

Fire Risk Assessment

30 Shore Road

Version 5

5 October 2023



Review Date: 5 October 2024

Score: Tolerable Risk

Assessor: Andy Harris

Contents

1 Action Plan Summary	3
2 Introduction	8
3 Executive Summary	9
4 Premises Details	11
5 Fire Prevention	15
6 Escape Routes & Fire Spread	19
7 Detection & Warning	24
8 Firefighting	26
9 Lighting	28
10 Signs & Notices	29
11 Fire Safety Management	31
12 Tasks	33
13 Risk Score	39

Action Plan Summary

Task No.	Category	Sub Category	Action Required	Priority	Status	Action Taken	Date Completed
1	Signs & Notices	Escape Route Signage	<p>Provide a Fire Exit sign in the following locations:</p> <p>Cross corridor door, 2nd floor, adjacent flat 14 (escape route through to Well St)</p> <p>05/10/2023 This task is still outstanding.</p>	Medium	Identified		
2	Fire Prevention	Housekeeping	<p>There are some combustible items located on private balconies. Whilst beyond the scope of the Fire Safety Order, as a private balcony is not part of the common area, residents should be advised about the risks arising from the presence of combustible materials on balconies. They should make clear that smoking, the use of barbecues and storage of flammable property on balconies can increase that risk. Advice from fire and rescue authorities is also clear that barbecues should not be used on balconies.</p> <p>(MHCLG Advice Note on Balconies on Residential Buildings, 2019)</p>	Advisory	Identified		

3	Fire Fighting	Fire Service Access & Facilities	<p>The fire information box is empty. This buildings layout of complex, integrating with the neighbouring 50 Wells Rd building on certain floors. It is recommended that specific information is provided to assist the attending fire service in identifying the location of any fire, and with the command, control, and safe incident management should a fire occur in this building.</p> <p>05/10/2023 This task is still outstanding.</p>	Low	Identified
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4	Escape Routes & Fire Spread	Fire Doors	<p>Re-hang the following doors to reduce the gaps around the doors:</p> <p>The threshold gaps on all staircase doors and cross corridor doors are excessive and should be reduced.</p> <p>05/10/2023 This task is still outstanding.</p>	Low	Identified
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5	Escape Routes & Fire Spread	Fire Doors	<p>Replace the damaged door to FD30S standard:</p> <p>The door to the riser cupboard housing the dry riser on the second floor is damaged and should be replaced.</p> <p>VERSION 3: The remedial work recommended in the previous FRA has not been completed.</p> <p>05/10/2023 An attempt has been made to repair this door but not to the correct standard so this task is still outstanding.</p>	Medium	Identified
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6	Escape Routes & Fire Spread	Ease of Use	<p>Electrical wiring located in the staircase landings is suspended in plastic conduit. 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.</p> <p>05/10/2023 This task is still outstanding.</p>	Advisory	Identified
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7	Escape Routes & Fire Spread	Fire Doors	<p>The intumescent strips and smoke seals on the following doors are damaged and should be replaced:</p> <p>A section of combined intumescent strip and cold smoke seal on the door to the cleaners cupboard on the ground floor is missing and should be replaced.</p> <p>05/10/2023 Unable to gain access to this cupboard so this task is still outstanding.</p>	Low	Identified
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8	Escape Routes & Fire Spread	Construction and Glazing	<p>Ventilation grills installed within fire resisting doors fitted to riser cupboards appear to be intumescent. This should be confirmed to ensure the fire resisting integrity of these doors.</p> <p>05/10/2023 This task is still outstanding.</p>	Advisory	Identified
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9	Escape Routes & Fire Spread	Fire Doors	<p>Re-hang the following doors to reduce the threshold gap at the base of the door:</p> <p>Cross corridor door, between fists 1 & 2, ground floor.</p> <p>05/10/2023 This task is still outstanding.</p>	Low	Identified
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10	Escape Routes & Fire Spread	Construction and Glazing	Provide fire stopping at the following locations: Riser cupboard 2nd floor. 05/10/2023 This task is still outstanding.	Low	Identified
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11	Escape Routes & Fire Spread	Fire Doors	Install intumescent strips and smoke seals on the following doors: Centre gap, lift motor/cctv room, ground floor There is a hardwood strip fitted to the gap so this task has been afforded a low priority. 05/10/2023 This task is still outstanding.	Low	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.

Inspection of riser cupboards revealed there are many cable and pipe penetrations through compartment walls which do not have adequate fire stopping installed. Some fire stopping has been installed in certain penetrations however in many cases this was found to be inadequate or not installed to current industry guidelines.

Also, there were some ceiling tiles which have been removed and not replaced, probably by previous contractors. Advantage was taken of this in order to sample the provision of fire stopping around pipe and cable penetrations into flats from the common areas. Again it was found that this was inadequate and it may be reasonably assumed this is the case for the whole of the building. With this in mind, it is recommended to carry out a full fire stopping survey of this building.

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.

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 part due to the lack of fire stopping in the building, as identified above.

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 is evident that a full fire stopping survey has been carried out with a programme of fire stopping being installed in the building, as recommended in previous FRAs, which has significantly reduced the risk of smoke and fire spread through the building in the event of a fire. However, it was noted that there remains a number of tasks outstanding from the previous FRA which detail recommended remedial work required to ensure the safety of the building and that it is compliant with relative fire safety regulations and guidance. It is imperative that such remedial work is carried out within the recommended time frames given.

Due to current government guidelines regarding the current COVID-19 pandemic, access into flats to confirm the provision and standard of fire resisting flat entrance doors, or the provision and standard of fire alarms within flats was not possible. Inspection of flat entrance doors was made by external examination only, taking into account the age and condition of the doors, and where possible referring to previous FRAs where more detailed information regarding flat entrance doors and fire alarm provision may be found.

Records for the testing and maintenance of fire safety related systems are not kept on site. These are managed centrally and are held at the ISHA Head Office.

The wall, floors and stairs in the common areas are of masonry/concrete construction.

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

The standard of housekeeping throughout the building was found to be unsatisfactory, with an unacceptable amount of combustible items and obstructions located in riser cupboards.

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

VERSION 4

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

Due to current government guidelines regarding the current COVID-19 pandemic, access into flats to confirm the provision and standard of fire resisting flat entrance doors, or the provision and standard of fire alarms within flats was not possible. Inspection of flat entrance doors was made by external examination only, taking into account the age and condition of the doors, and where possible referring to previous FRAs where more detailed information regarding flat entrance doors and fire alarm provision may be found.

It appears there has been an extensive program of repairs being made to compartment walls in flat corridors. This has significantly increased fire compartmentation throughout the building, coupled with a previous program of Fire stopping within riser cupboards.

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

Premises Details

Address line 1

30 Shore Road

Town

Hackney

Postcode

E9 7PX

FRA Type

Type 1 - Common parts only (non-destructive)

Description

A Type 1 fire risk assessment has been conducted at this building. This means the inspection of the building has been non-destructive. As well as considering the arrangements for means of escape, the fire risk assessment has included, where possible, the examination of a sample of flat entrance doors. It has also considered, so far as reasonably practicable, the separating construction between the flats and the common parts without any intrusive examination of construction. This Type of fire risk assessment has not involved entry to flats beyond the area of the flat entrance door.

Client

ISHA

Building Information

Use	Purpose-built, self-contained flats
Number of floors - ground and above	4
Number of floors - below ground	0
Number of flats	18
Number of stair cores	1
Approach to flats	<ul style="list-style-type: none">• Via protected lobbies / corridors
Approximate period of construction	2010-2020
Is the top occupied storey over 18 metres above access level?	No

Construction details

30 Shore Road is a building of brick and concrete construction containing 18 purpose built, self contained flats. The building adjoins 50 Well Street and is of similar construction and were probably built as one building project at the same time.

There is one stair core, however it is possible to access 50 Well Street via door over ride devices, and so provides an alternative escape route from these levels.

AOV is provided within corridors, and within the staircase.



External walls- Brick/mortar construction - side elevation



Brick/mortar construction with glazed panels front elevation



Recessed balconies at front of building.



Brick/mortar construction with glazed panels front elevation

External wall details

External walls are of brick/mortar construction, with no evidence of any combustible external wall systems evident within the scope of this FRA.

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.

Are there any private balconies?

Yes

Private balcony details

BS9991 states that an open balcony is one that could reasonably be assumed to not become smoke-logged in a flat fire situation. At least 50% of the vertical section should be open and the area of opening should be uniformly spread around the surface.

There are private balconies at the front and rear elevation of the building which are "inset" i.e. are recessed into the vertical face of the building and do not have a protruding balcony deck and less than 50% of the vertical sections are open and therefore can be considered "enclosed".

BS9991 states that external balconies that are enclosed should be constructed and separated from other enclosed balconies with compartmentation and fire-resisting construction in accordance with Annex D of BS9991 and any enclosed private balconies serving a single dwelling should be treated as inner rooms and should be in accordance with Annex D of BS9991.

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

Documentation regarding records for the testing of fixed electrical installations is held centrally at the ISHA Head Office. The ISHA Neighbourhood Officer has confirmed that these are up to date.

It was discovered within the cleaners cupboard on the ground floor, that contractors carrying out repair work to paving outside of the building had wired in a plug socket into a light switch fitting, which in turn fed an extension cable which was being used for their power tools. This operation could certainly not be considered a safe practice with regards to fire prevention, the risk of electric shock, or indeed presenting a trip hazard by the running of the extension cable through the front door across the corridor and pathway.

VERSION 3:

Documentation regarding the testing and maintenance of fixed electrical installations is held centrally by ISHA. The Neighbourhood Officer has confirmed these are all up to date.

There are electrical sockets in the common areas, presumably for use by cleaning staff. These were in good condition and showed no evidence of misuse by residents or visitors.

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?

Yes

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

Yes

Comments

Gas meters are located in a fully ventilated bespoke room accessed externally. There is no provision of gas installations within 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 only takes place within flats and does not take place in the common areas.

Arson

Is security against arson reasonable?

Yes

Is there a reasonable absence of external fuels and ignition sources?

Yes

Comments

Access to building is via a secured main entrance door.

The bin store was found to be open, this should be locked to prevent access by intruders and reduce the possibility of arson in this area.

There was a high volume of combustible items located against the building immediately outside the main entrance door.



CCTV provided internally and externally

Housekeeping

Is accumulation of combustibles or waste avoided?

No

Are there appropriate storage facilities for combustible & hazardous materials?

N/A

Comments

Large quantity of combustible items being stored in the dry riser access cupboard on the 2nd floor. There is an electrical installation in this cupboard with its associated wiring which could present an ignition source to these combustible items.

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

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

Building Works

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.

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.

VERSION 2: All documentation and records regarding the testing and maintenance of fire safety systems are held centrally at the ISHA Head Office. The ISHA Neighbourhood Officer has confirmed that these are up to date.

Escape Routes & Fire Spread

Ease of Use

Are exits easily and immediately openable?

Yes

Do fire exits open in direction of escape where necessary?

N/A

Are escape routes unobstructed and safe to use?

Minor Defects

Are there reasonable measures for the evacuation of disabled people?

Yes

Comments

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

Electrical wiring located in the staircase landings is suspended in plastic conduit. 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.



Electromagnetic door release with emergency release device

Dimensions

Are travel distances reasonable?

Yes

Is there sufficient exit capacity?

Yes

Fire Doors

Doors which are expected to be fire resisting:

- Corridors
- Cross-Corridors
- Flats
- Risers
- Staircases

Corridor Doors

- FD30S self-closing

Cross-Corridor Doors

- FD30S self-closing

Flat Doors

- FD30S self-closing

Riser Doors

- FD30S

Staircase Doors

- FD30S self-closing

Are fire doors to a suitable standard?

Yes

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 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 15 which has an entrance door fitted to FD30S SC 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.

The cross corridor door on the ground floor outside flat 2 requires adjusting to ensure it closes completely on the action of the self closing device.

VERSION 2: a section of combined intumescent strip and cold smoke seal on the door to the cleaners cupboard on the ground floor is missing and should be replaced.

The door to the riser cupboard housing the dry riser on the second floor is damaged and should be replaced.

As part of this Second Version Type 3 Fire Risk Assessment, access was again 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 6 which has an entrance door fitted to FD30S SC standard, and the internal doors which open onto the entrance hallway are fire resisting.

The double doors to the lift motor-room are padlocked. The key for these padlocks was not available and therefore these doors could not be assessed. Neither could the standard of fire stopping and compartmentation within the cupboard itself. It should be ensured that the doors are provided to an FD30S SC standard of fire resistance and that all pipe and cable penetrations are properly fire stopped.



Access could not be gained through this door, ground floor entrance hallway

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:

- Corridors
- Staircases

Corridor Glazing

- 30 mins E

Staircase Glazing

- 30 mins E

Is glazing reasonable and free from any obvious defects?

Yes

Comments

An inspection hole has been cut into the wall outside flat 18, however it has not been closed or covered with an appropriately fire rated hatch. VERSION 2: The remedial work recommended is yet to be carried out.

Ventilation grills installed within fire resisting doors fitted to riser cupboards appear to be intumescent. This should be confirmed to ensure the fire resisting integrity of these doors.

There are PVCu pipe penetrations in the bin store, through to the floors above which are not fire stopped. This room presents a high risk of fire and it is imperative that it has a high degree of fire separation (60mins) from the rest of the building.

Although this is a non-intrusive Fire Risk Assessment, some suspended ceiling tiles in the common corridors have been lifted by contractors and not replaced. This enabled access on a sampling basis to ascertain the standard of fire stopping of pipes and cables between the common corridors and flats.

It was discovered that pipe and cable penetrations into flats 10 and 18 were not fire stopped, and it may be reasonably assumed this would be the same standard throughout the building. This supports the recommendation that a full fire stopping survey is carried out throughout this building.



Example of fire stopping within riser cupboards



Example of fire stopping label within riser cupboards.



Acid etching on glazing within doors.



A good standard of fire stopping within the gas meter room.



It was not possible to access this room.

Dampers, Ducts & Chutes

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

Yes

Comments

No dampers ducts or chutes evident.

Smoke Ventilation

Areas where smoke ventilation is expected:

- Corridors
- Staircases

Corridors

- Natural Vent into Shaft - Automatic

Staircases

- Natural Vent - Automatic

Is smoke ventilation reasonable and free from any obvious defects?

Yes

Comments

It was not possible to test the operation of any smoke ventilation systems provided due to the availability of an appropriate key.

The smoke ventilation system should be tested and serviced in accordance with the recommendations of BS 9999.

Detection & Warning

Is an electrical fire alarm system expected?

No

Why not?

Purpose-built flats

Is a fire detection and/or alarm system provided?

Yes

Areas covered

- Communal areas

Communal Areas

System Category

- BS 5839 Pt1 Category L5

Cause & Effect

- Operates smoke ventilation

Control Equipment

Is the control equipment suitably located?

N/A

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

N/A

Manual Fire Alarms

Are there sufficient means of manually raising an alarm?

N/A

Are manual callpoints appropriately located and free from obvious defect?

N/A

Automatic Fire Detection

Is there sufficient provision of automatic fire detection?

Yes

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

Yes

Comments

As part of this Type 3 Fire Risk Assessment access was gained into a sample flat to assess the provision and suitability of fire alarms.

Access was gained into flat 15 which has 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.

VERSION 2: As part of this Type 3 Fire Risk Assessment access was gained into a sample flat to assess the provision and suitability of fire alarms.

Access was gained into flat 6 which has a fire alarm provided to BS5839-6 LD3 standard.

Version 3: No flat was accessed during this inspection. It is reasonable to assume the provision of fire alarms within flats is the same as found during previous FRAs.

Audibility

Are there adequate means of alerting all relevant persons?

N/A

Firefighting

Fire Extinguishers

Are fire extinguishers expected?

No

Why not?

- Not practicable to train residents
- Fire unlikely in communal areas
- Vandalism concerns

Are fire extinguishers provided?

No

Is the provision of fire extinguishers reasonable?

Yes

Fixed Systems

Are any fixed systems provided?

No

Is provision of fixed systems reasonable?

Yes

Fire Service Facilities

Are any fire service facilities provided?

Yes

Types of facility

- Dry rising main
- Smoke ventilation
- Premises information box

Is provision of fire service facilities reasonable?

No

Comments

The fire information box is empty. This buildings layout of complex, integrating with the neighbouring 50 Wells Rd building on certain floors. It is recommended that specific information is provided to assist the attending fire service in identifying the location of any fire, and with the command, control, and safe incident management should a fire occur in this building.



Floor numbers are clearly identified



Dry rising main



Smoke controls inside main entrance,
ground floor

Lighting

Normal Lighting

Is there adequate lighting of internal escape routes?

Yes

Is there adequate lighting of external escape routes?

N/A

Is there adequate lighting in risk critical areas?

N/A

Emergency Lighting

Method of emergency lighting of internal escape routes:

- Maintained emergency lighting (local)

Is this provision reasonable?

Yes

Method of emergency lighting of external escape routes:

- Borrowed light

Is this provision reasonable?

Yes

Method of emergency lighting of other areas:

- 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?

Yes

Is escape route signage provided?

Yes

Is provision of escape route signage suitable?

Minor Defects

Comments

Provide a Fire Exit sign above the cross-corridor door, 2nd floor adjacent to flat 14 (indicating the escape route through to Well St)

Fire Doors

Is there signage suitable for self-closing fire doors?

Yes

Is there signage suitable for locked fire doors?

Yes

Is there signage suitable for automatic fire doors?

N/A

Other Signs & Notices

Is there suitable signage for fire service facilities?

Yes

Are fire action notices suitable?

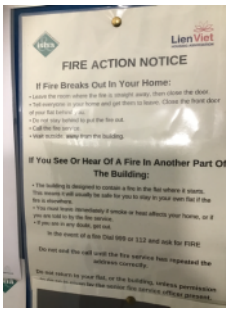
Yes

Are there suitable notices for fire extinguishers?

N/A

Is there suitable zone information for the fire alarm system?

N/A



The provided fire action notice

Fire Safety Management

Procedures & Arrangements

Current evacuation policy

Stay Put

Are fire action procedures suitable and appropriately documented?

Not Known

Are there suitable arrangements for calling the fire service?

N/A

Is there a suitable fire assembly point?

N/A

Are there suitable arrangements for the evacuation of disabled people?

Yes

Comments

These are general needs flats and as such no specific occupancy risk is identified. Tenants are presumed to be a typical cross section of public and could include visitors and contractors. It is assumed that all occupants and visitors are capable of using the means of escape unaided to reach a place of ultimate safety.

Training & Drills

Are staff regularly on the premises?

No

Are employees from outside organisations given appropriate fire safety information?

Yes

Comments

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

As stated within the Electrical Section of this Fire Risk Assessment, It was discovered that contractors had carried out a dangerous practice of electrical connection into a light switch.

Version 3: The dangerous electrical arrangement highlighted in the previous FRA has been removed.



Exposed wiring by bad practice from on site contractors.



Exposed wiring by bad practice from on site contractors.

Testing & Maintenance

Was testing & maintenance information available?

No

Are fire extinguishers subject to suitable test & maintenance?

N/A

Comments

Testing and maintenance information was not available. It should be ensured that all fire safety measures are subject to suitable test.

VERSION 2: All fire safety documentation and fire safety records are 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 records were not available. It should be ensured that suitable records are kept of testing, maintenance and training.

VERSION 2: 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	3
Category	Signs & Notices
Sub Category	Escape Route Signage
Action Required	Provide a Fire Exit sign in the following locations: Cross corridor door, 2nd floor, adjacent flat 14 (escape route through to Well St) 05/10/2023 This task is still outstanding.
Priority	Medium
Status	Identified
Owner	Neighbourhood Services
Due Date	19 May 2021



Task 2

Source Version	2
Category	Fire Prevention
Sub Category	Housekeeping
Action Required	There are some combustibile items located on private balconies. Whilst beyond the scope of the Fire Safety Order, as a private balcony is not part of the common area, residents should be advised about the risks arising from the presence of combustibile materials on balconies. They should make clear that smoking, the use of barbecues and storage of flammable property on balconies can increase that risk. Advice from fire and rescue authorities is also clear that barbecues should not be used on balconies. (MHCLG Advice Note on Balconies on Residential Buildings, 2019)
Priority	Advisory
Status	Identified
Owner	Neighbourhood Services
Due Date	7 October 2022



Task 3

Source Version	2
Category	Fire Fighting
Sub Category	Fire Service Access & Facilities
Action Required	The fire information box is empty. This buildings layout of complex, integrating with the neighbouring 50 Wells Rd building on certain floors. It is recommended that specific information is provided to assist the attending fire service in identifying the location of any fire, and with the command, control, and safe incident management should a fire occur in this building.
	05/10/2023 This task is still outstanding.
Priority	Low
Status	Identified
Owner	Neighbourhood Services
Due Date	7 October 2021

Task 4

Source Version	2
Category	Escape Routes & Fire Spread
Sub Category	Fire Doors
Action Required	Re-hang the following doors to reduce the gaps around the doors: The threshold gaps on all staircase doors and cross corridor doors are excessive and should be reduced.
	05/10/2023 This task is still outstanding.
Priority	Low
Status	Identified
Owner	Customer Homes
Due Date	7 October 2021



Task 5

Source Version	2
Category	Escape Routes & Fire Spread
Sub Category	Fire Doors
Action Required	Replace the damaged door to FD30S standard: The door to the riser cupboard housing the dry riser on the second floor is damaged and should be replaced. VERSION 3: The remedial work recommended in the previous FRA has not been completed. 05/10/2023 An attempt has been made to repair this door but not to the correct standard so this task is still outstanding.
Priority	Medium
Status	Identified
Owner	Customer Homes
Due Date	7 October 2020



Task 6

Source Version	2
Category	Escape Routes & Fire Spread
Sub Category	Ease of Use
Action Required	Electrical wiring located in the staircase landings is suspended in plastic conduit. 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. 05/10/2023 This task is still outstanding.
Priority	Advisory
Status	Identified
Owner	Customer Homes
Due Date	7 October 2021



Task 7

Source Version	2
Category	Escape Routes & Fire Spread
Sub Category	Fire Doors
Action Required	The intumescent strips and smoke seals on the following doors are damaged and should be replaced: A section of combined intumescent strip and cold smoke seal on the door to the cleaners cupboard on the ground floor is missing and should be replaced. 05/10/2023 Unable to gain access to this cupboard so this task is still outstanding.
Priority	Low
Status	Identified
Owner	Customer Homes
Due Date	7 October 2021



Task 8

Source Version	1
Category	Escape Routes & Fire Spread
Sub Category	Construction and Glazing
Action Required	Ventilation grills installed within fire resisting doors fitted to riser cupboards appear to be intumescent. This should be confirmed to ensure the fire resisting integrity of these doors. 05/10/2023 This task is still outstanding.
Priority	Advisory
Status	Identified
Owner	Customer Homes
Due Date	2 December 2021



Task 9

Source Version	4
Category	Escape Routes & Fire Spread
Sub Category	Fire Doors
Action Required	Re-hang the following doors to reduce the threshold gap at the base of the door: Cross corridor door, between fists 1 & 2, ground floor. 05/10/2023 This task is still outstanding.
Priority	Low
Status	Identified
Owner	Customer Homes
Due Date	15 December 2022



Task 10

Source Version	4
Category	Escape Routes & Fire Spread
Sub Category	Construction and Glazing
Action Required	Provide fire stopping at the following locations: Riser cupboard 2nd floor. 05/10/2023 This task is still outstanding.
Priority	Low
Status	Identified
Owner	Customer Homes
Due Date	15 December 2022



Task 11

Source Version	4
Category	Escape Routes & Fire Spread
Sub Category	Fire Doors
Action Required	Install intumescent strips and smoke seals on the following doors: Centre gap, lift motor/cctv room, ground floor There is a hardwood strip fitted to the gap so this task has been afforded a low priority. 05/10/2023 This task is still outstanding.
Priority	Low
Status	Identified
Owner	Customer Homes
Due Date	15 December 2022



Risk Score

Risk Score

Tolerable Risk

Next Assessment Due

5 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.