Fire Risk Assessment

24-27 Vivian Comma Close

Version 4

9 October 2023

Review Date: 9 October 2024

Score: Substantial Risk

Assessor: Mark Thomas

Contents

Action Plan Summary

Task No.	Category	Sub Category	Action Required	Priority	Status	Action Taken	Date Completed
1	Fire Prevention	Electrical	A requirement introduced in 2015 in BS 7671 which covers electrical installations in the UK, states that all new wiring systems are to use metal, rather than plastic, to support cables in escape routes, to prevent their premature collapse in the event of a fire.	Advisory	Identified		
2	Escape Routes & Fire Spread	Ease of Use	A requirement introduced in 2015 in BS 7671 which covers electrical installations in the UK, states that all new wiring systems to use metal, rather than plastic, to support cables in escape routes, to prevent their premature collapse in the event of a fire.	Advisory	Identified		
3	Escape Routes & Fire Spread	Fire Doors	Confirm that flat front doors, inspection of which was not possible, are to an FD30S self-closing standard. Flats 24 and 26.	Medium	Identified		
4	Escape Routes & Fire Spread	Construction and Glazing	There are some cable penetrations in the electrical cupboard which require fire stopping .	Medium	Identified		

5	Detection & Warning	Automatic Fire Detection	Upgrade the existing BS 5839-6 Category LD3 automatic fire detection & alarm system provided in flats to one in accordance with BS 5839-6 Grade D1 Category LD1. Control and indicating equipment for these fire alarms should be located in the wardens office and should also be interlinked to an Alarm Receiving Centre for when the office is not staffed.	Medium	Identified
6	Signs & Notices	Other Signage	The provided fire action is for a simultaneous evacuation policy- the fire action notice should reflect the stay put policy that is recommended in this building.	Medium	Identified
7	Escape Routes & Fire Spread	Fire Doors	Install a self-closing device on the following doors: Flat 25. Closing device was fitted but requires adjustment. This was identified as part or a task audit on the 10/10/2023.	Medium	Identified
8	Fire Management	Training & Drills	Staff should be provided with fire safety training to include: fire risks & preventative measures; action to take on discovering a fire; how to raise an alarm; responding to the alarm; calling the fire service; location & use of fire-fighting equipment.	High	Identified

9	Detection & Warning	Automatic Fire Detection	Extend the fire detection & alarm system to include the following areas: Extend the current BS5839-1 fire alarm system provided within the ISHA Head Offices into the common staircase of this building. It should also be considered to extend this further into the flats themselves.	High	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

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. St Martin of a Tours staff also carry our regular testing of the fire alarm system and emergency lighting.

This building contains four purpose built self contained flats, occupied by persons with learning difficulties and mental health issues under the support of an on duty support officer. The building itself is owned and managed by Islington and Shoreditch Housing Association, and is leased by St Martin of Tours who are a provider of mental healthcare and accommodation in London.

A St Martin of Tours duty warden/carer is located in an office remote from this section of the building. There a BS5839-6 LD3 fire alarm provided in each flat, and a separate BS5839-6 LD3 fire alarm provided in the common staircase which is not interlinked to the alarm provided in the flats.

There is no control and indicating equipment provided in the wardens office, and it cannot be guaranteed that the warden would be able to hear any fire alarm should one be actuated, nor can it be guaranteed that residents would call the fire service or the warden on the event of a fire. The current fire alarm provision is therefore inadequate and recommendations are made within the detection and alarm section of this report about how this provision should be upgraded to ensure the fire and rescue attend a fire as soon as possible as occupants may take longer to evacuate than general needs residents.

Giving consideration to the general fire safety arrangements within the building, and the tasks recommended as detailed within this report, it is assessed that this building presents a moderate risk. This is in the main due to the inadequate fire alarm provision.

VERSION 3:
The previous FRA for this building was reviewed prior to this inspection, paying particular attention to any tasks generated by that FRA. During this inspection these tasks were inspected where access was possible, to ascertain if the recommended remedial work had been completed, and comments regarding the progress of any remedial work made accordingly. 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 relevant fire safety regulations and guidance. It is imperative that such remedial work is carried out within the recommended time frames given.

For the purpose of this fire risk assessment this building is considered to be “supported housing”, providing housing for residents with a range of learning disabilities under the support of a duty support officer located in a remote office within the same Vivian Comma complex. It is understood that the previous charity providing support to residents (Saint Martin’s of Tours) no longer support the residents. The organisation now providing support to residents is “Centre 404”, with staff located in the same managers office which is remote from the building.

Following discussion with the duty support officer in the office, it understood that residents have a range of learning difficulties and it was agreed with the support officer that they may not understand the need to evacuate if necessary and would rely on others to summon the Fire Service.

With this in mind, it was noted in the previous FRA that there is no Telecare system provided to residents in order to alert the fire Service in the event of a fire. The duty support officer again stated that it would be expected residents to call or text the duty support officer if they had an issue such as a fire within the flat. This is unacceptable as it could not be guaranteed that the residents would be able to do this especially during a fire situation and relying on mobile phones could be problematic with regards to phones being charged and having adequate signal etc. Therefore it is imperative that the fire alarm provided within resident’s flats is interlinked to the wardens office during times this is staffed, and to a remote alarm receiving centre (ARC) where the Fire Service would be able to be called as soon as possible in the event of a fire for the periods when a warden is not on site.

(Whilst carrying out this inspection discussion with two residents confirmed that they had no telecare system provided within their flats).

Following a recent fire risk assessment being undertaken by QFSM in the adjoining ISHA head office building, it was noted that the there is access into the common staircase of this building via push-bar fire exit doors for escaping persons from the ISHA offices. It is understood that the ISHA offices are separated from the staircase by protected lobbies, however access into flats are not. Stairs within mixed-use buildings should meet the recommendations of Clause 31 of BS9991, which states that in buildings having not more than three stories above ground or access level, common stairs that serve both dwellings and other occupancies should be separated from each occupancy by protected lobbies at all levels. Whilst protected lobbies are provided into the staircase from ISHA head office, the entrance to flats within 24-27 Vivian Comma Close are not lobby protected. However it is noted that 24-27 Vivian Comma Close was constructed in 1999 after the Building Regulations were introduced and therefore this arrangement must have been deemed acceptable by the relevant building control body and London Fire Brigade at the time of the buildings construction.

It would not be practicable to make such material alterations to this building as to provide lobbies to each flat entrance. However, it is of some concern that should a fire develop within the ISHA offices residents of this building would not be aware. It is a recommendation of this report that the provided BS5839-1 fire alarm within the ISHA offices is extended into the staircase of this building as a reasonable compensatory measure for the lack of lobby protection to the staircase from the flats. This will ensure that should a fire develop within the ISHA offices resident’s of this building are immediately made aware. Further consideration should be given to extending this fire alarm further to include the flats.

There is currently a common fire alarm in this building meeting the recommendations of BS5839-6. A Part-6 system would not give sufficient warning to support a simultaneous evacuation policy, and conversely its actuation may compromise a stay-put policy. As it is not suitable for either a stay-put of a simultaneous evacuation policy, for the purpose of this fire risk assessment it has been disregarded and this FRA has been approached with the expectation that suitable fire safety measures for a stay-put policy are provided i.e. adequate compartmentation, sufficient smoke ventilation, Fire Action notices etc.

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.

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.

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 substantial risk. This has been raised from the previous fire risk assessment due to the ongoing concern of the lack of means of communicating the presence of a fire by residents in order to quickly summon the fire service.

This new version was created on 09/10/2023 and is not a review of the fire risk assessment. This is purely an on-site audit carried out at the request of the client to ascertain the progress of any action carried out against previous tasks identified in previous versions of this fire risk assessment.

Premises Details

Address line 1	24-27 Vivian Comma Close
Town	Islington
Postcode	N4 2BQ

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

Building Information

Use	Supported living
Number of floors - ground and above	4
Number of floors - below ground	0
Number of flats	4
Number of stair cores	1
Approach to flats	• Direct from stair
Approximate period of construction	1960-1980
Is the top occupied storey over 18 metres above access level?	No

Construction details

A detached building of four floors, of brick and concrete construction containing four purpose built self contained flats. There is one flat per floor, with these flats being accessed directly from a single staircase.

There is an alternative exit on the second floor, via a electromagnetic door lock override, onto a common balcony of the adjoining 16-23 Vivian Comma Close. There is also an exit onto the common staircase from the adjoining ISHA offices, however access cannot be gained the other way into ISHA offices through this door.

External walls front elevation

External wall details

The external walls are of a brick/mortar construction. The staircase section of external wall has render applied, the substrate to which this render has been applied cannot be confirmed within the scope of this fire risk assessment.

Are there any private balconies?	No

People

Are there any people especially at risk from fire?	Yes
People especially at risk from fire	• Other

Details of people especially at risk from fire

4 purpose built, self contained flats occupied by residents with learning difficulties and mental health issues.

Residents are supported from staff located at a “Centre 404” office which is in an adjacent detached building.

Centre 404 is a provider of mental healthcare and accommodation in London, who rent this building from Islington and Shoreditch housing association.

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

Electrical installations appeared free from defect and some test labels visible were in date. It should be ensured that all fixed electrical installations are subject to a five yearly test in accordance with BS 7671.

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.

A requirement introduced in 2015 in BS 7671 which covers electrical installations in the UK, states that all new wiring systems are to use metal, rather than plastic, to support cables in escape routes, to prevent their premature collapse in the event of a fire.

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.

Housekeeping

Is accumulation of combustibles or waste avoided?	Yes
Are there appropriate storage facilities for combustible & hazardous materials?	N/A

Comments

All common areas appeared clean, tidy and free of combustible items.

Building Works

Are there any hot works being carried-out at this time?	No
Are the premises free of any obvious signs of incorrect hot work procedures in the past?	Yes

Smoking

Are there suitable arrangements taken to prevent fires caused by smoking?	Yes

Comments

“No Smoking” signage is provided, and there is no evidence of smoking taking place in the common parts.

Dangerous Substances

Are dangerous substances present, or liable to be present?	No

Lightning

Is a lightning protection system installed?	No

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

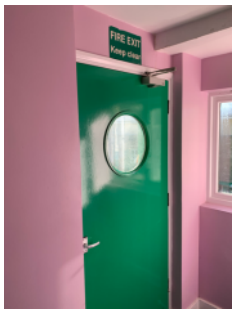
Are exits easily and immediately openable?	Yes
Do fire exits open in direction of escape where necessary?	Yes
Are escape routes unobstructed and safe to use?	Yes
Are there reasonable measures for the evacuation of disabled people?	No

Comments

A requirement introduced in 2015 in BS 7671 which covers electrical installations in the UK, states that all new wiring systems to use metal, rather than plastic, to support cables in escape routes, to prevent their premature collapse in the event of a fire.

There are a small number of items located in the common areas, which whilst currently do not present a significant risk, these areas should be monitored to ensure they do not build up.

Please see “Detection and Alarm” section of this report, regarding the provision of suitable and sufficient fire alarms to ensure early warning of fire in this building, given the extra care needs of the residents.



Alternative exit to second floor balcony of 16-23 Vivian Comma Close

Escape route FROM ISHA offices - no exit available via this door.

Dimensions

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

Fire Doors

Doors which are expected to be fire resisting:	• Electrical Cupboards • Flats
Electrical Cupboard Doors	• FD30S
Flat Doors	• FD30S self-closing (notional)
Are fire doors to a suitable standard?	Yes
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?	Yes

Comments

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

Access was gained into flat 27 (void flat at time of inspection) which has an entrance door fitted to FD30S SC (notional) standard, and the internal doors which open onto the entrance hallway are fire resisting.

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:
Although full access into flat was not possible due to COVID-19 restrictions, it was noted when the resident of flat 25 left the flat that the door remained in an open position and that there is no effective self-closing device on this door. It is recommended that the closing devices adjusted or a new one installed.

Intumescent strips and cold smoke seals on entrance door to flat 7.

A working self closing device fitted on entrance door to flat 7.

Construction & Glazing

Are escape routes protected with suitable walls and floors?	Yes
Is there adequate compartmentation?	Minor Defects
Is there reasonable limitation of linings that might promote fire spread?	Yes
Glazing which is expected to be fire resisting, inc vision panels and fanlights:	• None
Is glazing reasonable and free from any obvious defects?	Yes

Comments

There are some cable penetrations in the electrical cupboard which require fire stopping .

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 Windows • Openable Doors
Is smoke ventilation reasonable and free from any obvious defects?	Yes

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	• Flats • Communal areas

Flats

System Category	• BS 5839 Pt6 Grade D Category LD3
Cause & Effect	• Sounds alarm in flat of origin

Communal Areas

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

Control Equipment

Is the control equipment suitably located?	N/A
Is the control equipment free from any obvious fault or defect?	N/A

Manual Fire Alarms

Are there sufficient means of manually raising an alarm?	N/A
Are manual callpoints appropriately located and free from obvious defect?	N/A

Automatic Fire Detection

Is there sufficient provision of automatic fire detection?	No
Is the type of automatic fire detection suitable and free from obvious defect?	No

Comments

It is reasonable to assume that this building was originally constructed to contain purpose built, self contained flats for general needs occupancy, and since that time the building's use has changed to specialised housing, housing residents with extra-care needs. Given the construction of the building to a stay put standard and the small number of flats, the continuation of a stay-put policy is reasonable.

However, the provision of any fire alarm system should reflect the occupancy type and given that the residents of this building may take longer to evacuate the building than a building with general needs occupancy, the fire alarm should be suitable and sufficient to ensure the fire service is called to any fire at the earliest opportunity.

At present, all flats contain a fire alarm meeting the recommendations of BS5839-6 Category LD3 standard, with an additional and separate (not interlinked) BS5839-6 Category LD3 standard fire alarm provided in the common staircase. Neither is interlinked, nor is either provided with any indicating and control equipment in the wardens office. The National Fire Chiefs Council (NFCC) guidance "Fire Safety in Specialised Housing" gives recommendations for the standard of fire alarm system that should be provided in certain types of specialised housing. A recommendation within this guidance states that within flats a fire alarm should be provided to BS5839-6 Category LD1 standard, which is above the standard of fire alarm currently provided. This should be interlinked with to the wardens office during times that that is staffed and to an Alarm Receiving Centre (ARC) for the times it is not.

Following an additional fire risk assessment in the adjoining ISHA head office building, it was noted that the escape routes from the first and second floors of that building enter the common staircase of this building via push-bar fire escape doors. Stairs within mixed-use buildings should meet the recommendations of Clause 31 of BS9991, which states that in buildings having not more than three stories above ground or access level, common stairs that serve both dwellings and other occupancies should be separated from each occupancy by protected lobbies at all levels. As it would not be reasonably practicable to make such material alterations as to provide separation from the flats by protected lobbies, a reasonable compensatory measures would be to extend the current BS5839-1 fire alarm system provided within the ISHA Head Offices into the common staircase of this building. It should also be considered to extend this further into the flats themselves. This would provide early warning to all residents should a fire develop in ISHA head offices.

Audibility

Are there adequate means of alerting all relevant persons?	No

Comments

Please see the comments and tasks within the "Automatic Fire Detection" section of this report above.

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

Comments

Fire extinguishers are located in the wardens office which is remote from the building for use by staff only and are not accessible by residents.

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?	Yes
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?	Yes
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 is for a simultaneous evacuation policy- the fire action notice should reflect the stay put policy that is recommended in this building.

The provided Fire Action Notice.

Fire Safety Management

Procedures & Arrangements

Current evacuation policy	Stay Put
Further details	
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

Training & Drills

Are staff regularly on the premises?	Yes

Do staff receive suitable training on the following areas:

Fire risks on the premises & fire prevention measures?	No
Action to take on discovering a fire?	No
How to raise an alarm?	No
Responding to the fire alarm?	No
Calling the fire service?	No
Location & use of fire fighting equipment?	No
Are fire drills carried out at appropriate intervals?	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.

Staff on site (duty support officers) should be provided with fire safety training to include: fire risks & preventative measures; action to take on discovering a fire; how to raise an alarm; responding to the alarm; calling the fire service; location & use of fire-fighting equipment.

Testing & Maintenance

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.

It was noted in the previous FRA that additional fire safety testing and maintenance was carried out by St Martin of Tours staff. It was not possible to confirm what for safety testing was carried out by Centre 404 staff.

Record Keeping

Were fire safety records available?	No

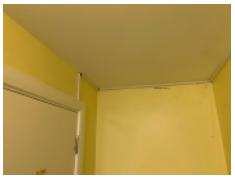
Comments

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

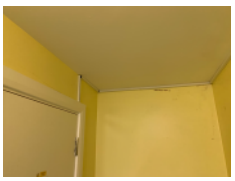
Task 1

Source Version	1
Category	Fire Prevention
Sub Category	Electrical
Action Required	A requirement introduced in 2015 in BS 7671 which covers electrical installations in the UK, states that all new wiring systems are to use metal, rather than plastic, to support cables in escape routes, to prevent their premature collapse in the event of a fire.
Priority	Advisory
Status	Identified
Owner	Customer Homes
Due Date	28 January 2023




Task 2

Source Version	1
Category	Escape Routes & Fire Spread
Sub Category	Ease of Use
Action Required	A requirement introduced in 2015 in BS 7671 which covers electrical installations in the UK, states that all new wiring systems to use metal, rather than plastic, to support cables in escape routes, to prevent their premature collapse in the event of a fire.
Priority	Advisory
Status	Identified
Owner	Customer Homes
Due Date	28 January 2023




Task 3

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. Flats 24 and 26.
Priority	Medium
Status	Identified
Owner	Neighbourhood Services
Due Date	28 January 2021

Task 4

Source Version	1
Category	Escape Routes & Fire Spread
Sub Category	Construction and Glazing
Action Required	There are some cable penetrations in the electrical cupboard which require fire stopping .
Priority	Medium
Status	Identified
Owner	Customer Homes
Due Date	28 January 2021

Task 5

Source Version	1
Category	Detection & Warning
Sub Category	Automatic Fire Detection
Action Required	Upgrade the existing BS 5839-6 Category LD3 automatic fire detection & alarm system provided in flats to one in accordance with BS 5839-6 Grade D1 Category LD1. Control and indicating equipment for these fire alarms should be located in the wardens office and should also be interlinked to an Alarm Receiving Centre for when the office is not staffed.
Priority	Medium
Status	Identified
Owner	Customer Homes
Due Date	28 January 2021

Task 6

Source Version	1
Category	Signs & Notices
Sub Category	Other Signage
Action Required	The provided fire action is for a simultaneous evacuation policy- the fire action notice should reflect the stay put policy that is recommended in this building.
Priority	Medium
Status	Identified
Owner	Neighbourhood Services
Due Date	28 January 2021

Task 7

Source Version	2
Category	Escape Routes & Fire Spread
Sub Category	Fire Doors
Action Required	Install a self-closing device on the following doors: Flat 25. Closing device was fitted but requires adjustment. This was identified as part or a task audit on the 10/10/2023.
Priority	Medium
Status	Identified
Owner	Customer Homes
Due Date	17 September 2021

Task 8

Source Version	2
Category	Fire Management
Sub Category	Training & Drills
Action Required	Staff should be provided with fire safety training to include: fire risks & preventative measures; action to take on discovering a fire; how to raise an alarm; responding to the alarm; calling the fire service; location & use of fire-fighting equipment.
Priority	High
Status	Identified
Owner	Neighbourhood Services
Due Date	17 June 2021

Task 9

Source Version	3
Category	Detection & Warning
Sub Category	Automatic Fire Detection
Action Required	Extend the fire detection & alarm system to include the following areas: Extend the current BS5839-1 fire alarm system provided within the ISHA Head Offices into the common staircase of this building. It should also be considered to extend this further into the flats themselves.
Priority	High
Status	Identified
Owner	Customer Homes
Due Date	17 June 2021

Risk Score

Risk Score	Substantial Risk
Next Assessment Due	9 October 2024

Likelihood	Potential Consequence		
	Slight Harm	Moderate Harm	Extreme Harm
High	Moderate	Substantial	Intolerable
Medium	Tolerable	Moderate	**Substantial**
Low	Trivial	Tolerable	Moderate

Likelihood

Low	Unusually low likelihood of fire as a result of negligible potential sources of ignition.
Medium	Normal fire hazards (e.g. potential ignition sources) for this type of occupancy, with fire hazards generally subject to appropriate controls (other than minor shortcomings).
High	Lack of adequate controls applied to one or more significant fire hazards, such as to result in significant increase in likelihood of fire.

Consequence

Slight	Outbreak of fire unlikely to result in serious injury or death of any occupant (other than an occupant sleeping in a room in which a fire occurs).
Moderate	Outbreak of fire could foreseeably result in injury (including serious injury) of one or more occupants, but it is unlikely to involve multiple fatalities.
Extreme	Significant potential for serious injury or death of one or more occupants.