routes unobstructed and safe to use?

No

Are there reasonable measures for the evacuation of disabled people?

Yes

Comments

There are children's bikes stored at the end of the common corridor, completely obstructing the staircase door opposite flat 9. These are also fastened to the smoke vent door guard which could interfere with the operation of this door.

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.

Dimensions

Are travel distances reasonable?

Yes

Is there sufficient exit capacity?

Yes

Fire Doors

Doors which are expected to be fire resisting:

- Corridors
- Electrical Cupboards
- Flats
- Risers
- Staircases

Corridor Doors

- FD30S self-closing

Electrical Cupboard Doors

- FD30S

Flat Doors

- FD30S self-closing

Riser Doors

- FD30S

Staircase Doors

- FD30S self-closing

Are fire doors to a suitable standard?

No

Is there suitable provision of self-closing devices?

No

Is there suitable provision of hold-open devices?

Yes

Are doors kept locked where appropriate?

No

Comments

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

Access was gained into flat 23 which has an entrance door fitted to FD30S SC standard, and the internal doors which open onto the entrance hallway are also fire resisting.

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

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

VERSION 2:

Access was gained into flat 9 which has an entrance door fitted to FD30S SC standard, and the internal doors a which open onto the entrance hallway are also fire resisting.

The entrance door to flat 11 is severely damaged, probably caused by forced entry. This door should be replaced, and it should be confirmed that this forced entry has not compromised the fire resistance of the entire fire door set (leaf, frame and furniture and fittings) to ensure it affords the required FD30S SC standard of fire resistance.

The smoke shaft door on the 4th floor does not close completely, and indeed, the automated opening/closing device has become detached from the door. It is imperative that this door closes completely, or smoke being vented into the shaft from floors below in the event of a fire will escape into this floor.

There are a number of locks to riser cupboard doors detailed wThe 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.ithin this report, which require replacement or repair.

A double door, located within the bin store could not be accessed. However, the door is so severely damaged it is possible to see through to the room on the other side which appears to house the electrical mains intake and distribution. This door should be repaired (or replaced if necessary) to FD30S standard of fire resistance, be kept locked shut, with the appropriate "Fire Door Keep Locked" signage fitted.

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 may be found. It is reasonable to assume that the standard of fire resisting flat entrance doors remains the same as found within the previous FRA. There is damage to the lift motor room door which still requires repair. Also, the smoke shaft door on the 4th floor does not close completely.

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:

- Corridors
- Staircases

Corridor Glazing

- 30 mins E

Staircase Glazing

- 30 mins E

Is glazing reasonable and free from any obvious defects?

Yes

Comments

There are some inspection hatches which have been cut into fire resisting walls and ceilings on the escape route. However, some of these are not fitted correctly, or have not been replaced, or are missing.

This compromises the fire protection provided to the common escape routes by fire resisting walls and ceilings/floors.

Some fire stopping has been installed in riser cupboards, however, this has been installed in some penetrations and not others. Also, where fire stopping has been installed, often it was found to be of an unacceptable standard.

Within the lift motor/control cupboard, ground floor, there are some cable penetrations which require fire stopping. There is also an unidentified void in the high top corner of this cupboard.

There is sub-standard fire stopping installed around a large, multi-cable penetration in the electrical cupboard on the 2nd floor.

There are numerous PVCu pipes located in the bin store, which penetrate through the concrete floor slab above and into the flats above, and through the block walls. All penetrations in this area should be properly fire stopped.

Although this is a non-intrusive Fire Risk Assessment, some suspended ceiling tiles in the common corridors have been lifted by contractors and not replaced. This enabled access on a sampling basis to ascertain the standard of fire stopping of pipes and cables between the common corridors and flats.

It was discovered that pipe and cable penetrations into flats 8 and 9 were not fire stopped, and it may be reasonably assumed this would be the same standard throughout the building. With the addition of the fire stopping issues identified above, this supports the recommendation that a full fire stopping survey is carried out throughout this building.

VERSION 3; It is evident that a comprehensive programme of fire stopping has taken place throughout this building which has significantly reduced the risk of fire and smoke spread in the event of a fire. There does remain some fire stopping issues which remedial work is recommended.



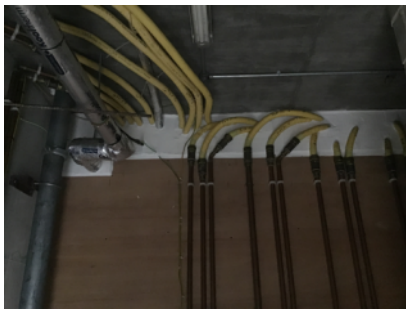
Example of fire stopping within riser cupboards



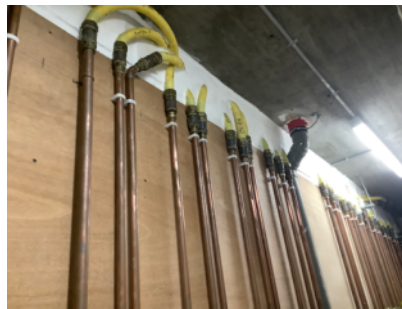
Example of fire stopping label within riser cupboards.



Acid etching on door glazing.



Fire stopping within gas meter cupboard



Fire stopping within gas meter room

Dampers, Ducts & Chutes

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

Yes

Comments

No dampers ducts or chutes evident.

Smoke Ventilation

Areas where smoke ventilation is expected:

- Corridors
- Staircases

Corridors

- Natural Vent into Shaft - Automatic

Staircases

- Natural Vent - Automatic

Is smoke ventilation reasonable and free from any obvious defects?

Minor Defects

Comments

It was not possible to test the operation of any smoke ventilation systems provided due to the availability of an appropriate key.

The smoke ventilation system should be tested and serviced in accordance with the recommendations of BS 9999.

The smoke shaft door on the 4th floor does not close completely. Task raised in the fire door section of this report.



AOV door, 4th floor

Detection & Warning

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

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?

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.

Access was gained into flat 23 which has a fire alarm provided to BS5839-6 LD3 standard.

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

VERSION 2: Access was also gained into flat 9 which has a fire alarm provided to BS5839-6 LD3 standard.

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
- Premises information box

Is provision of fire service facilities reasonable?

Yes

Comments

The building is of a complex layout, integrating with the neighbouring Shore Rd building. However, floor layout plans are provided in the Fire Information Box located immediately inside the main entrance door.



Floor numbers are clearly identified



Dry rising main outlet



Smoke vent controls - ground floor.

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

Is this provision reasonable?

Yes

Method of emergency lighting of other areas:

- Borrowed light

Is this provision reasonable?

Yes

Comments

Although this inspection took place during daylight hours, given the provision of street lighting in the immediate vicinity and lighting provided by surrounding buildings, it is reasonable to assume there would be sufficient borrowed light to aid escape in these areas.

Signs & Notices

Escape Routes

Is escape route signage necessary?

Yes

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?

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?

N/A

Is there suitable zone information for the fire alarm system?

N/A

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?	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?	Yes

Testing & Maintenance

Was testing & maintenance information available?	No
Are fire extinguishers subject to suitable test & maintenance?	N/A

Comments

Testing and maintenance information was not available. It should be ensured that all fire safety measures are subject to suitable test.

VERSION 2: All fire safety documentation and fire safety records are 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 records were not available. It should be ensured that suitable records are kept of testing, maintenance and training.

VERSION 2: All fire safety documentation and fire safety records are 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 Construction and Glazing
Action Required Provide fire stopping around pipe penetrations in the following locations:

There are numerous PVCu pipes located in the bin store, which penetrate through the concrete floor slab above and into the flats above, and through the block walls. All penetrations in this area should be properly fire stopped.

05/10/2023
This task is still outstanding.

Priority High

Status Identified

Owner Customer Homes

Due Date 8 April 2020



Task 2

Source Version 2
Category Escape Routes & Fire Spread
Sub Category Fire Doors
Action Required This door, located within the bin store could not be accessed. However, the door is so severely damaged it is possible to see through to the room on the other side which appears to house the electrical mains intake and distribution. This door should be repaired (or replaced if necessary) to FD30S standard of fire resistance, be kept locked shut, with the appropriate “Fire Door Keep Locked” signage fitted.

05/10/2023
This task is still outstanding.

Priority Medium

Status Identified

Owner Customer Homes

Due Date 7 October 2020



Task 3

Source Version	2
Category	Escape Routes & Fire Spread
Sub Category	Fire Doors
Action Required	Replace the lock in the following doors: Electrical cupboard 2nd floor. 05/10/2023 This task is still outstanding.
Priority	Low
Status	Identified
Owner	Neighbourhood Services
Due Date	7 October 2021



Task 4

Source Version	2
Category	Fire Prevention
Sub Category	Gas
Action Required	It appears fire stopping has been installed through the vertical levels of the gas riser. This may compromise the required ventilation for this riser. It is advised advice is sought from the appropriate gas supply body to ensure that this complies and does not contradict with ventilation requirements. 05/10/2023 There is no evidence that advise has been sought so this task remains outstanding.
Priority	Advisory
Status	Identified
Owner	Customer Homes
Due Date	7 October 2022



Task 5

Source Version 2
Category Escape Routes & Fire Spread
Sub Category Fire Doors
Action Required Replace the following doors with FD30S doors:

The left leaf of the double doors to the lift motor room are damaged to a degree that its fire resistance has been compromised. The right hand leaf has been adjusted (planed) to a degree that is probably beyond the limit of the manufacturers recommendations, as it has exposed the doors core (there is no hardwood lip). This door set should be replaced to ensure it affords the required FD30S standard of fire resistance.



05/10/2023
This task is still outstanding.

Priority Medium
Status Identified
Owner Customer Homes
Due Date 7 October 2020

Task 6

Source Version 1
Category Escape Routes & Fire Spread
Sub Category Construction and Glazing
Action Required Ventilation grills installed within fire resisting doors fitted to riser cupboards appear to be intumescent. This should be confirmed to ensure the fire resisting integrity of these doors.



05/10/2023
This task is still outstanding.

Priority Advisory
Status Identified
Owner Neighbourhood Services
Due Date 2 December 2021

Task 7

Source Version	1
Category	Escape Routes & Fire Spread
Sub Category	Construction and Glazing
Action Required	<p>Provide fire stopping at the following locations:</p> <p>Within the lift motor/control cupboard, ground floor, there are some cable penetrations which require fire stopping.</p> <p>There is also an unidentified void in the high top corner of this cupboard.</p> <p>VERSION 2: The remedial work recommended in this task is yet to be completed.</p> <p>05/10/2023 This task is still outstanding.</p>
Priority	Medium
Status	Identified
Owner	Customer Homes
Due Date	25 February 2019



Task 8

Source Version	4
Category	Escape Routes & Fire Spread
Sub Category	Fire Doors
Action Required	<p>Re-hang the following doors to reduce the threshold gap:</p> <p>FED flat 19</p> <p>05/10/2023 This task is still outstanding.</p>
Priority	Low
Status	Identified
Owner	Customer Homes
Due Date	15 December 2022



Task 9

Source Version	5
Category	Escape Routes & Fire Spread
Sub Category	Fire Doors
Action Required	Repair the following doors to an FD30 self-closing standard:
Priority	High
Status	Identified
Owner	Customer Homes
Due Date	3 January 2024



Task 10

Source Version	5
Category	Escape Routes & Fire Spread
Sub Category	Fire Doors
Action Required	Repair the following doors to an FD30 self-closing standard: 2nd floor adjacent to flats 1 & 2
Priority	High
Status	Identified
Owner	Customer Homes
Due Date	3 January 2024



Risk Score

Risk Score

Moderate Risk

Next Assessment Due

5 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.