

Fire Risk Assessment

214C and 214D Queensbridge Road

Version 5

15 August 2023



Review Date: 15 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	Smoking	<p>No Smoking signage should be provided in the communal areas. There currently is no such signage provided, however there is no evidence of smoking taking place in the common parts, hence this task being given a low priority.</p> <p>VERSION 3: The recommended remedial work in this task has not been completed.</p> <p>VERSION 4: The recommended remedial work in this task has not been completed.</p>	Low	Identified		
2	Escape Routes & Fire Spread	Fire Doors	<p>Adjust the self-closing device on the following doors:</p> <p>Entrance door to flats C and D.</p> <p>VERSION 3: The recommended remedial work in this task has not been completed.</p> <p>VERSION 4: The recommended remedial work in this task has not been completed.</p>	Medium	Identified		

3	Escape Routes & Fire Spread	Fire Doors	<p>The intumescent strips and smoke seals on the following doors are missing and should be replaced:</p> <p>Entrance door to flats C and D. There are however 1” stops installed in these doors, and therefore this task is assessed as a low priority.</p> <p>VERSION 3: The recommended remedial work in this task has not been completed.</p> <p>VERSION 4: The recommended remedial work in this task has not been completed.</p>	Low	Identified
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4	Detection & Warning	Automatic Fire Detection	<p>It is 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 the Grade F alarms (battery powered only) are a reasonable short term measure.</p>	Advisory	Identified
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5	Signs & Notices	Fire Door Signage	Provide Fire Door Keep Locked Shut signs on the following doors:	Low	Identified
			<p>The electrical cupboard door at the bottom of the staircase, and the door to the Fire Resisting enclosure which should be provided for the storage of combustibles at the base of the stairs should have Fire Door Keep Locked Shut signs fitted.</p>		
			<p>VERSION 3: The recommended remedial work in this task has not been completed.</p>		
			<p>VERSION 4: The recommended remedial work in this task has not been completed.</p>		

6	Escape Routes & Fire Spread	Construction and Glazing	<p>Construct an enclosure affording 30 minutes of fire resistance in the following location:</p> <p>A cupboard, which is not of fire resisting construction is located in the entrance hallway. There are also shelves above which contain combustible items, including paint.</p> <p>Should this storage be required, an enclosure affording 30 minutes of fire resistance should be constructed to enclose all combustible items including the top shelving, along with an FD30S door which is to be kept locked shut.</p> <p>VERSION 3: The recommended remedial work in this task has not been completed.</p> <p>VERSION 4: The recommended remedial work in this task has not been completed.</p>	Medium	Identified
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7	Escape Routes & Fire Spread	Construction and Glazing	<p>The inside panel of the following cupboards should be made-up to provide 30 minutes of fire resistance:</p> <p>Within the electrical cupboard above the door.</p> <p>VERSION 3: The recommended remedial work in this task has not been completed.</p> <p>VERSION 4: The recommended remedial work in this task has not been completed.</p>	Medium	Identified
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8	Fire Prevention	Housekeeping	<p>The storage of combustible items in electrical cupboards should be prohibited.</p> <p>VERSION 3: The recommended remedial work in this task has not been completed.</p> <p>VERSION 4: The recommended remedial work in this task has not been completed.</p>	Medium	Identified
9	Escape Routes & Fire Spread	Fire Doors	<p>The intumescent strips and smoke seals on the following doors are missing and should be replaced:</p> <p>The electrical cupboard door.</p> <p>VERSION 3: The recommended remedial work in this task has not been completed.</p> <p>VERSION 4: The recommended remedial work in this task has not been completed.</p>	Low	Identified
10	Detection & Warning	Automatic Fire Detection	<p>Consider removal of the fire detection & alarm system from communal areas, as it conflicts with national guidance which recommends a stay-put policy for buildings of this type.</p>	Advisory	Identified

11	Escape Routes & Fire Spread	Fire Doors	<p>The lock to the following door should be repaired and the door to be kept locked shut:</p> <p>Electrical cupboard door.</p> <p>VERSION 4: The recommended remedial work in this task has not been completed.</p>	Low	Identified
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12	Signs & Notices	Other Signage	<p>The provided Fire Action Notice gives instruction as for a stay put policy. There is a common fire alarm provided which suggests a simultaneous evacuation policy is in place (which contradicts national guidance for a building of this type).</p> <p>The provided fire action notice should reflect the evacuation policy in place.</p> <p>VERSION 4: The recommended remedial work in this task has not been completed.</p>	Medium	Identified
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Introduction

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

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

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

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

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

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

Executive Summary

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

It was noted that there remains a number of tasks outstanding from the previous FRA which detail the recommended remedial work required to ensure the safety of the building and to ensure 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.

There is a BS5839-6 fire alarm provided in the common parts of this building. This may have 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 areas is interlinked to those installed within flats. The provision of a common fire alarm system contradicts National Guidance for a building of this type (general needs, purpose built, self contained flats). A letter dated 6th January 2020 from QFSM Ltd to ISHA regarding the provision of fire alarms in common parts of blocks of flats offers guidance and recommendations on this matter and this letter should be referred to when considering whether this is a necessary provision, or if it is considered a necessary provision whether this fire alarm is of the Standard required.

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.

There are cable penetrations in 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.

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

This 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	214C and 214D Queensbridge Road
Town	Hackney
Postcode	E8 3NB
FRA Type	Type 1 - Common parts only (non-destructive)
Description	<p>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.</p>
Client	ISHA
Use	Purpose-built, self-contained flats
Number of floors - ground and above	3
Number of floors - below ground	0
Number of flats	4
Number of stair cores	1
Approach to flats	<ul style="list-style-type: none">• Direct from stair

Approximate period of construction

1980-1990

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

No

Construction details

Masonry construction with solid concrete intermediate floors and stairs, masonry internal walls and a pitched roof. Access to common areas is via a secure entrance controlled by an intercom system providing access to entrance hallway and common stairwell. Flats A and B are accessed externally to the rear of the building at basement level, flats C and D are accessed off the stairwell at first floor level. An intake cupboard is accessed within the common areas at ground floor level.



Brick/mortar external walls - side elevation



Brick/mortar external walls - rear elevation



Brick/mortar external walls - front elevation

External wall details

Brick and masonry external walls with no additional combustible external wall system evident within the scope of this fire risk assessment.

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?

Yes

Are portable electrical appliances used?

No

Comments

Documentation for the testing and maintenance of fixed electrical systems 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?

N/A

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

N/A

Heating

Are fixed heating installations free from any obvious defect?

N/A

Are portable heaters used?

No

Cooking

Does cooking take place on the premises?

No

Comments

Cooking does not take place in the common parts of the building.

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

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

A cupboard, which is not of fire resisting construction is located in the entrance hallway. There are also shelves above which contain combustible items, including paint.

A task has been generated within the Escape Routes and Fire Spread section of this report, regarding the necessary upgrading of this cupboard, to ensure it has adequate fire resistance to protect the escape route.

Combustible items should not be stored within the electrical cupboard.

VERSION 3: The recommended remedial work in this section has not been completed.

VERSION 4: The recommended remedial work in this task has not been completed.

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?

No

Comments

No Smoking signage should be provided in the communal areas.

VERSION 3: The recommended remedial work in this section has not been completed.

Dangerous Substances

Are dangerous substances present, or liable to be present?

No

Lightning

Is a lightning protection system installed?

No

Comments

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

Escape Routes & Fire Spread

Ease of Use

Are exits easily and immediately openable?

Yes

Do fire exits open in direction of escape where necessary?

Yes

Are escape routes unobstructed and safe to use?

Yes

Are there reasonable measures for the evacuation of disabled people?

Yes

Comments

No specific occupancy risk identified. Tenants are a typical cross section of public and would include visitors and contractors. It is assumed occupants are capable of using the means of escape, unaided to reach a place of ultimate safety.

Dimensions

Are travel distances reasonable?

Yes

Is there sufficient exit capacity?

Yes

Fire Doors

Doors which are expected to be fire resisting:

- Cupboards
- Electrical Cupboards
- Flats

Cupboard Doors

- Not fire resisting

Electrical Cupboard Doors

- Not confirmed

Flat Doors

- FD30 self-closing (notional)

Are fire doors to a suitable standard?

No

Is there suitable provision of self-closing devices?

Minor Defects

Is there suitable provision of hold-open devices?

N/A

Are doors kept locked where appropriate?

Yes

Comments

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

Access was gained into flat C which has an entrance door fitted to FD30 SC (notional) standard, however, there are no intumescent strips or cold smoke seals fitted, and the self closing device requires adjustment to ensure it closes fully on its action.

Access was gained into flat D which has an entrance door fitted to FD30 SC (notional) standard, however, there are no intumescent strips or cold smoke seals fitted, and the self closing device also requires adjustment to ensure it closes fully on its action.

There are also no strips and seals on the electrical cupboard door.

The internal doors which open onto the entrance hallway of the flats are not fire resisting.

VERSION 3: The recommended remedial work in this section has not been completed.

VERSION 4: The recommended remedial work in this section has not been completed.

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:

- Flats

Flats Glazing

- Georgian wired

Is glazing reasonable and free from any obvious defects?

Yes

Comments

A cupboard, which is not of fire resisting construction is located in the entrance hallway. There are also shelves above which contain combustible items, including paint.

Should this storage be required, an enclosure affording 30 minutes of fire resistance should be constructed to enclose all combustible items including the top shelving, along with an FD30S door which is to be kept locked shut.

The panel above the electrical cupboard door is of hardboard construction and would not afford the required 30 mins fire resistance.

VERSION 3: The recommended remedial work in this section has not been completed.

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:

- Staircases

Staircases

- Openable Doors

Is smoke ventilation reasonable and free from any obvious defects?

Yes

Comments

There is no ventilation provided in the staircase, other than the main entrance door which is at a lower height than the flat entrance doors.

However, it is not practicable to install additional means of ventilation, considering the staircase only serves 2 flats and the travel distance from the flat entrance doors to the main entrance doors is short. This must have been deemed acceptable by the building control body at the time of the buildings construction.

A common fire alarm is provided, however, this is not interlinked into both flats and therefore would not necessarily alert occupants within flats to the presence of fire within the common area, or the other flat.

Detection & Warning

Control Equipment

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 Pt6 Grade D Category LD3

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?

Yes

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

Yes

Comments

A common fire alarm has been provided in the common parts of this building. Discussion with the resident of flat C revealed that should the detection in the common parts actuate, it sounds the alarm in common parts and within flat C, although this was not confirmed. There is no fire alarm provided in flat D (other than a Grade F alarm), therefore an actuation in the common area would not sound the alarm in this flat. There is therefore a differing standard of fire alarms within the two flats. It is not known why this common alarm has been provided as it contradicts National Guidance for a building of this type.

As part of this Type 3 Fire Risk Assessment access was gained into the flats to assess the provision and suitability of fire alarms. In flat C, there is a fire alarm provided to BS 5839-6 Category LD3 standard. The resident reports this is interlinked to the common fire alarm. However, access was gained into flat D which has a fire alarm provided to Grade F (battery powered) only.

There is a common fire alarm provided in the common area, its cause and effect is not confirmed. This contradicts national guidance for purpose built blocks of flats and it should be considered to remove it.

Audibility

Are there adequate means of alerting all relevant persons?

Yes

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?

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?

Yes

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:

- 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

Is escape route signage necessary?

No

Why not?

- Simple escape routes
- Routes in ordinary use

Is escape route signage provided?

Yes

Is provision of escape route signage suitable?

Yes

Fire Doors

Is there signage suitable for self-closing fire doors?

N/A

Is there signage suitable for locked fire doors?

No

Is there signage suitable for automatic fire doors?

N/A

Comments

The electrical cupboard door at the bottom of the staircase, and the door to the Fire Resisting enclosure which should be provided for the storage of combustibles at the base of the stairs should have Fire Door Keep Locked Shut signs fitted.

VERSION 3: The recommended remedial work in this section has not been completed.

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

The provided Fire Action Notice gives instruction as for a stay put policy. There is a common fire alarm provided which suggests a simultaneous evacuation policy is in place (which contradicts national guidance for a building of this type). The provided fire action notice should reflect the evacuation policy in place. Attention should be brought to the Fire Detection and Alarm section of this report, which details recommendations for removal of the fire alarm and moving to a stay put strategy, in line with national guidance for purpose built blocks of flats.

Fire Safety Management

Procedures & Arrangements

Current evacuation policy

Simultaneous

Further details

A common fire alarm has been provided, which suggests a simultaneous evacuation policy is in place, however, the Fire Action Notice gives information regarding a Stay Put policy.

The fire alarm is not interlinked into the flats, and therefore may not necessarily alert the occupants of a fire either in the common parts or the other flat. It is advised to remove the common fire alarm as it contradicts national guidance for a building of this type (purpose built, self contained flats) where a Stay Put Policy is usually adopted.

Are fire action procedures suitable and appropriately documented?

Yes

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 a fire. The current Fire Action Notice is incorrect. (Task generated in Signs and Notices section of this report).

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	Smoking
Action Required	<p>No Smoking signage should be provided in the communal areas. There currently is no such signage provided, however there is no evidence of smoking taking place in the common parts, hence this task being given a low priority.</p> <p>VERSION 3: The recommended remedial work in this task has not been completed.</p> <p>VERSION 4: The recommended remedial work in this task has not been completed.</p>
Priority	Low
Status	Identified
Owner	Neighbourhood Services
Due Date	9 October 2021

Task 2

Source Version	1
Category	Escape Routes & Fire Spread
Sub Category	Fire Doors
Action Required	<p>Adjust the self-closing device on the following doors:</p> <p>Entrance door to flats C and D.</p> <p>VERSION 3: The recommended remedial work in this task has not been completed.</p> <p>VERSION 4: The recommended remedial work in this task has not been completed.</p>
Priority	Medium
Status	Identified
Owner	Customer Homes
Due Date	9 October 2020

Task 3

Source Version	1
Category	Escape Routes & Fire Spread
Sub Category	Fire Doors
Action Required	<p>The intumescent strips and smoke seals on the following doors are missing and should be replaced:</p> <p>Entrance door to flats C and D. There are however 1” stops installed in these doors, and therefore this task is assessed as a low priority.</p> <p>VERSION 3: The recommended remedial work in this task has not been completed.</p> <p>VERSION 4: The recommended remedial work in this task has not been completed.</p>
Priority	Low
Status	Identified
Owner	Customer Homes
Due Date	9 October 2021

Task 4

Source Version	1
Category	Detection & Warning
Sub Category	Automatic Fire Detection
Action Required	<p>It is 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 the Grade F alarms (battery powered only) are a reasonable short term measure.</p>
Priority	Advisory
Status	Identified
Owner	Customer Homes
Due Date	9 October 2022

Task 5

Source Version	1
Category	Signs & Notices
Sub Category	Fire Door Signage
Action Required	Provide Fire Door Keep Locked Shut signs on the following doors:

The electrical cupboard door at the bottom of the staircase, and the door to the Fire Resisting enclosure which should be provided for the storage of combustibles at the base of the stairs should have Fire Door Keep Locked Shut signs fitted.

VERSION 3: The recommended remedial work in this task has not been completed.

VERSION 4: The recommended remedial work in this task has not been completed.

Priority	Low
Status	Identified
Owner	Neighbourhood Services
Due Date	9 October 2021



Task 6

Source Version	1
Category	Escape Routes & Fire Spread
Sub Category	Construction and Glazing
Action Required	Construct an enclosure affording 30 minutes of fire resistance in the following location:



A cupboard, which is not of fire resisting construction is located in the entrance hallway. There are also shelves above which contain combustible items, including paint.

Should this storage be required, an enclosure affording 30 minutes of fire resistance should be constructed to enclose all combustible items including the top shelving, along with an FD30S door which is to be kept locked shut.

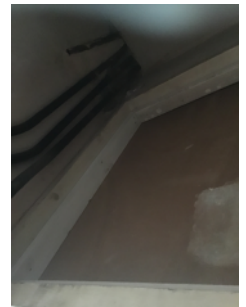
VERSION 3: The recommended remedial work in this task has not been completed.

VERSION 4: The recommended remedial work in this task has not been completed.

Priority	Medium
Status	Identified
Owner	Customer Homes
Due Date	9 October 2020

Task 7

Source Version	1
Category	Escape Routes & Fire Spread
Sub Category	Construction and Glazing
Action Required	The inside panel of the following cupboards should be made-up to provide 30 minutes of fire resistance:



Within the electrical cupboard above the door.

VERSION 3: The recommended remedial work in this task has not been completed.

VERSION 4: The recommended remedial work in this task has not been completed.

Priority	Medium
Status	Identified
Owner	Customer Homes
Due Date	9 October 2020

Task 8

Source Version	1
Category	Fire Prevention
Sub Category	Housekeeping
Action Required	The storage of combustible items in electrical cupboards should be prohibited. VERSION 3: The recommended remedial work in this task has not been completed. VERSION 4: The recommended remedial work in this task has not been completed.
Priority	Medium
Status	Identified
Owner	Neighbourhood Services
Due Date	9 October 2020



Task 9

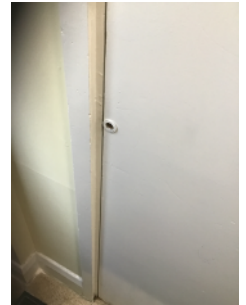
Source Version	1
Category	Escape Routes & Fire Spread
Sub Category	Fire Doors
Action Required	The intumescent strips and smoke seals on the following doors are missing and should be replaced: The electrical cupboard door. VERSION 3: The recommended remedial work in this task has not been completed. VERSION 4: The recommended remedial work in this task has not been completed.
Priority	Low
Status	Identified
Owner	Customer Homes
Due Date	9 October 2021

Task 10

Source Version	1
Category	Detection & Warning
Sub Category	Automatic Fire Detection
Action Required	Consider removal of the fire detection & alarm system from communal areas, as it conflicts with national guidance which recommends a stay-put policy for buildings of this type.
Priority	Advisory
Status	Identified
Owner	Customer Homes
Due Date	9 October 2022

Task 11

Source Version	3
Category	Escape Routes & Fire Spread
Sub Category	Fire Doors
Action Required	The lock to the following door should be repaired and the door to be kept locked shut: Electrical cupboard door. VERSION 4: The recommended remedial work in this task has not been completed.
Priority	Low
Status	Identified
Owner	Customer Homes
Due Date	29 October 2021



Task 12

Source Version	3
Category	Signs & Notices
Sub Category	Other Signage
Action Required	<p>The provided Fire Action Notice gives instruction as for a stay put policy. There is a common fire alarm provided which suggests a simultaneous evacuation policy is in place (which contradicts national guidance for a building of this type).</p> <p>The provided fire action notice should reflect the evacuation policy in place.</p> <p>VERSION 4: The recommended remedial work in this task has not been completed.</p>
Priority	Medium
Status	Identified
Owner	Neighbourhood Services
Due Date	29 April 2021



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.