Fire Risk Assessment

183 Richmond Road

Version 6

15 August 2023

Review Date: 15 August 2024

Score: Moderate Risk

Assessor: Andy Harris

Contents

Action Plan Summary

Task No.	Category	Sub Category	Action Required	Priority	Status	Action Taken	Date Completed
1	Fire Prevention	Housekeeping	The storage of combustible items in escape routes should be prohibited. This was identified in the previous FRA. Items remain on the common escape route including recycled paper/card, furniture, prams and electrical items. These should be removed. VERSION 3: This was identified within the previous FRA and has not been completed, and therefore this task remains as “identified” within this FRA. 15/08/23 This task is still outstanding.	Medium	Identified		
2	Escape Routes & Fire Spread	Construction and Glazing	Considering the degree of compartmentation issues identified within the common parts it is recommended to carry out a full compartmentation survey throughout the building. 15/08/23 No evidence is present to confirm if this task has been carried out so this task is still outstanding.	Medium	Identified		

3	Fire Prevention	Smoking	No Smoking signage should be provided in the communal areas. 15/08/23 This task is still outstanding.	Medium	Identified
4	Fire Management	Training & Drills	It should be ensured that employees from outside organisations are given information on the action to take in the event of fire. VERSION 3: This was identified within the previous FRA and has not been completed, and therefore this task remains as “identified” within this FRA. 15/08/23 This task is still outstanding.	Low	Identified
5	Signs & Notices	Other Signage	Provide fire action notices which confirm the action to take in the event of fire. 15/08/23 This task is still outstanding.	Medium	Identified

6	Detection & Warning	Automatic Fire Detection	A common fire alarm has been provided in this building, which has possibly been installed due to concerns over compartmentation. If the compartmentation issues identified within this report are remedied, including the provision of suitable FD30S SC flat entrance doors, and a compartmentation survey confirms there is adequate fire separation throughout the building to support a “Stay-Put” evacuation policy, then it should be considered to remove the fire detection & alarm system from communal areas. Should compartmentation concerns remain then the provided fire alarm system should be upgraded to the recommendations of LACoRS guidance for Fire detection and alarm for a three or four-storey building converted into self-contained flats as follows, : A mixed system • Grade A: LD2 coverage in the common areas and a heat alarm in each flat in the room/lobby opening onto the escape route (interlinked); and • Grade D: LD3 coverage in each flat (non-interlinked smoke alarm in the room/lobby opening onto the escape route) to protect the sleeping occupants of the flat (This is subject to the fire separation recommendations as given in LACoRS) 15/08/23 This task is still outstanding.	Medium	Identified

7	Escape Routes & Fire Spread	Ease of Use	Obstructions should be removed from the escape routes in the following locations: Entrance Hallway. VERSION 2: This was identified within the previous FRA and has not been completed, and therefore this task remains as “identified” within this FRA. VERSION 3: This was identified within the previous FRA and has not been completed, and therefore this task remains as “identified” within this FRA. 15/08/23 This task is still outstanding.	Medium	Identified
8	Escape Routes & Fire Spread	Ease of Use	There is a security gate across the entrance door to flat B. Residents should be advised of the dangers of locked security gates in the event of a fire to ensure that they are able to exit quickly in an emergency. 15/08/23 This task is still outstanding.	Advisory	Identified

9	Escape Routes & Fire Spread	Fire Doors	The intumescent strips and smoke seals on the following doors have been over-painted and should be replaced: Entrance door to flat B. VERSION 5: This was identified within the previous FRA and has not been completed, and therefore this task remains as “identified” within this FRA. 15/08/23 This task is still outstanding.	Medium	Identified
10	Escape Routes & Fire Spread	Fire Doors	Adjust the self-closing device on the following doors: Entrance door to flat B. VERSION 5: This was identified within the previous FRA and has not been completed, and therefore this task remains as “identified” within this FRA. 15/08/23 The self closing device has been removed due to this not working correctly so this task is still outstanding.	Medium	Identified

11	Escape Routes & Fire Spread	Construction and Glazing	Provide fire stopping at the following locations: There is some pipework which has been enclosed along the common entrance hallway. There are several breaches in the integrity of this enclosure. It is apparent that this pipework enters at least one of the flats. This pipework should be properly fire stopped where it penetrates into flats, or this enclosure repaired to ensure it provides at least 30 minutes fire resistance between flats, and between flats common parts. VERSION 2: The remedial work recommended within the previous FRA for this issue has not been completed, and therefore this task remains as “identified” within this FRA. VERSION 3: This was identified within the previous FRA and has not been completed, and therefore this task remains as “identified” within this FRA. 15/08/23 Some remedial work has been carried out but this task is still outstanding.	Medium	Identified

12	Escape Routes & Fire Spread	Ease of Use	Remove the fittings from the under-mentioned doors which impede easy escape: There is a mortice lock fitted in the main entrance door. It is not known whether this is in use. Such locking devices should be removed to ensure all escaping persons can open this door from the inside without the use of a key. VERSION 2: A “thumb-turn” device has been installed in this door, however, the mortice lock still remains. Such locking devices (mortice lock) should be removed to ensure all escaping persons can open this door from the inside without the use of a key. VERSION 3: This was identified within the previous FRA and has not been completed, and therefore this task remains as “identified” within this FRA. 15/08/23 This task is still outstanding.	Medium	Identified
13	Escape Routes & Fire Spread	Fire Doors	Adjust the self-closing device on the following doors: Entrance door to flat A 15/08/23 No access was obtained into flat A so would assume this task is still outstanding.	Medium	Identified

14	Escape Routes & Fire Spread	Fire Doors	The intumescent strips and smoke seals on the following doors have been over-painted and should be replaced: Entrance door to flat A 15/08/23 No access was obtained into flat A so would assume this task is still outstanding.	Medium	Identified

Introduction

This report presents the significant findings of a fire risk assessment carried-out at the premises by QFSM Ltd. The scope, format and limitations of the fire risk assessment have been discussed and agreed with the client.

The scope of the assessment does not include individual dwellings. Notwithstanding any statement or recommendation made with respect to smoke/heat alarms within dwellings, it is always recommended as best practice to ensure that working smoke alarms are provided in all dwellings at least to a BS 5839-6 Category LD3 standard. These should ideally be Grade D alarms (mains powered with integral battery back-up), although Grade F alarms (battery powered only) are a reasonable short term measure.

The report includes an action plan which contains recommended tasks, each with a suggested due date. These due dates are only our suggestions, and may or may not be appropriate, depending on individual circumstances such as financial constraints and requirements of enforcing authorities.

The premises risk score was assessed at the time of the fire risk assessment, and a recommended review date has been provided. The actual level of risk may change over time, as a result of tasks being completed, or new risks arising. Regardless of the review date, the fire risk assessment should be reviewed regularly so as to keep it up to date and particularly if:

• there is reason to suspect that the fire risk assessment is no longer valid; or
• there has been a significant change in the matters to which the fire risk assessment relates.

If you have any queries please contact QFSM Ltd at office@qfsmltd.co.uk.

Executive Summary

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

Attempts were made to access both flats, however this was not possible. It's is reasonable to assume that the provision and condition of flat entrance doors remains the same as per the previous FRA.

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 storage of combustible items in escape routes should be prohibited. This was identified in the previous FRA. Items remain on the common escape route including recycled paper/card, furniture, prams and electrical items. These should be removed.

A "thumb-turn" device has been installed in the main entrance door, however, the original mortice lock still remains. Such locking devices (mortice lock) should be removed to ensure all escaping persons can open this door from the inside without the use of a key.

There is some pipework which has been enclosed along the common entrance hallway. There are several breaches in the integrity of this enclosure. It is apparent that this pipework enters at least one of the flats. This as highlighted in the previous FRA however the recommended remedial work has not been completed. This pipework should be properly fire stopped where it penetrates into flats, or this enclosure repaired to ensure it provides at least 30 minutes fire resistance between flats, and between flats common parts. There is also a hole in the ceiling in the entrance hallway which requires repair. The roof space of the building was not accessed, and it is recommended to confirm adequate compartmentation and fire separation exists in this area.

It is therefore recommended that a compartmentation survey is carried out to ensure adequate fire separation exists between flats, and between flats and the common parts of the building.

There is a BS5839-6 Grade D fire alarm provided in the common entrance hallway of this building. This has presumably been provided due to concerns over compartmentation within the building. No documentation regarding the cause and effect of the system was available and it cannot be confirmed whether the fire alarm in the common hallway is interlinked to those installed within flats.

If the compartmentation issues identified within this report are remedied, and a compartmentation survey confirms there is adequate fire separation throughout the building to support a "Stay-Put" evacuation policy, then it should be considered to remove the fire detection & alarm system from communal areas. If the decision is made to maintain a common fire alarm, then the current provision is inadequate and the system should be upgraded to conform to the recommendations in LACoRS guidance, details of which are made within this report.

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 tolerable risk.

VERSION 4:

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

It is evident that very few tasks from the previous FRA have been completed, and indeed, the building remains in much the same condition as regards to fire safety management as it was found during the previous FRA. It is imperative that recommended remedial work stated within generated tasks in fire risk assessments are completed within the timescales

recommended to ensure the safety of the building and compliance with the FSO and relevant guidance.

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 tolerable risk.

This new version was created on 15/08/2023 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

Building Information

Address line 1	183 Richmond Road
Town	Hackney
Postcode	E8 3AA
FRA Type	Type 3 – Common parts and flats (non-destructive)

Description

A Type 3 fire risk assessment includes the work involved in a Type 1 fire risk assessment, but goes beyond the scope of the FSO (though not the scope of the Housing Act). This risk assessment considers the arrangements for means of escape and fire detection (ie smoke alarms) within at least a sample of the flats. Within the flats, the inspection is non-destructive, but the fire resistance of doors to rooms is considered.

Measures to prevent fire are not considered unless (eg in the case of maintenance of the electrical and heating installations) the measures are within the control of, for example, the landlord.

A Type 3 fire risk assessment may sometimes be appropriate for rented flats if there is reason to suspect serious risk to residents in the event of a fire in their flats. (This might be, for example, because of the age of the block or reason for suspicion of widespread unauthorised material alterations). This type of fire risk assessment will not be possible in the case of long leasehold flats, as there is normally no right of access for freeholders.

Client	ISHA
Use	Converted, self-contained flats
Number of floors - ground and above	4
Number of floors - below ground	0
Number of flats	2
Number of stair cores	0

Approach to flats	• Via protected lobbies / corridors
Approximate period of construction	Pre 1900
Is the top occupied storey over 18 metres above access level?	No

Construction details

A building of four floors (lower ground, with three upper floors) which has been converted into two self contained duplex dwellings.

Flat A occupies the ground and lower ground floors, whilst flat B occupies the first and second floors.

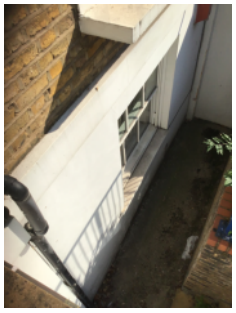
Both flats are accessed directly from the common entrance hallway on the ground floor level.

Attention is drawn to the Ministry of Housing, Communities & Local Government Consolidated Advice Note for building owners of multi-storey, multi-occupied residential buildings, dated January 2020 (https://www.gov.uk/government/publications/buildingsafety-advice-for-building-owners-including-fire-doors) (the "Advice Note").
The Advice Note recommends that building owners should consider the risk of external fire spread as part of the fire risk assessment for multi-occupied residential buildings.
Consideration has been given to this matter within this fire risk assessment. The Advice Note further recommends the assessment of the fire risks of any external wall system, irrespective of the height of the building.
Assessment of the fire risks of external walls and any cladding are excluded from the scope of this current fire risk assessment, as this is outside our expertise. (6) Accordingly, it is strongly recommended that you obtain advice from qualified and competent specialists on the nature of, and fire risks associated with, the external wall construction, including any cladding, of this building.
(6) This exclusion is consistent with advice provided by The Fire Industry Association and is discussed in their guidance note to fire risk assessors on this matter (https://www.fia.uk.com/news/guidance-on-the-issue-of-cladding-and-external-wallconstruction-in-fire-risk-assessments-for-multi-occupied-residential-premises.html).
This assessment by specialists should follow the process set out in the Advice Note and as noted in diagram 1 of that document. This assessment should show how the external wall construction supports the overall intent of Requirement B4(1) in Part B of Schedule 1 to the Building Regulations 2010, namely that "the external walls of the building shall adequately resist the spread of fire over the walls and from one building to another, having regard to the height, use and location of the building". In this connection, the assessment should address this functional requirement (regardless of the height of the building) and not just the recommendations set out in guidance that supports the Regulations (e.g. Approved Document B under the Regulations). The assessment should not just comprise a statement of either compliance or non-compliance with the functional requirement or the guidance, but should include a clear statement on the level of risk and its acceptability.
This assessment by specialists should take into account a number of factors, including, but not necessarily limited to:
• The type of evacuation strategy used in the building, i.e. Simultaneous, staged, phased or 'stay put' and the anticipated evacuation time should evacuation become necessary;
• Suitability of the facilities for firefighting, including firefighting access for the fire and rescue service;
• The construction of the external walls, including any cladding and its method of fixing;
• The presence, and appropriate specification, of cavity barriers;
• The height of the building;
• The vulnerability of residents;
• Exposure of external walls or cladding to an external fire;
• Fire protection measures within the building (e.g. compartmentation, automatic fire suppression, automatic fire detection);

• Apparent quality of construction, or presence of building defects;

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

Brick external walls



Rendered lower ground floor external wall.

External wall details

The external walls are of brick construction. The lower ground floor is rendered, however, it appears to be mortar render. The substrate to which the render is applied cannot be confirmed although due to the age and construction of the building it is reasonable to assume this is rendered over the original brick face.

Are there any private balconies?	No

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

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

Gas

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

Comments

Gas meters are located externally and do not affect the common parts.

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 the 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 gained into the building via a secured main entrance door.

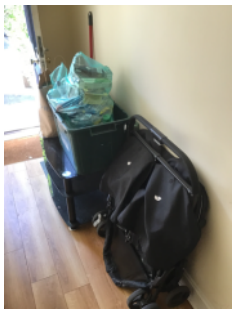
Areas immediately around the external curtilage of the building were noted as being clear of combustibles and rubbish.

Housekeeping

Is accumulation of combustibles or waste avoided?	No
Are there appropriate storage facilities for combustible & hazardous materials?	N/A

Comments

The storage of combustible items in escape routes should be prohibited. This was identified in the previous FRA. Items remain on the common escape route including recycled paper/card, furniture, prams and electrical items. These should be removed.



Combustible items present on the common escape route.

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 should be provided in the communal areas and a no smoking policy enforced. Considering the persistence to store combustible items on the common escape route, this is particularly necessary.

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?	No
Do fire exits open in direction of escape where necessary?	N/A
Are escape routes unobstructed and safe to use?	No
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.

There is a mortice lock fitted in the main entrance door. It is not known whether this is in use. Such locking devices should be removed to ensure all escaping persons can open this door from the inside without the use of a key.

There is a large amount of obstructions within the entrance hallway which should be removed.

There is a security gate across the entrance door to flat B. Residents should be advised of the dangers of locked security gates in the event of a fire to ensure that they are able to exit quickly in an emergency.

Dimensions

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

Fire Doors

Doors which are expected to be fire resisting:	• Flats
Flat Doors	• FD30 self-closing
Are fire doors to a suitable standard?	No
Is there suitable provision of self-closing devices?	No
Is there suitable provision of hold-open devices?	N/A
Are doors kept locked where appropriate?	N/A

Comments

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

Access was gained into flat B which has an entrance door fitted to FD30 standard, and the internal doors which open onto the entrance hallway are not fire resisting. The self closing device is defective, and the intumescent strips have been painted over and require replacing.

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 5:
As part of this Type 3 Fire Risk Assessment, access was gained into a sample flat to assess the suitability of flat entrance doors, and any internal doors which open onto the entrance hallway.

Access was gained into flat A which has an entrance door fitted to FD30 standard, and the internal doors which open onto the entrance hallway are not fire resisting. The self closing device is defective, and the intumescent strips have been painted over and require replacing.

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.

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:	• None
Is glazing reasonable and free from any obvious defects?	Yes

Comments

There is some pipework which has been enclosed along the common entrance hallway. There are several breaches in the integrity of this enclosure. It is apparent that this pipework enters at least one of the flats. This pipework should be properly fire stopped where it penetrates into flats, or this enclosure repaired to ensure it provides at least 30 minutes fire resistance between flats, and between flats common parts.

VERSION 2: The remedial work recommended within the previous FRA for this issue has not been completed, and therefore this task remains as “identified” within this FRA.

Considering the degree of compartmentation issues identified within the common parts it is recommended to carry out a full compartmentation survey throughout the building.

The roof space of the building was not accessed, and it is recommended to confirm adequate compartmentation and fire separation exists in this area.

Opening in pipework enclosure in entrance hallway.

Opening in pipework enclosure in entrance hallway.

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:	• None
Is smoke ventilation reasonable and free from any obvious defects?	Yes

Comments

Given the presence of a common fire alarm it is assumed a simultaneous evacuation policy is in place however there is no Fire Action Notice to confirm this.

Detection & Warning

Control Equipment

Is an electrical fire alarm system expected?	No
Why not?	Converted flats of stay-put standard
Is a fire detection and/or alarm system provided?	Yes
Areas covered	• Communal areas

Communal Areas

System Category	• BS 5839 Pt6 Grade D Category L3
Cause & Effect	• Sounds alarm in communal areas

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?

Minor Defects

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

Yes

Comments

There is a BS5839-6 Grade D fire alarm provided in the common entrance hallway of this building. No documentation regarding the cause and effect of the system was available and it cannot be confirmed whether the fire alarm in the common hallway is interlinked to those installed within flats.If the compartmentation issues identified within this report are remedied, and a compartmentation survey confirms there is adequate fire separation throughout the building to support a “Stay-Put” evacuation policy, then it should be considered to remove the fire detection & alarm system from communal areas.

Should compartmentation concerns remain then the provided fire alarm system should be upgraded to the recommendations of LACoRS guidance for Fire detection and alarm for a three or four-storey building converted into self-contained flats as follows, :

A mixed system
• Grade A: LD2 coverage in the common areas and a heat alarm in each flat in the room/lobby opening onto the escape route (interlinked); and
• Grade D: LD3 coverage in each flat (non-interlinked smoke alarm in the room/lobby opening onto the escape route) to protect the sleeping occupants of the flat
(This is subject to the fire separation recommendations as given in LACoRS)

Attempts were made to access both flats to assess the provision and suitability of fire alarms. Access was gained into flat A which had a fire alarm provided to BS5839-6 LD3 standard. It is always recommended as best practice to ensure that working smoke alarms are provided in all dwellings at least to a BS 5839-6 Category LD3 standard. These should ideally be Grade D alarms (mains powered with integral battery back-up), although Grade F alarms (battery powered only) are a reasonable short term measure.

BS5839-6 fire alarm in the entrance hallway.

Audibility

Are there adequate means of alerting all relevant persons?

No

Comments

Please see comments and tasks above.

Firefighting

Fire Extinguishers

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

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?	No
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

There are no charging lights visible on the provided emergency light fittings. It is recommended that these are checked/serviced by a suitably qualified electrical engineer.

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?	No
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?	N/A
Is there signage suitable for automatic fire doors?	N/A

Other Signs & Notices

Is there suitable signage for fire service facilities?	N/A
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	Simultaneous

Further details

There is no Fire Action Notice provided in this building to confirm the evacuation policy in place, however, there is a common fire alarm provided in the common entrance hallway indicating a simultaneous evacuation policy.

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

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.

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.

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	Fire Prevention
Sub Category	Housekeeping
Action Required	The storage of combustible items in escape routes should be prohibited. This was identified in the previous FRA. Items remain on the common escape route including recycled paper/card, furniture, prams and electrical items. These should be removed. VERSION 3: This was identified within the previous FRA and has not been completed, and therefore this task remains as “identified” within this FRA. 15/08/23 This task is still outstanding.
Priority	Medium
Status	Identified
Owner	Neighbourhood Services
Due Date	26 February 2019

Task 2

Source Version	2
Category	Escape Routes & Fire Spread
Sub Category	Construction and Glazing
Action Required	Considering the degree of compartmentation issues identified within the common parts it is recommended to carry out a full compartmentation survey throughout the building. 15/08/23 No evidence is present to confirm if this task has been carried out so this task is still outstanding.
Priority	Medium
Status	Identified
Owner	Customer Homes
Due Date	9 September 2020

Task 3

Source Version	2
Category	Fire Prevention
Sub Category	Smoking
Action Required	No Smoking signage should be provided in the communal areas. 15/08/23 This task is still outstanding.
Priority	Medium
Status	Identified
Owner	Neighbourhood Services
Due Date	9 September 2020

Task 4

Source Version	1
Category	Fire Management
Sub Category	Training & Drills
Action Required	It should be ensured that employees from outside organisations are given information on the action to take in the event of fire. VERSION 3: This was identified within the previous FRA and has not been completed, and therefore this task remains as “identified” within this FRA. 15/08/23 This task is still outstanding.
Priority	Low
Status	Identified
Owner	Neighbourhood Services
Due Date	4 December 2019

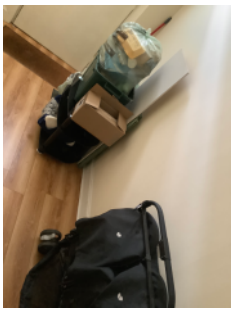
Task 5

Source Version	1
Category	Signs & Notices
Sub Category	Other Signage
Action Required	Provide fire action notices which confirm the action to take in the event of fire. 15/08/23 This task is still outstanding.
Priority	Medium
Status	Identified
Owner	Neighbourhood Services
Due Date	26 February 2019

Task 6

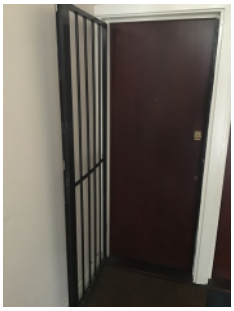
Source Version	1
Category	Detection & Warning
Sub Category	Automatic Fire Detection
Action Required	A common fire alarm has been provided in this building, which has possibly been installed due to concerns over compartmentation. If the compartmentation issues identified within this report are remedied, including the provision of suitable FD30S SC flat entrance doors, and a compartmentation survey confirms there is adequate fire separation throughout the building to support a “Stay-Put” evacuation policy, then it should be considered to remove the fire detection & alarm system from communal areas. Should compartmentation concerns remain then the provided fire alarm system should be upgraded to the recommendations of LACoRS guidance for Fire detection and alarm for a three or four-storey building converted into self-contained flats as follows, : A mixed system • Grade A: LD2 coverage in the common areas and a heat alarm in each flat in the room/lobby opening onto the escape route (interlinked); and • Grade D: LD3 coverage in each flat (non-interlinked smoke alarm in the room/lobby opening onto the escape route) to protect the sleeping occupants of the flat (This is subject to the fire separation recommendations as given in LACoRS) 15/08/23 This task is still outstanding.
Priority	Medium
Status	Identified
Owner	Customer Homes
Due Date	4 June 2019

Task 7



Source Version	1
Category	Escape Routes & Fire Spread
Sub Category	Ease of Use
Action Required	Obstructions should be removed from the escape routes in the following locations: Entrance Hallway. VERSION 2: This was identified within the previous FRA and has not been completed, and therefore this task remains as “identified” within this FRA. VERSION 3: This was identified within the previous FRA and has not been completed, and therefore this task remains as “identified” within this FRA. 15/08/23 This task is still outstanding.
Priority	Medium
Status	Identified
Owner	Neighbourhood Services
Due Date	26 February 2019

Task 8

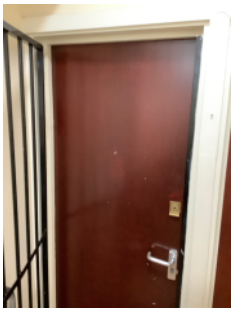


Source Version	1
Category	Escape Routes & Fire Spread
Sub Category	Ease of Use
Action Required	There is a security gate across the entrance door to flat B. Residents should be advised of the dangers of locked security gates in the event of a fire to ensure that they are able to exit quickly in an emergency. 15/08/23 This task is still outstanding.
Priority	Advisory
Status	Identified
Owner	Neighbourhood Services
Due Date	3 December 2021

Task 9

Source Version	1
Category	Escape Routes & Fire Spread
Sub Category	Fire Doors
Action Required	The intumescent strips and smoke seals on the following doors have been over-painted and should be replaced: Entrance door to flat B. VERSION 5: This was identified within the previous FRA and has not been completed, and therefore this task remains as “identified” within this FRA. 15/08/23 This task is still outstanding.
Priority	Medium
Status	Identified
Owner	Customer Homes
Due Date	26 February 2019

Task 10



Source Version	1
Category	Escape Routes & Fire Spread
Sub Category	Fire Doors
Action Required	Adjust the self-closing device on the following doors: Entrance door to flat B. VERSION 5: This was identified within the previous FRA and has not been completed, and therefore this task remains as “identified” within this FRA. 15/08/23 The self closing device has been removed due to this not working correctly so this task is still outstanding.
Priority	Medium
Status	Identified
Owner	Customer Homes
Due Date	26 February 2019

Task 11

Source Version	1
Category	Escape Routes & Fire Spread
Sub Category	Construction and Glazing
Action Required	Provide fire stopping at the following locations: There is some pipework which has been enclosed along the common entrance hallway. There are several breaches in the integrity of this enclosure. It is apparent that this pipework enters at least one of the flats. This pipework should be properly fire stopped where it penetrates into flats, or this enclosure repaired to ensure it provides at least 30 minutes fire resistance between flats, and between flats common parts. VERSION 2: The remedial work recommended within the previous FRA for this issue has not been completed, and therefore this task remains as “identified” within this FRA. VERSION 3: This was identified within the previous FRA and has not been completed, and therefore this task remains as “identified” within this FRA. 15/08/23 Some remedial work has been carried out but this task is still outstanding.
Priority	Medium
Status	Identified
Owner	Customer Homes
Due Date	26 February 2019

Task 12

Source Version	1
Category	Escape Routes & Fire Spread
Sub Category	Ease of Use
Action Required	Remove the fittings from the under-mentioned doors which impede easy escape: There is a mortice lock fitted in the main entrance door. It is not known whether this is in use. Such locking devices should be removed to ensure all escaping persons can open this door from the inside without the use of a key. VERSION 2: A “thumb-turn” device has been installed in this door, however, the mortice lock still remains. Such locking devices (mortice lock) should be removed to ensure all escaping persons can open this door from the inside without the use of a key. VERSION 3: This was identified within the previous FRA and has not been completed, and therefore this task remains as “identified” within this FRA. 15/08/23 This task is still outstanding.
Priority	Medium
Status	Identified
Owner	Neighbourhood Services
Due Date	26 February 2019

Task 13

Source Version	1
Category	Escape Routes & Fire Spread
Sub Category	Fire Doors
Action Required	Adjust the self-closing device on the following doors: Entrance door to flat A 15/08/23 No access was obtained into flat A so would assume this task is still outstanding.
Priority	Medium
Status	Identified
Owner	Customer Homes
Due Date	26 February 2019

Task 14

Source Version	1
Category	Escape Routes & Fire Spread
Sub Category	Fire Doors
Action Required	The intumescent strips and smoke seals on the following doors have been over-painted and should be replaced: Entrance door to flat A 15/08/23 No access was obtained into flat A so would assume this task is still outstanding.
Priority	Medium
Status	Identified
Owner	Customer Homes
Due Date	26 February 2019

Risk Score

Risk Score	Moderate Risk
Next Assessment Due	15 August 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.