

**Fire Risk Assessment**

**14 Graham Street**

Version 4

29 August 2023



Review Date: 29 August 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	Fire Prevention	Housekeeping	Combustibles should not be stored or found within electrical cupboards	Medium	Identified		
2	Escape Routes & Fire Spread	Fire Doors	Confirm that flat front doors, inspection of which was not possible, are to an FD30S self-closing standard.	High	Identified		
3	Escape Routes & Fire Spread	Fire Doors	Install a self-closing device on the following doors:  Entrance door to flat 9.	High	Identified		
4	Fire Prevention	Electrical	Residents should be advised not to use socket powered air fresheners in common areas. (Outside of flat 6).	Low	Identified		
5	Fire Prevention	Housekeeping	The amount of combustibles currently in the escape route on the top floor is unreasonable, routes should be monitored to ensure the amount of items does not build-up.	Medium	Identified		

6	Escape Routes & Fire Spread	Fire Doors	<p>The following doors should be kept locked shut:</p> <p>The majority of riser doors were however found to be unlocked. This was not considered to be a significant risk as the doors were fitted with self closing devices. However, locked riser doors does deter residents from storing combustibles within and therefore it is always advisable to lock riser cupboard doors.</p>	Low	Identified
7	Escape Routes & Fire Spread	Construction and Glazing	<p>Provide fire stopping around cable and pipe penetrations in the following locations:</p> <p>All the risers cupboards to which access was possible has numerous pipe and cable penetrations which were not properly fire stopped, or had no fire stopping installed at all. All riser cupboards require fire stopping to be installed.</p>	High	Identified
8	Escape Routes & Fire Spread	Construction and Glazing	<p>There is a metallic cased cladded EWS on the building exterior, covering all floors. It was beyond the scope of this fire risk assessment to identify the composition or materials used in this cladding system, however it appears the metallic casing in not magnetic and possibly aluminium. This building is above 18m and should be confirmed that this cladding system confirms to current guidance for external wall systems for buildings of this size.</p>	High	Identified

9	Fire Prevention	Housekeeping	<p>Whilst beyond the scope of the Fire Safety Order, as a private balcony is not part of the common area, residents should be advised about the risks arising from the presence of combustibile materials on balconies. They should make clear that smoking, the use of barbecues and storage of flammable property on balconies can increase that risk. Advice from fire and rescue authorities is also clear that barbecues should not be used on balconies.</p> <p>(MHCLG Advice Note on Balconies on Residential Buildings, 2019)</p>	Advisory	Identified
10	Fire Prevention	Housekeeping	<p>The storage of combustibile items in riser cupboards should be prohibited.</p> <p>(Riser cupboard, first floor outside flat 4 and 5)</p>	High	Identified
11	Escape Routes & Fire Spread	Fire Doors	<p>There is an excessive centre gap on the double riser doors outside flat 2. These two should be rehung to reduce this gap.</p> <p>The centre lips of these doors are also damaged and should be re-lipped.</p>	Medium	Identified
12	Fire Fighting	Fire Service Access & Facilities	<p>It is recommended to provide floor numbers on each floor level to aid firefighters orientation when entering the building.</p>	Low	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.

There is a metallic cased cladded external wall system on the building exterior, covering all floors. It was beyond the scope of this fire risk assessment to identify the composition or materials used in this EWS, however it appears the metallic casing is not magnetic and possibly aluminium. This building is above 18m and should be confirmed that this cladding system conforms to current guidance for cladding systems for buildings of this size.

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 alarm system, only detection to actuate the provided AOVs, 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 LD2 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, aside from a few small items which should be monitored.

There are cable penetrations in all riser cupboards and the electrical cupboard 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.

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.

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 building was found to be generally well maintained with the standard of housekeeping considered satisfactory, with common areas clear of combustible materials and obstructions

There are cable penetrations in the 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.

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 29/08/2023 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.



## Premises Details

Address line 1

14 Graham Street

Town

Islington

Postcode

N1 8GB

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

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Use

Purpose-built, self-contained flats

Number of floors - ground and above

7

Number of floors - below ground

0

Number of flats

21

Number of stair cores

1

Approach to flats

• Via protected lobbies / corridors

Approximate period of construction

2000-2010

Is the top occupied storey over 18 metres above access level?

Yes

Is the external cladding or facade confirmed as non combustible?

Not Known

Further details

There is an identified (metallic) external wall system installed across the entire surface of the rear external wall, and around all faces of the fifth floor.

Construction details

Masonry/steel construction (part rendered – cladding to top floor & rear elevation), intermediate concrete floors and a flat roof.

Access to common area via secure door entry system at front elevation (with Fire Switch), with flats accessed from lobbies at each floor.

Service/riser cupboards at each floor (no access as none FB locks fitted).

Passenger lift provided.

Dry riser inlet located at front elevation with outlets in the lobbies at each floor level above ground floor.



Unidentified (metallic) EWS - rear of building



Private balconies on rear of building



Steel construction private balconies with glazed upstands



External wall - front elevation

External wall details

The external wall on the front elevation of the building is of brick/mortar construction on the ground floor level, with render applied to the external wall surfaces of the first, second, third, and fourth floors. An unidentified (metallic) external wall system has been installed on the fifth floor.

The side elevation of the building sees brick/mortar construction on the ground floor with render applied to the external wall surfaces of the first, second, third, fourth and fifth floors. The substrate to which this render has been applied cannot be confirmed within the scope of this fire risk assessment.

The external walls at the rear elevation of the building have an unidentified (metallic) external wall system installed across the entire elevation

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.

It is understood that ISHA have a program in place to carry out intrusive examination of the external wall systems of all of their buildings above 18m.

Are there any private balconies?

Yes

Private balcony details

Private balconies are provided on the 1st - 5th floors on both the front and rear elevation.

These appear to be steel framed with glazed upstands.

People

Are there any people especially at risk from fire?

Not Known

# Fire Prevention

## Electrical

Are electrical installations and appliances free from any obvious defect?

Yes

Are fixed installations periodically inspected and tested?

Yes

Are portable electrical appliances used?

No

### Comments

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.

Residents should be advised not to use socket powered air fresheners in common areas.



Electrical air fresheners should not be used in common areas

## Gas

Are gas installations and appliances free from any obvious defect?

N/A

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

N/A

### Comments

There is no gas provision or equipment in the common areas.

## Heating

Are fixed heating installations free from any obvious defect?

N/A

Are portable heaters used?

No

Comments

There is no heating provision in the common areas.

## Cooking

Does cooking take place on the premises?

No

Comments

Cooking 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 was gained into this building via a secured main entrance door. The main entrance door was found to be locked and secure, preventing unauthorised access.

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 in the entrance lobby.

## Housekeeping

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Is accumulation of combustibles or waste avoided?

No

Are there appropriate storage facilities for combustible & hazardous materials?

N/A

Comments

Combustibles should not be stored or found within riser or electrical cupboards.

Although the amount of combustibles currently in escape routes is not unreasonable, routes should be monitored to ensure the amount of items does not build-up.

Whilst beyond the scope of the Fire Safety Order, as a private balcony is not part of the common area, residents should be advised about the risks arising from the presence of combustible materials on balconies. They should make clear that smoking, the use of barbecues and storage of flammable property on balconies can increase that risk. Advice from fire and rescue authorities is also clear that barbecues should not be used on balconies.

(MHCLG Advice Note on Balconies on Residential Buildings, 2019)

## Building Works

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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

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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

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Are dangerous substances present, or liable to be present?

No

## Lightning

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Is a lightning protection system installed?

Not Known

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

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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

## Dimensions

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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

- FD60S self-closing

Staircase Doors

- FD30S self-closing

Are fire doors to a suitable standard?

Minor Defects

Is there suitable provision of self-closing devices?

No

Is there suitable provision of hold-open devices?

N/A

Are doors kept locked where appropriate?

No

Comments

It was not possible to access all riser cupboards due to key access. It should be ensured that the doors are provided to an FD30S standard of fire resistance

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 9 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 PERKO type self closing device on this door is missing and should be replaced.

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:

There is an excessive centre gap on the double riser doors outside flat 2. These doors should be rehung to reduce this gap.

Due to current government guidelines regarding the current COVID-19 pandemic, access into flats to confirm the provision and standard of fire resisting flat entrance doors was not possible. Inspection of flat entrance doors was made by external examination only, taking into account the age and condition of the doors, and where possible referring to previous FRAs where more detailed information regarding flat entrance doors and fire alarm provision may be found. All flat entrance doors appeared to be in good condition, with no obvious visible damage or defects and therefore it can reasonably assume they would afford the same level of fire resistance as found in the previous FRA.



It was not possible to access the cleaners cupboard.

## Construction & Glazing

Are escape routes protected with suitable walls and floors?

Yes

Is there adequate compartmentation?

No

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

Yes

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

- Staircases

Staircase Glazing

- 30 mins E

Is glazing reasonable and free from any obvious defects?

Yes

Comments

Acid etching on staircase door glazing confirms it is Pyroguard FR Glazing.

It was not possible to access all riser cupboards due to key access. It should be ensured that these doors are provided to an FD30S standard of fire resistance, the cupboards are free from combustible items being stored, and that all cable and pipe penetrations are fire stopped.

The majority of riser doors were however found to be unlocked. This was not considered to be a significant risk as the doors were fitted with self closing devices. However, locked riser doors does deter residents from storing combustibles within and therefore it is always advisable to lock riser cupboard doors.

All the risers cupboards to which access was possible has numerous pipe and cable penetrations which were not properly fire stopped, or had no fire stopping installed at all. Although outside of the scope of this Type of fire risk assessment, advantage was made from some ceiling tiles which had been removed in common areas, to inspect the void above. It was evident that pipe and cable penetrations entering flats were also not adequately fire stopped. It is therefore advised to conduct a full fire stopping survey of this building.

There is a metallic cased cladded EWS on the building exterior, covering all floors. It was beyond the scope of this fire risk assessment to identify the composition or materials used in this cladding system, however it appears the metallic casing in not magnetic and possibly aluminium. This building is above 18m and should be confirmed that this cladding system confirms to current guidance for external wall systems for buildings of this size.



Staircase door glazing, showing "Pyroguard" acid etching



Unidentified cladding system on buildings exterior.



I said etching on staircase door glazing.

## Dampers, Ducts & Chutes

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

Yes

Comments

No Dampers, Ducts or Chutes evident. However, this was not an intrusive fire risk assessment.

## Smoke Ventilation

Areas where smoke ventilation is expected:

- Corridors
- Staircases

Corridors

- Natural Vent into Shaft - Automatic

Staircases

- Natural Vent - Automatic

Is smoke ventilation reasonable and free from any obvious defects?

Yes

Comments

An Automatic fire detection system meeting the recommendations of BS5839-1 L5 has been provided for the actuation of the AOV in the staircase, and the AOV into shaft within corridors.

Manual smoke ventilation actuators are also provided for fire service use.

## 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?

Yes

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

Yes



Panel for smoke detection for AOV actuation

## Manual Fire Alarms

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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

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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 9 which has a fire alarm provided to BS5839-6 LD2 standard.

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

## Audibility

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Are there adequate means of alerting all relevant persons?

N/A

# Firefighting

## Fire Extinguishers

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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

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Are any fixed systems provided?

No

Is provision of fixed systems reasonable?

Yes

## Fire Service Facilities

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Are any fire service facilities provided?

Yes

Types of facility

- Dry rising main
- Smoke ventilation
- Entrance door override

Is provision of fire service facilities reasonable?

Minor Defects

Comments

The entrance door override was tested at the time of this inspection and found to be defective.

It is recommended to provide floor numbers on each floor level to aid firefighters orientation when entering the building.



Dry riser inlet located outside main entrance door



# Lighting

## Normal Lighting

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Is there adequate lighting of internal escape routes?

Yes

Is there adequate lighting of external escape routes?

Yes

Is there adequate lighting in risk critical areas?

N/A

## Emergency Lighting

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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:

- Not applicable

Is this provision reasonable?

Yes

Comments

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

# Signs & Notices

## Escape Routes

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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

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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

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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?

Yes

# Fire Safety Management

## Procedures & Arrangements

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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

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

### Comments

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

## Testing & Maintenance

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Was testing & maintenance information available?

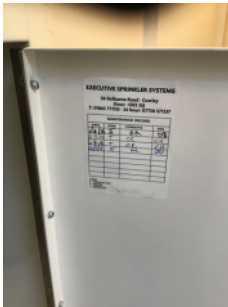
No

Are fire extinguishers subject to suitable test & maintenance?

Yes

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.



Evidence of testing of Dry Rising Main  
(last entry - 22/05/19)

## Record Keeping

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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	Fire Prevention
Sub Category	Housekeeping
Action Required	Combustibles should not be stored or found within electrical cupboards
Priority	Medium
Status	Identified
Owner	Neighbourhood Services
Due Date	9 February 2021

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## Task 2

Source Version	1
Category	Escape Routes & Fire Spread
Sub Category	Fire Doors
Action Required	Confirm that flat front doors, inspection of which was not possible, are to an FD30S self-closing standard.
Priority	High
Status	Identified
Owner	Customer Homes
Due Date	11 August 2020

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## Task 3

Source Version	1
Category	Escape Routes & Fire Spread
Sub Category	Fire Doors
Action Required	Install a self-closing device on the following doors:  Entrance door to flat 9.
Priority	High
Status	Identified
Owner	Customer Homes
Due Date	11 August 2020

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## Task 4

Source Version	1
Category	Fire Prevention
Sub Category	Electrical
Action Required	Residents should be advised not to use socket powered air fresheners in common areas. (Outside of flat 6).
Priority	Low
Status	Identified
Owner	Neighbourhood Services
Due Date	9 February 2022

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## Task 5

Source Version	1
Category	Fire Prevention
Sub Category	Housekeeping
Action Required	The amount of combustibles currently in the escape route on the top floor is unreasonable, routes should be monitored to ensure the amount of items does not build-up.
Priority	Medium
Status	Identified
Owner	Neighbourhood Services
Due Date	10 August 2020

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## Task 6

Source Version	1
Category	Escape Routes & Fire Spread
Sub Category	Fire Doors
Action Required	<p>The following doors should be kept locked shut:</p> <p>The majority of riser doors were however found to be unlocked. This was not considered to be a significant risk as the doors were fitted with self closing devices. However, locked riser doors does deter residents from storing combustibles within and therefore it is always advisable to lock riser cupboard doors.</p>
Priority	Low
Status	Identified
Owner	Neighbourhood Services
Due Date	9 February 2022

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## Task 7

Source Version	1
Category	Escape Routes & Fire Spread
Sub Category	Construction and Glazing
Action Required	<p>Provide fire stopping around cable and pipe penetrations in the following locations:</p> <p>All the risers cupboards to which access was possible has numerous pipe and cable penetrations which were not properly fire stopped, or had no fire stopping installed at all. All riser cupboards require fire stopping to be installed.</p>
Priority	High
Status	Identified
Owner	Customer Homes
Due Date	11 August 2020

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## Task 8

Source Version	1
Category	Escape Routes & Fire Spread
Sub Category	Construction and Glazing
Action Required	<p>There is a metallic cased cladded EWS on the building exterior, covering all floors. It was beyond the scope of this fire risk assessment to identify the composition or materials used in this cladding system, however it appears the metallic casing is not magnetic and possibly aluminium. This building is above 18m and should be confirmed that this cladding system confirms to current guidance for external wall systems for buildings of this size.</p>
Priority	High
Status	Identified
Owner	Customer Homes
Due Date	11 August 2020

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## Task 9

Source Version	1
Category	Fire Prevention
Sub Category	Housekeeping
Action Required	Whilst beyond the scope of the Fire Safety Order, as a private balcony is not part of the common area, residents should be advised about the risks arising from the presence of combustible materials on balconies. They should make clear that smoking, the use of barbecues and storage of flammable property on balconies can increase that risk. Advice from fire and rescue authorities is also clear that barbecues should not be used on balconies.  (MHCLG Advice Note on Balconies on Residential Buildings, 2019)
Priority	Advisory
Status	Identified
Owner	Neighbourhood Services
Due Date	9 February 2023

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## Task 10

Source Version	2
Category	Fire Prevention
Sub Category	Housekeeping
Action Required	The storage of combustible items in riser cupboards should be prohibited.  (Riser cupboard, first floor outside flat 4 and 5)
Priority	High
Status	Identified
Owner	Neighbourhood Services
Due Date	26 May 2021

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## Task 11

Source Version	2
Category	Escape Routes & Fire Spread
Sub Category	Fire Doors
Action Required	<p>There is an excessive centre gap on the double riser doors outside flat 2. These two should be rehung to reduce this gap.</p> <p>The centre lips of these doors are also damaged and should be re-lipped.</p>
Priority	Medium
Status	Identified
Owner	Customer Homes
Due Date	26 August 2021

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## Task 12

Source Version	2
Category	Fire Fighting
Sub Category	Fire Service Access & Facilities
Action Required	<p>It is recommended to provide floor numbers on each floor level to aid firefighters orientation when entering the building.</p>
Priority	Low
Status	Identified
Owner	Neighbourhood Services
Due Date	25 February 2022

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# Risk Score

Risk Score

Moderate Risk

Next Assessment Due

29 August 2024

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