

**Fire Risk Assessment**

**1-26 Mildmay Avenue**

Version 6

29 January 2024



Review Date: 31 August 2024

Score: Tolerable Risk

Assessor: Andy Corby

# Contents

<b>1 Action Plan Summary</b> .....	3
<b>2 Introduction</b> .....	9
<b>3 Executive Summary</b> .....	10
<b>4 Premises Details</b> .....	12
<b>5 Fire Prevention</b> .....	16
<b>6 Escape Routes &amp; Fire Spread</b> .....	20
<b>7 Detection &amp; Warning</b> .....	24
<b>8 Firefighting</b> .....	26
<b>9 Lighting</b> .....	28
<b>10 Signs &amp; Notices</b> .....	29
<b>11 Fire Safety Management</b> .....	31
<b>12 Tasks</b> .....	33
<b>13 Risk Score</b> .....	39

## Action Plan Summary

Task No.	Category	Sub Category	Action Required	Priority	Status	Action Taken	Date Completed
1	Escape Routes & Fire Spread	Fire Doors	<p>Replace the locks, in the following doors:</p> <p>Electrical riser cupboard door (both doors) ground floor</p> <p>Electrical riser cupboard door (both doors), 2nd floor.</p> <p>Electrical riser cupboard door (right hand), 4th floor.</p> <p>NB: these doors are provided with self closing devices and therefore this task has been afforded a lower priority.</p> <p>Version 4 - 17/11/21 This task is still outstanding.</p> <p>31/08/23 This task is still outstanding.</p>	Low	Identified		

2	Fire Fighting	Fire Service Access & Facilities	<p>The manual smoke vent controls on all floors appear to be in a fault condition.</p> <p>The Automatic Opening Window Vent on the 3rd floor was found to be open. The system should be serviced ASAP to ensure it is fully operational.</p> <p>Version 4 - 17/11/21 This task is still outstanding.</p> <p>31/08/23 This task is still outstanding.</p>	High	Identified
---	---------------	----------------------------------	--	------	------------

---

3	Fire Prevention	Housekeeping	<p>The storage of combustible items in riser cupboards should be prohibited.</p> <p>Version 4 - this is still an issue.</p> <p>31/08/23 This task is still outstanding.</p>	Medium	Identified
---	-----------------	--------------	---	--------	------------

---

4	Escape Routes & Fire Spread	Construction and Glazing	<p>There are numerous penetrations through the concrete slab ceiling in the basement carpark and associated plant rooms/intake rooms which require fire stopping.</p> <p>Some penetrations have been sealed, however incorrect fire stopping ,ethics and materials have been used.</p> <p>It is recommended to conduct a full fire stopping survey in this area to ensure there is adequate fire separation between the basement carpark and the flats above.</p> <p>31/08/23 This task is still outstanding.</p>	High	Identified
---	-----------------------------	--------------------------	---	------	------------

---

5	Escape Routes & Fire Spread	Construction and Glazing	Should it become apparent that the timescale for the completion of the CHPKFE recommended remedial work is going to be protracted, then additional interim fire safety measures should be considered in line with the NFCC Guidance Document “Simultaneous Evacuation Guidance- Guidance to support a temporary change to a simultaneous evacuation strategy in purpose built blocks of flats”	High	Identified
			31/08/2023		
			There is no documentation available to confirm the work recommended by CHPKFE has been carried out, but external evidence suggests this is currently in the process of being done.		
			This task will remain “identified” until confirmation has been received from ISHA that the remedial work has been completed.		

6	Escape Routes & Fire Spread	Construction and Glazing	<p>CHPKFE consider the following remedial works are required to the external walls to achieve an adequate level of safety:</p> <ul style="list-style-type: none"> <li>- Installation of suitable and sufficient cavity barriers behind the top floor metal cladding.</li> <li>- Installation of suitable and sufficient cavity barriers behind the timber cladding sections, specifically vertical barriers in line with compartment walls.</li> <li>- Installation of suitable and sufficient cavity barriers behind the brick external wall to effectively close the cavity in line with vertical and horizontal compartment boundaries, and around openings.</li> </ul> <p>31/08/2023</p> <p>There is no documentation available to confirm the work recommended by CHPKFE has been carried out, but external evidence suggests this is currently in the process of being done.</p> <p>This task will remain “identified” until confirmation has been received from ISHA that the remedial work has been completed.</p>	High	Identified
---	--------------------------------	-----------------------------	--	------	------------

7	Escape Routes & Fire Spread	Fire Doors	<p>Re-hang the following doors to enable the doors to easily close:</p> <p>The ground floor corridor door protecting the staircase from the electrical cupboards and flats 1,2,3 is not closing fully.</p> <p>All corridor doors on the first and second floors should be checked as most do not close fully into their frames.</p> <p>The lobby door to the cycle store is also not closing fully.</p> <p>31/08/23 This task is still outstanding.</p>	High	Identified
---	-----------------------------	------------	---	------	------------

---

8	Escape Routes & Fire Spread	Ease of Use	<p>Although the amount of items currently in escape routes is not unreasonable, routes should be monitored to ensure that a build-up of items does not impede escape.</p> <p>31/08/23 This task is still outstanding.</p>	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@qfsm ltd.co.uk](mailto: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.

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

Based on those sampled, it is reasonably assumed that all flats are provided with a BS 5839 Part 6 fire alarm system comprising of a mains powered (with integral battery backup) smoke alarm in the hallway, meeting an LD3 installation standard. This meets the minimum expectation for a flat in a purpose built, general needs, block of flats.

The building was found to be generally well maintained and clear of combustable items in common parts.

There are cable penetrations in the electircal 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 are a number of penetrations in the floor slab between the basement carpark and plant rooms in this area, and the building above which are not fire stopped. These should be adequately fire stopped to ensure adequate fire separation between the basement and the building above.

There are a number of doors which require rehanging or adjustment to reduce excessive gaps. There are also doors which require the self closing devices to be adjusted.

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

### VERSION 2:

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.

Walls are damaged within the bin store and within the staircase from the basement carpark. There are pipe and cable penetrations in the basement carpark which are not adequately fire stopped and it is recommended that a full compartmentation survey is carried out in this are of the building.

The manual smoke vent controls on all floors appear to be in a fault condition. Also, the Automatic Opening Window Vent on the 3rd floor was found to be open. The system should be serviced ASAP to ensure it is fully operational.

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 due to the condition of the smoke ventilation system, and the penetrations present through the concrete slab in the basement carpark.

#### VERSION 3:

CHPK Fire Engineering Ltd have produced a report, "Fire Safety Review of External Walls and Attachments" dated 2 June 2021, following their intrusive survey of the external walls of this building.

They have identified that the building has 3 main external wall types, and these are detailed on p9 of their report.

They have concluded that in the event of a fire, Wall Types 1 and 2 would be somewhat likely, or likely to result in the fire spreading within the external wall cavity but not across the surface of the external walls.

They have concluded that in the event of a fire, Wall Type 3 would be unlikely to result in the fire spreading either across the surface of the external wall, but may allow fire spread within the external wall cavity. This wall type is found to the top floor elevations only.

Given the existing fire safety measures within this building, whilst the overall risk may be considered low, CHPK would conclude that the overall fire risk due to the external wall and balconies is moderate. The potential life safety consequences are considered moderate which is where a fire could result in injury to one or more occupants, but unlikely to involve multiple fatalities.

ISHA have stated (23.09.21) that they do not yet have a confirmed timescale for remedial works to commence on this building. They are in the process of obtaining high level quotes for the recommended remedial work. Should it become apparent that the timescale for the completion of this work is going to be protracted, then additional interim fire safety measures should be considered in line with the NFCC Guidance Document "Simultaneous Evacuation Guidance- Guidance to support a temporary change to a simultaneous evacuation strategy in purpose built blocks of flats"

#### VERSION 4 - 17/11/21

This is the annual review of the fire risk assessment and it is noted that there are a number of outstanding actions from the previous assessment.

These actions should be completed and evidence provided so that this fire risk assessment can be updated. In particular the majority of corridor doors which are not closing fully as these provide crucial protection to the single staircase.

This new version was created on 31/08/2023 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.

#### VERSION 6 - Desktop Review 29/1/24

This review was carried out at the request of the client following receipt of an EWS1 form and External Wall System report carried out by CH/PK Fire Engineering dated 23/1/24.

The EWS1 assessment resulted in a B1 rating which means that although there are some combustible materials present, no remedial works are required and there is no significant risk to life.

The evacuation strategy can now revert to Stay Put and the overall risk rating can now be re-assessed as TOLERABLE.

## Premises Details

Address line 1

1-26 Mildmay Avenue

Town

Islington

Postcode

N1 4FD

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

## Building Information

---

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

### Construction details

Masonry construction with intermediate timber floors and a flat roof.

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

Passenger lift provided.

Under-stair cleaners store at ground floor level and electric/riser cupboards at each floor level.

Access to bicycle store at ground floor level.

Externally accessed bin store.

Basement car park accessed via car lift, separate internal passenger lift, or key-fob secured staircase.

Riser inlet located at front elevation, with outlets in right side corridor at each floor level above ground.



Basement carpark



“Inset” private balconies



Brick/mortar external walls to ground, 1st , 2nd and 3rd floors



Ground floor partially timber clad



Access to basement carpark (left), and refuse store (right)



Private balconies-steel framed with timber deck

#### External wall details

Brick/Mortar external walls to ground, first, second and third floors, with ground floors being partially timber clad. Fourth (uppermost) floor has some metallic external wall system evident, the material composition and construction be confirmed 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.

#### VERSION 3:

CHPKFE have concluded that there are three main external wall types in this building. These are detailed in their report dated 02 June 2021.

Are there any private balconies?

Yes

#### Private balcony details

Balconies are inset, with steel frames and timber decks

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 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, however more than 50% of the vertical section is open and therefore are not considered “enclosed”

## People

---

Are there any people especially at risk from fire?

No

# Fire Prevention

## Electrical

Are electrical installations and appliances free from any obvious defect?

Yes

Are fixed installations periodically inspected and tested?

Yes

Are portable electrical appliances used?

No

### Comments

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

There are electrical sockets in the common areas, presumably for use by cleaning staff. These were in good condition and showed no evidence of misuse by residents or visitors.



Electrical sockets provided in common areas



## 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

A high volume gas intake is located at ground floor level within the refuse store. It is separated and protected by a bespoke cage. This intake serves all adjoining buildings along Mildmay Avenue.



Gas intake

## Heating

---

Are fixed heating installations free from any obvious defect?

N/A

Are portable heaters used?

No

## 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

All entrances are fob operated and there is an external, key pad secured bin store.

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.

The main entrance door was found to be locked and secure, preventing unauthorised access.



CCTV is provided internally and externally

## Housekeeping

---

Is accumulation of combustibles or waste avoided?

No

Are there appropriate storage facilities for combustible & hazardous materials?

Yes

### Comments

The storage of combustible items in riser cupboards should be prohibited.

## 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.



Exit from basement carpark

## Dimensions

Are travel distances reasonable?

Yes

Is there sufficient exit capacity?

Yes

## Fire Doors

Doors which are expected to be fire resisting:

- Corridors
- Flats
- Risers

Corridor Doors

- FD30S self-closing

Flat Doors

- FD30S self-closing

Riser Doors

- FD60S self-closing

Are fire doors to a suitable standard?

Minor Defects

Is there suitable provision of self-closing devices?

Minor Defects

Is there suitable provision of hold-open devices?

Yes

Are doors kept locked where appropriate?

Minor Defects

### Comments

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

Access was gained into flat 25 which has an entrance door fitted to FD30S SC standard, and the internal doors which open onto the entrance hallway are fire resisting. However, the self closing device requires adjustment to ensure the door fully closes on the action of this device.

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 4 - 17/11/21

All of the corridor doors on the ground, first and second floors do not close fully into their frame when released from the magnetic hold open devices. These are clearly not being checked regularly by Neighbourhood Officers or being maintained. These doors are vital as they provide protection to the single staircase escape route.

## 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:

- Corridors

Corridor Glazing

- 30 mins E

Is glazing reasonable and free from any obvious defects?

Yes

### Comments

There are cable penetrations in all electrical riser cupboards which are not adequately fire stopped.

The walls in the refuse store, and the staircase to the basement carpark require repair.

There are numerous penetrations through the concrete slab ceiling in the basement carpark and associated plant rooms/intake rooms which require fire stopping. Some penetrations have been sealed, however incorrect fire stopping ,ethics and materials have been used. It is recommended to conduct a full fire stopping survey in this area to ensure there is adequate fire separation between the basement carpark and the flats above.

Version 6 - 29/1/24

An EWS1 form has been completed following an intrusive external wall survey which has resulted in a B1 rating and no remedial works required.



“Pyroguard” FR Glazing in corridor doors.

## 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 - Automatic

Staircases

- Natural Vent - Automatic

Is smoke ventilation reasonable and free from any obvious defects?

No

Comments

See ventilation section, in Firefighting chapter of this report.

## 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
- Releases held-open doors

---

## 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 Fire Risk Assessment access was gained into a sample flat to assess the provision and suitability of fire alarms.

Access was gained into flat 25 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.

### VERSION 2:

Due to current government guidelines regarding the current COVID-19 pandemic, access into flats to confirm the provision and standard of fire alarms within flats was not possible.

## 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

Is provision of fire service facilities reasonable?

No

Comments

The manual smoke vent controls on the all floors appear to be in a fault condition.

The Automatic Opening Window Vent on the 3rd floor was found to be open. The system should be serviced to ensure it is fully operational.

Version 4 - fault lights are showing on every smoke vent control switch.



Floor numbers are clearly identified at each level

1-26 MILDMAY AVENUE	
FLOOR	No.s
G	1 to 5
1	6 to 12
2	13 to 19
3	20 to 23
4	24 to 26



Dry riser inlet

# Lighting

## Normal Lighting

---

Is there adequate lighting of internal escape routes?

Yes

Is there adequate lighting of external escape routes?

Yes

Is there adequate lighting in risk critical areas?

Yes

## 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:

- Maintained emergency lighting (local)

Is this provision reasonable?

Yes

Comments

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

# 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?

N/A

Is there signage suitable for locked fire doors?

Yes

Is there signage suitable for automatic fire doors?

Yes

## Other Signs & Notices

Is there suitable signage for fire service facilities?

Yes

Are fire action notices suitable?

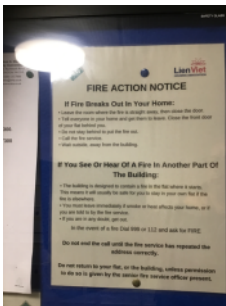
Yes

Are there suitable notices for fire extinguishers?

N/A

Is there suitable zone information for the fire alarm system?

N/A



The 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?	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

### Comments

Fire Action notices provide sufficient information to inform persons of outside organisations of the action to take in the event of fire alarm actuation.

## Testing & Maintenance

---

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

### Comments

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

## Record Keeping

---

Were fire safety records available?

No

Comments

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



# Tasks

## Task 1

Source Version	1
Category	Escape Routes & Fire Spread
Sub Category	Fire Doors
Action Required	Replace the locks, in the following doors:  Electrical riser cupboard door (both doors) ground floor  Electrical riser cupboard door (both doors), 2nd floor.  Electrical riser cupboard door (right hand), 4th floor.  NB: these doors are provided with self closing devices and therefore this task has been afforded a lower priority.  Version 4 - 17/11/21 This task is still outstanding.  31/08/23 This task is still outstanding.
Priority	Low
Status	Identified
Owner	Neighbourhood Services
Due Date	13 January 2021

---



## Task 2

Source Version	1
Category	Fire Fighting
Sub Category	Fire Service Access & Facilities
Action Required	The manual smoke vent controls on all floors appear to be in a fault condition.  The Automatic Opening Window Vent on the 3rd floor was found to be open. The system should be serviced ASAP to ensure it is fully operational.  Version 4 - 17/11/21 This task is still outstanding.  31/08/23 This task is still outstanding.
Priority	High
Status	Identified
Owner	Neighbourhood Services
Due Date	15 July 2020

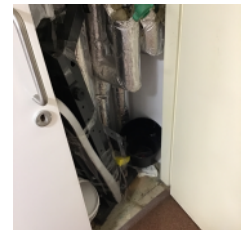
---



## Task 3

Source Version	1
Category	Fire Prevention
Sub Category	Housekeeping
Action Required	The storage of combustible items in riser cupboards should be prohibited.  Version 4 - this is still an issue.  31/08/23 This task is still outstanding.
Priority	Medium
Status	Identified
Owner	Neighbourhood Services
Due Date	14 July 2020

---



## Task 4

Source Version	2
Category	Escape Routes & Fire Spread
Sub Category	Construction and Glazing
Action Required	<p>There are numerous penetrations through the concrete slab ceiling in the basement carpark and associated plant rooms/intake rooms which require fire stopping.</p> <p>Some penetrations have been sealed, however incorrect fire stopping ,ethics and materials have been used.</p> <p>It is recommended to conduct a full fire stopping survey in this area to ensure there is adequate fire separation between the basement carpark and the flats above.</p> <p>31/08/23 This task is still outstanding.</p>
Priority	High
Status	Identified
Owner	Customer Homes
Due Date	16 March 2021

---



## Task 5

Source Version	3
Category	Escape Routes & Fire Spread
Sub Category	Construction and Glazing
Action Required	<p>Should it become apparent that the timescale for the completion of the CHPKFE recommended remedial work is going to be protracted, then additional interim fire safety measures should be considered in line with the NFCC Guidance Document “Simultaneous Evacuation Guidance- Guidance to support a temporary change to a simultaneous evacuation strategy in purpose built blocks of flats”</p> <p>31/08/2023</p> <p>There is no documentation available to confirm the work recommended by CHPKFE has been carried out, but external evidence suggests this is currently in the process of being done.</p> <p>This task will remain “identified” until confirmation has been received from ISHA that the remedial work has been completed.</p>
Priority	High
Status	Identified
Owner	Customer Homes
Due Date	2 January 2022

---



## Task 6

Source Version	3
Category	Escape Routes & Fire Spread
Sub Category	Construction and Glazing
Action Required	CHPKFE consider the following remedial works are required to the external walls to achieve an adequate level of safety:

- Installation of suitable and sufficient cavity barriers behind the top floor metal cladding.
- Installation of suitable and sufficient cavity barriers behind the timber cladding sections, specifically vertical barriers in line with compartment walls.
- Installation of suitable and sufficient cavity barriers behind the brick external wall to effectively close the cavity in line with vertical and horizontal compartment boundaries, and around openings.

31/08/2023

There is no documentation available to confirm the work recommended by CHPKFE has been carried out, but external evidence suggests this is currently in the process of being done.

This task will remain “identified” until confirmation has been received from ISHA that the remedial work has been completed.

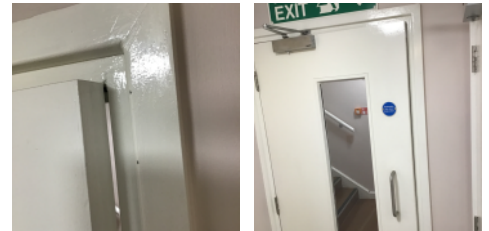
Priority	High
Status	Identified
Owner	Customer Homes
Due Date	2 January 2022



## Task 7

Source Version	4
Category	Escape Routes & Fire Spread
Sub Category	Fire Doors
Action Required	Re-hang the following doors to enable the doors to easily close:  The ground floor corridor door protecting the staircase from the electrical cupboards and flats 1,2,3 is not closing fully.  All corridor doors on the first and second floors should be checked as most do not close fully into their frames.  The lobby door to the cycle store is also not closing fully.  31/08/23 This task is still outstanding.
Priority	High
Status	Identified
Owner	Customer Homes
Due Date	15 February 2022

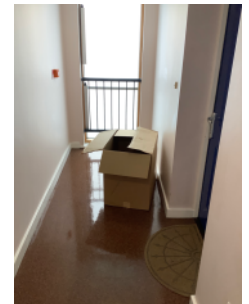
---



## Task 8

Source Version	4
Category	Escape Routes & Fire Spread
Sub Category	Ease of Use
Action Required	Although the amount of items currently in escape routes is not unreasonable, routes should be monitored to ensure that a build-up of items does not impede escape.  31/08/23 This task is still outstanding.
Priority	Medium
Status	Identified
Owner	Neighbourhood Services
Due Date	18 May 2022

---



# Risk Score

Risk Score

Tolerable Risk

Next Assessment Due

31 August 2024

Likelihood	Potential Consequence		
	Slight Harm	Moderate Harm	Extreme Harm
High	Moderate	Substantial	Intolerable
Medium	<b>Tolerable</b>	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.