

Fire Risk Assessment

1-29 Kinver House

Version 6

2 October 2023



Review Date: 2 October 2024

Score: Moderate Risk

Assessor: Mark Thomas

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Action Plan Summary

| Task No. | Category | Sub Category | Action Required | Priority | Status | Action Taken | Date Completed |
|----------|-----------------------------|-------------------|--|----------|------------|--------------|----------------|
| 1 | Escape Routes & Fire Spread | Fire Doors | <p>Install smoke seals on the following doors:</p> <p>Flat 28</p> <p>Version 2: Attempts were made to access this flat, however it was not possible and therefore it cannot be confirmed if the remedial work recommended in this task has been completed.</p> <p>VERSION 4: access was not possible into this flat to assess whether this recommended remedial work has been completed.</p> | Low | Identified | | |
| 2 | Escape Routes & Fire Spread | Fire Doors | <p>The following doors should be kept locked shut:</p> <p>VERSION 3: the doors to the gas meter cupboards, located in the bin-store, should be kept locked shut.</p> | Medium | Identified | | |
| 3 | Signs & Notices | Fire Door Signage | <p>Provide Fire Door Keep Closed signs on the following doors:</p> <p>A "Fire Door Keep Closed" sign should be fixed to both sides of the self closing staircase door on the third floor</p> | Low | Identified | | |

| | | | | | |
|---|-----------------------------|-------------------|--|----------|------------|
| 4 | Signs & Notices | Fire Door Signage | <p>The staircase door on the first floor has a “fire door keep locked” sign fixed. This should be replaced with a “fire door keep shut” sign.</p> <p>VERSION 3: this task is yet to be completed.</p> | Low | Identified |
| 5 | 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>Shoes and other items outside of flat 13.</p> <p>VERSION 4:</p> <p>Timber on fourth floor corridor.</p> | Advisory | Identified |
| 6 | Fire Prevention | Housekeeping | <p>The electrical cupboard on the ground floor is currently being used to store cleaners equipment and chemicals. This should be removed.</p> | High | Identified |
| 7 | Fire Prevention | Lightning | <p>The lightning protection should be periodically inspected by a competent person, to the frequency recommended in BS EN 62305.</p> | Medium | Identified |

| | | | | | |
|----|-----------------------------|--------------------------|--|--------|------------|
| 8 | Escape Routes & Fire Spread | Construction and Glazing | <p>Carry out the following recommendations of the CHPKFE report:</p> <ul style="list-style-type: none"> - Installation of suitable and sufficient cavity barriers behind the top floor of the metal cladding - Capping of the sandwich cladding panels where cut to enclose the exposed insulation. | High | Identified |
| 9 | Escape Routes & Fire Spread | Construction and Glazing | <p>Should it become apparent that the timescale for the completion of the CHPKFE recommended remedial work is to be protracted beyond reasonable timescales, 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> | High | Identified |
| 10 | Escape Routes & Fire Spread | Ease of Use | <p>Obstructions should be removed from the escape routes in the following locations:</p> <p>The removal and storage of electric mobility buggy from ground floor under stairs.</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.

Executive Summary

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.

Fire Action Notices should be provided to give residents and visitors information regarding the action to be taken in the event of a fire.

Carpenters/door fitters were on site at the time of this inspection. Discussion with these revealed that they are refitting all doors where necessary in common areas to reduce gaps, and to fit intumescent strips and cold smoke seals where required.

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

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.

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

Combustibles and obstructions in common escape routes still remain an issue and these should be removed.

There is no Fire Action Notice provided. It is imperative that residents and visitors are given clear instructions as to the action they should take in the event of a fire.

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

VERSION 4:

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

Whilst it is evident there is some recommended remedial work which has been completed, such as the installation of fire stopping throughout the building, 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 a small amount of combustible items and obstructions located in common corridors, and there was also a large amount of combustibles located within the ground floor electrical cupboard.

There is no Fire Action Notice provided. It is imperative that residents and visitors are given clear instructions as to the action they should take in the event of a fire.

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

VERSION 5:

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 unlikely to result in the fire spreading either within the external wall cavity or across the surface of the external wall.

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

This new version was created on 02/10/2023 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

1-29 Kinver House

Address line 2

42 Elthorne Road

Town

Islington

Postcode

N19 4AS

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 | 0 |
| Number of flats | 29 |
| Number of stair cores | 1 |
| Approach to flats | <ul style="list-style-type: none">• Via protected lobbies / corridors• Direct external access |
| Approximate period of construction | 2010-2020 |
| Is the top occupied storey over 18 metres above access level? | No |

Construction details

A building of five floors, of brick and concrete construction, containing 29 self contained flats.

2 flats have direct external access and 1 flat is accessed from the entrance hallway directly at the base of the staircase. The remainder of flats are accessed via protected corridors.

There is a single central protected staircase and a single car lift (not fire fighting).

The building has automatic ventilation provided in both the staircase and each corridor on each floor.



Timber rain screens around windows.



Rendered external wall surface



External walls – rear elevation



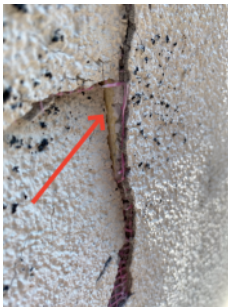
Cladded external wall system installed on fourth floor.



End elevation



Showing insulated material beneath rendered surface.



Insulated material beneath external rendered surface.

External wall details

The external walls on the ground, first, second and third floors are rendered. The substrate to which this render has been applied cannot be confirmed within the scope of this fire risk assessment, however the external wall on the side elevation has suffered a vehicle impact near the rear gates, the damage caused by this impact exposes some form of insulated core material to which the render has been applied.

Windows have timber rain screens to one side. The fourth floor appears to have a cladded external wall system fitted, Access was not possible within the scope of this fire risk assessment to confirm the composition of this cladding material. Side elevation is fully rendered. The rear elevation of the building is fully rendered aside from the fourth floor.

VERSION 5:

Following an intrusive survey of the external walls of this building by CHPKFE Ltd, they have identified three main external wall types. These are detailed on p9 of their report dated 2 June 2021.

Attention is drawn to the Ministry of Housing, Communities & Local Government Consolidated Advice Note for building owners of multi-storey, multi-occupied residential buildings, dated January 2020. The Advice Note recommends that building owners should consider the risk of external fire spread as part of the fire risk assessment for multi-occupied residential buildings. Consideration has been given to this matter within this fire risk assessment. The Advice Note further recommends the assessment of the fire risks of any external wall system, irrespective of the height of the building.

Are there any private balconies?

Yes

Private balcony details

Concrete base, with glazed up-stands.

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

It is understood that all electrical installations are within a robust testing programme and all records of testing are held centrally at ISHA.

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 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

Gas meters are located externally and not in common areas.

Heating

Are fixed heating installations free from any obvious defect?

N/A

Are portable heaters used?

No

Comments

There is no heating provision in the common areas.

Cooking

Does cooking take place on the premises?

No

Comments

Cooking 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 is made into the building via a secured main entrance door.

All entrances are fob operated.

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.

Housekeeping

Is accumulation of combustibles or waste avoided?

No

Are there appropriate storage facilities for combustible & hazardous materials?

N/A

Comments

It was identified during the previous fire risk assessment that a pram was located directly outside of flat 23. This was not present during this inspection, however residents should continue to be reminded to keep escape routes clear of combustible items.

The electrical cupboard on the ground floor is currently being used to store cleaners equipment and chemicals. This should be removed.

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

Although there is no “No Smoking” signage provided, there is no evidence of cooking taking place in the common parts of the building.

Dangerous Substances

Are dangerous substances present, or liable to be present?

No

Lightning

Is a lightning protection system installed?

No

Comments

The Electricity at Work Regulations state that Lightning Protection systems should be serviced and maintained in accordance with the recommendations of BS EN 62305 at maximum intervals of twelve months. The system, including all lightning conductors and earth grounding installations, should be visually inspected and tested by a suitably qualified electrical engineer.

Escape Routes & Fire Spread

Ease of Use

Are exits easily and immediately openable?

Yes

Do fire exits open in direction of escape where necessary?

N/A

Are escape routes unobstructed and safe to use?

Minor Defects

Are there reasonable measures for the evacuation of disabled people?

Yes

Comments

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.

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. This should include the removal of the electric mobility buggy on the ground floor within escape route and stairwell.

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

- FD30S self-closing

Riser Doors

- FD30S

Staircase Doors

- FD30S self-closing

Are fire doors to a suitable standard?

Minor Defects

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?

No

Comments

During the previous Fire Risk Assessment, access was gained into sample flats to assess the suitability of flat entrance doors, and any internal doors which open onto the entrance hallway.

Access was gained into flats 22, 23 and 28 which have an entrance door fitted to FD30S SC standard. The internal doors which open onto the entrance hallway also fire resisting. There are no cold smoke seals fitted to the entrance door of No.28. It was not possible to access flat 28 to confirm if this task has been completed.

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.

Carpenters are on site adjusting and repairing doors and discussion with them revealed they are beginning a programme of reducing gaps and fitting intumescent strips where necessary to all fire resisting doors in communal areas including riser doors and staircase doors. They have no instruction to include flat entrance doors in this work at this time.

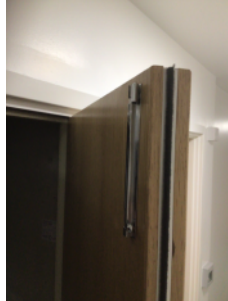
VERSION 3: the doors to the gas meter cupboards, located in the bin-store, should be kept locked shut.

VERSION 4:

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.



Example of a flat entrance door.



Intumescent strips and cold smoke seals installed in riser doors.



CE1121 Door hinges in riser doors.

Construction & Glazing

Are escape routes protected with suitable walls and floors?

Yes

Is there adequate compartmentation?

Yes

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

VERSION 1: Within each riser cupboard on each floor, there were cable and pipe penetrations through the cupboard construction which without intrusive examination outside of the scope of this Fire Risk Assessment, appears not be fire stopped and could allow the passage of smoke and fire spread from these risers and into common parts of the building.

These should all be properly fire stopped.

Version 2: This work has been completed to an acceptable standard. Photographs provided as evidence.

VERSION 3: there appears to be a below ground level, accessed via grill plates at street level containing pipes and services into the building. It was not possible to access this level.



Acid etching on staircase door glazing



Example of installed fire stopping in riser cupboards.



Common balconies- Concrete base with glazed up-stands



Rendered external walls.

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?

No

Comments

The manual smoke control on the 3rd floor is showing a flashing amber warning light.

This system should be serviced by a suitably qualified engineer to ensure it is operating correctly.

This is entered as a task within the “Fire Safety Management” section of this report.

VERSION 3: This task has been completed.



AOV Provided in the staircase



Smoke Shaft door in corridors

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?

N/A

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

N/A

Comments

VERSION 1: As part of the previous 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 flats 22, 23 and 28 which have 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 4:

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

- Smoke ventilation

Is provision of fire service facilities reasonable?

Yes



Floor numbers are clearly identified.

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:

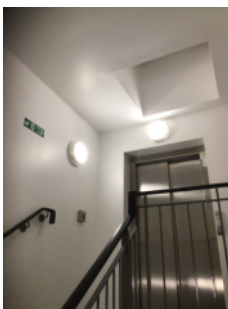
- Borrowed light

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.



Maintained EL provided in the staircase and escape routes.

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?

Minor Defects

Is there signage suitable for locked fire doors?

Yes

Is there signage suitable for automatic fire doors?

N/A

Comments

The staircase door on the first floor has a “fire door keep locked” sign fixed. This should be replaced with a “fire door keep shut” sign.

A “Fire Door Keep Shut” sign should be fixed to the self closing staircase door on the third floor.



“Fire door keep locked” signage on riser cupboard doors

Other Signs & Notices

Is there suitable signage for fire service facilities?

Yes

Are fire action notices suitable?

No

Are there suitable notices for fire extinguishers?

N/A

Is there suitable zone information for the fire alarm system?

N/A

Comments

Provide fire action notices which confirm the action to take in the event of fire.

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? | No |

Comments

It should be ensured that employees from outside organisations are given information on the action to take in the event of fire. A fire action notice would provide this information.

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 | Install smoke seals on the following doors: Flat 28 Version 2: Attempts were made to access this flat, however it was not possible and therefore it cannot be confirmed if the remedial work recommended in this task has been completed. VERSION 4: access was not possible into this flat to assess whether this recommended remedial work has been completed. |
| Priority | Low |
| Status | Identified |
| Owner | Customer Homes |
| Due Date | 11 December 2019 |

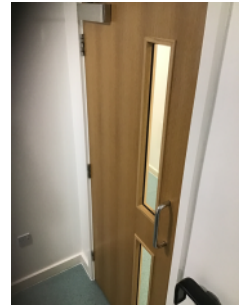
Task 2

| | |
|-----------------|---|
| Source Version | 3 |
| Category | Escape Routes & Fire Spread |
| Sub Category | Fire Doors |
| Action Required | The following doors should be kept locked shut: VERSION 3: the doors to the gas meter cupboards, located in the bin-store, should be kept locked shut. |
| Priority | Medium |
| Status | Identified |
| Owner | Neighbourhood Services |
| Due Date | 8 December 2020 |



Task 3

| | |
|-----------------|---|
| Source Version | 3 |
| Category | Signs & Notices |
| Sub Category | Fire Door Signage |
| Action Required | Provide Fire Door Keep Closed signs on the following doors: A “Fire Door Keep Closed” sign should be fixed to both sides of the self closing staircase door on the third floor |
| Priority | Low |
| Status | Identified |
| Owner | Neighbourhood Services |
| Due Date | 9 June 2021 |



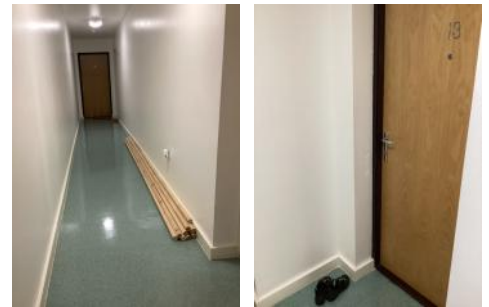
Task 4

| | |
|-----------------|--|
| Source Version | 2 |
| Category | Signs & Notices |
| Sub Category | Fire Door Signage |
| Action Required | The staircase door on the first floor has a “fire door keep locked” sign fixed. This should be replaced with a “fire door keep shut” sign. VERSION 3: this task is yet to be completed. |
| Priority | Low |
| Status | Identified |
| Owner | Neighbourhood Services |
| Due Date | 18 August 2021 |



Task 5

| | |
|-----------------|---|
| Source Version | 2 |
| 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. Shoes and other items outside of flat 13. VERSION 4: Timber on fourth floor corridor. |
| Priority | Advisory |
| Status | Identified |
| Owner | Neighbourhood Services |
| Due Date | 18 August 2022 |



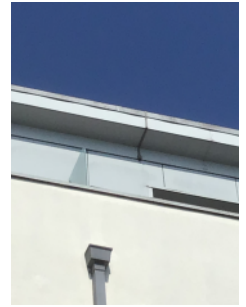
Task 6

| | |
|-----------------|--|
| Source Version | 4 |
| Category | Fire Prevention |
| Sub Category | Housekeeping |
| Action Required | The electrical cupboard on the ground floor is currently being used to store cleaners equipment and chemicals. This should be removed. |
| Priority | High |
| Status | Identified |
| Owner | Neighbourhood Services |
| Due Date | 19 July 2021 |



Task 7

| | |
|-----------------|---|
| Source Version | 4 |
| 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. |
| Priority | Medium |
| Status | Identified |
| Owner | Neighbourhood Services |
| Due Date | 19 October 2021 |



Task 8

| | |
|-----------------|---|
| Source Version | 5 |
| Category | Escape Routes & Fire Spread |
| Sub Category | Construction and Glazing |
| Action Required | Carry out the following recommendations of the CHPKFE report: - Installation of suitable and sufficient cavity barriers behind the top floor of the metal cladding - Capping of the sandwich cladding panels where cut to enclose the exposed insulation. |
| Priority | High |
| Status | Identified |
| Owner | Customer Homes |
| Due Date | 2 January 2022 |

Task 9

| | |
|-----------------|---|
| Source Version | 5 |
| Category | Escape Routes & Fire Spread |
| Sub Category | Construction and Glazing |
| Action Required | Should it become apparent that the timescale for the completion of the CHPKFE recommended remedial work is to be protracted beyond reasonable timescales, 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” |
| Priority | High |
| Status | Identified |
| Owner | Customer Homes |
| Due Date | 2 January 2022 |

Task 10

| | |
|-----------------|---|
| Source Version | 6 |
| Category | Escape Routes & Fire Spread |
| Sub Category | Ease of Use |
| Action Required | Obstructions should be removed from the escape routes in the following locations: The removal and storage of electric mobility buggy from ground floor under stairs. |
| Priority | Medium |
| Status | Identified |
| Owner | Neighbourhood Services |
| Due Date | 1 April 2024 |



Risk Score

Risk Score

Moderate Risk

Next Assessment Due

2 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.