

Fire Risk Assessment

37-80 Repton House

Version 7

7 August 2023



Review Date: 7 August 2024

Score: Tolerable Risk

Assessor: Andy Harris

Contents

1 Action Plan Summary	3
2 Introduction	5
3 Executive Summary	6
4 Premises Details	9
5 Fire Prevention	11
6 Escape Routes & Fire Spread	14
7 Detection & Warning	19
8 Firefighting	21
9 Lighting	22
10 Signs & Notices	23
11 Fire Safety Management	25
12 Tasks	27
13 Risk Score	30

Action Plan Summary

Task No.	Category	Sub Category	Action Required	Priority	Status	Action Taken	Date Completed
1	Signs & Notices	Fire Door Signage	<p>Provide Automatic Fire Door Keep Clear signs on the following doors:</p> <p>A number of cross corridor doors have worn and faded signage.</p>	Low	Identified		
2	Escape Routes & Fire Spread	Ease of Use	<p>Obstructions should be removed from the escape routes in the following locations:</p> <p>Discarded shopping trolley located in the staircase on the 1st floor.</p>	Medium	Identified		
3	Escape Routes & Fire Spread	Construction and Glazing	<p>Provide fire stopping around pipe penetrations in the following locations:</p> <p>The soil pipe located in the bin store has an intumescent collar fitted, however it has become detached and is ineffective.</p>	Medium	Identified		

4	Escape Routes & Fire Spread	Dampers, Ducts and Chutes	<p>Confirm if the ductwork in the following locations is adequately protected to prevent fire and smoke spread:</p> <p>A vent is located on each floor which is not part of the smoke ventilation system, and is possibly part of an environmental air handling system.</p> <p>It should be confirmed that these ducts and vents are properly protected by either intumescent systems, or automatic dampers to ensure smoke spread is not possible via this route through common parts of the building and/or into flats.</p> <p>VERSION 3: It is not known whether this task has been investigated and whether confirmation of this vent being protected by an intumescent grill has been established.</p>	Medium	Identified
---	-----------------------------	---------------------------	---	--------	------------

5	Escape Routes & Fire Spread	Construction and Glazing	<p>Provide fire stopping around pipe penetrations in the following locations:</p> <p>Penetration through ceiling within the bike store.</p>	Low	Identified
---	-----------------------------	--------------------------	---	-----	------------

Introduction

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

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

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

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

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

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

Executive Summary

Version 1

This building is of relatively recent construction, and is generally in a good state of repair.

There are some minor issues regarding residents having obstructions on escape routes as detailed in this report.

Compartmentation appears to be of an acceptable standard, except in riser cupboards on the top floor where the compartment walls do not appear to carry all the way up to the ceiling/roof which may allow smoke/fire spread between compartments via this route. There has also been some maintenance work where ceiling panels have been removed and not replaced which may compromise fire separation.

There is an environmental air handling system in the common corridors. It should be confirmed that the ducting to this system is properly protected by acceptable methods to ensure it is protected against fire/smoke spread through the ducting.

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

Version 2

Flat 67 was accessed and has a functioning overhead self closing device. There is smoke detection in the hallway and heat detection in the kitchen. All habitable rooms are accessed off a single hallway and have doors which provide internal protection for the escape route within the flat.

Residents should be reminded to close all doors at night.

Fire stopping has recently been carried out in the riser cupboards and these cupboards have had new fire doors fitted since last years review.

VERSION 3:

A Type 1 Fire Risk Assessment has been conducted.

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

There still remains some combustible items in common escape routes. In many cases this is limited to shoes outside flat entrance doors, but there are also prams and large boxes in common escape routes which should be removed. There were also some combustibles located in riser cupboards, as identified in this report.

Some cross-corridor doors did not close fully on the action of the self closer. This is possibly due to them being recently painted - however they should be adjusted to ensure they fully close when released from the hold open device. It is also the case that some locks to riser cupboards require repair as they appear to have been painted over.

The previous FRA identified the firefighters override switch requires repair. This was tested again where it was found to open the main entrance door, however, it was very temperamental and should be serviced.

The external walls are clad in some form of composite cladding material. This may be a High Pressure Laminate material although this cannot be confirmed within the scope of this inspection.

Formal confirmation of the composition of this material should be sought.

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, 02/10/2020

This review has been carried out following an intrusive survey on this building by Cladtech Associates Ltd. (CTA Ltd). The survey included the external facade wall systems.

The findings of the subsequent CTA Ltd report ref: SK/kp/5267 dated 21.08.20 have been considered and it is recommended that the evacuation strategy for this building be changed to Simultaneous Evacuation in line with the guidance contained within the National Fire Chiefs Council document entitled "Guidance to support a temporary change to a simultaneous evacuation strategy in purpose-built flats" issued 01/05/18.

This should involve the installation of a common fire alarm, extended into every flat, and the introduction of a 24/7 "waking fire watch" until the common fire alarm system is installed to the recommendations of Appendix 2 of the NFCC guidance document.

Consideration should also be given to the provision of a fire suppression system within the flats themselves as an alternative to the considerable remedial works outlined in conclusions of the CTA Ltd report.

The external wall systems should be replaced or appropriately remediated following consultation with a suitably qualified chartered fire engineer.

In light of the above findings, the risk score for this building has been amended to a Moderate Risk.

VERSION 5:

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

It was noted that there remains a number of tasks outstanding from the previous FRA which detail recommended remedial work required to ensure the safety of the building and that it is compliant with relative fire safety regulations and guidance. It is imperative that such remedial work is carried out within the recommended time frames given.

Following the findings of an intrusive external wall survey, the evacuation strategy in place in this building has moved from a stay put policy to a simultaneous evacuation strategy. Version 4 of this fire risk assessment acknowledged the findings of the intrusive external wall survey and made further recommendations to ensure that additional interim fire safety measures were put in place to support the temporary move to a simultaneous evacuation strategy in line with the guidance given in the NFCC guidance document.

It was noted during this fire risk assessment that aside from the provision of a 24/7 waking watch, no additional fire safety measures (such as a common fire alarm interlinked to fire alarms provided within flats) have been provided. Following discussion with the neighbourhood officer, it is understood that remedial work to remedy the failings of the external wall system is due to take place imminently. This may be the reason why all of the recommendations of the NFCC guidance document have not yet been put in place, however, if remedial work is protracted and significant time is going to be taken in order to fully remedy the external wall issues then it should be considered to provide all measures to support the temporary move to a simultaneous evacuation strategy as detailed in the previous FRA.

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 common areas.

The provided Fire Action Notice is incorrect and is one intended for a building with a stay-put evacuation policy in place. This building has a temporary move to a simultaneous evacuation policy and it is imperative that the correct Fire Action Notice is provided to ensure residents and visitors are aware of this change and the action they should take in the event of a fire. A letter highlighting the temporary move to a simultaneous evacuation strategy has been posted on the building noticeboard, although it is not particularly conspicuous amongst other signs and notices have been placed on this board. Considering the high importance of all residents being aware of the actions which they should take in the event of a fire or on hearing an alarm, this notice should be posted in a prominent position near the main entrance door.

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

Version 6 - Desktop review Feb 2022

QFSM Ltd have been provided with a copy of a report entitled 'Fire Safety Review of External Walls and Attachments' dated 8/2/22 carried out by CHPK Fire Engineering and a copy of the EWS1 form also completed by CHPK a which gave a B1 rating.

This report was based upon the findings of an intrusive survey which identified the technical makeup of the external wall system.

The CHPK a report concludes that in the event of a fire in a flat or on a balcony, it is unlikely that heat or smoke would present a risk to any occupants who are evacuating.

The report concludes that the risk to life posed by fire spread via external wall systems is TOLERABLE and no further remedial works are required.

As a consequence of the findings of this report, the overall risk rating of this fire risk assessment has been lowered to TOLERABLE and it is recommended that the Waking Watch is no longer required.

Premises Details

Building Information

Address line 1	37-80 Repton House
Address line 2	2 Jacks Farm Way
Town	Highams Park
Postcode	E4 9AE

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	4
-------------------------------------	---

Number of floors - below ground	0
---------------------------------	---

Number of flats	44
-----------------	----

Number of stair cores	2
-----------------------	---

Approach to flats

- Via protected lobbies / corridors

Approximate period of construction

2010-2020

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

No

Construction details

The building is of concrete and steel construction, with concrete floors and two separate internal protected steel staircases. There is a dual car lift (not firefighting) serving all floors.

The building has panelled cladding which appears to be a composite boarding material.



External walls and balconies, rear elevation

External wall details

An intrusive facade investigation has been undertaken by CTA Ltd and their findings regarding the materials used in the wall build up, and the methods and quality of construction used are detailed in their report, SK/kp/5267.

A further report and EWS1 form has been provided by CHPK Fire Engineering which has resulted in a B1 EWS1 rating and a TOLERABLE risk rating for external fire spread.

Are there any private balconies?

Yes

Private balcony details

Glazed up-stands with metal decks.

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)

People

Are there any people especially at risk from fire?

No

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

No testing of fixed electrical installations was available.

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.

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 was gained into this building via a secured main entrance door.

CCTV cameras are installed internally and externally. Whilst these cameras may have been installed for security purposes they also serve to reduce the risk of deliberate fire setting.

Housekeeping

Is accumulation of combustibles or waste avoided?

No

Are there appropriate storage facilities for combustible & hazardous materials?

N/A

Comments

The storage of combustible items in riser cupboards should be prohibited.

Second floor electrical cupboard

VERSION 3: these items have not yet been removed.

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?

Not Known

Comments

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

Escape Routes & Fire Spread

Ease of Use

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?

No

Are there reasonable measures for the evacuation of disabled people?

Yes

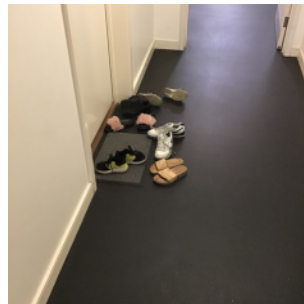
Comments

A bicycle was located on top landing of rear staircase

There were a number of items including prams, exercise equipment and storage cabinets located on the common corridors which could impede escape in the event of a fire.



Obstructions in staircase



Excessive shoe storage in escape route

Dimensions

Are travel distances reasonable?

Yes

Is there sufficient exit capacity?

Yes

Fire Doors

Doors which are expected to be fire resisting:

- Cross-Corridors
- Flats
- Plant Rooms
- Risers
- Staircases

Cross-Corridor Doors

- FD30S self-closing

Flat Doors

- FD30S self-closing

Plant Room Doors

- FD30S

Riser Doors

- FD30S

Staircase Doors

- FD30S self-closing

Are fire doors to a suitable standard?

Minor Defects

Is there suitable provision of self-closing devices?

Yes

Is there suitable provision of hold-open devices?

Yes

Are doors kept locked where appropriate?

Minor Defects

Comments

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

Access was gained into flats 77 and flats 63 which both have an entrance door to FD30S SC standard of fire resistance. The internal doors which open onto the entrance hallways are FD30 doors.

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 automatic self closing cross-corridor doors adjacent to flats 60 and 72 require adjusting to ensure they close completely on the action of the self closing device.

The automatic door hold-open device on the cross-corridor door, adjacent to flat 55 - fails to hold the door open.

VERSION 3:

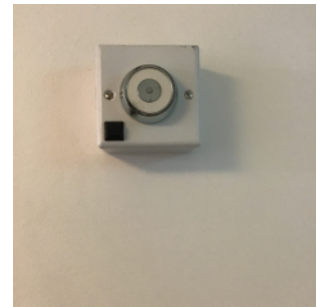
It is understood that communal doors are inspected regularly by neighbourhood officers and formally recorded in the quarterly/6 monthly estate inspections with residents. Records are held with the neighbourhood officers. Flat entrance doors are inspected during the annual LGSR visits where the gas engineers record on their PDA if a door closer exists and intumescent strips and cold smoke seals exist. However, some communal doors were found to have minor defects - such as not completely closing on the self-closing device, possibly due to doors being painted.



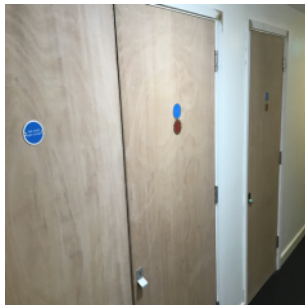
Corridor door not closing fully into frame.



Corridor door not closing fully



Hold open device not working



New FD30S fire doors have been fitted on all riser cupboards



New riser cupboard doors

Construction & Glazing

Are escape routes protected with suitable walls and floors?

Yes

Is there adequate compartmentation?

No

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

Yes

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

- Staircases

Staircase Glazing

- 30 mins E

Is glazing reasonable and free from any obvious defects?

Yes

Comments

At the top floor, within all riser cupboards, it appears the compartment walls are not carried all the way up to the ceiling/roof. This will possibly allow smoke/fire spread over the top of these compartments into common parts of the building or into flats. These should be properly fire stopped.

Some ceiling panels have been removed in the corridor above the entrance door to flat 66 on the second floor, and flat 54 on the first floor which could compromise the fire separation between flats and the common corridor. These should be replaced.

VERSION 3:

It was noted programme of fire stopping has been undertaken in riser cupboards by "ARVAG" in July 2019.

VERSION 4: An intrusive external wall facade investigation has been undertaken by CTA Ltd and their findings regarding the materials used in the wall build up, and the methods used are detailed in their report, ref:SK/kp/5267.

Remedial work regarding the external walls as recommended within the CTA Ltd report should be carried out.



Acid etching on door glazing



Evidence of fire stopping



Evidence of fire stopping

Dampers, Ducts & Chutes

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

Not Confirmed

Comments

A vent is located on each floor which is not part of the smoke ventilation system, and is possibly part of an environmental air handling system. There is also a ceiling vent at the end of each corridor which also does not form part of the smoke ventilation system.

It should be confirm that these ducts and vents are properly protected by either intumescent systems, or automatic dampers to ensure smoke spread is not possible via this route through common parts of the building and/or onto flats.

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



Example of Smoke shaft door in corridors

Detection & Warning

Control Equipment

Is an electrical fire alarm system expected?

Yes

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

Is the control equipment suitably located?

Yes

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

Yes



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 sample flats to assess the provision and suitability of fire alarms.

Access was gained into flats 63 and 67 which have a fire alarm provided to BS5839-6 LD2 standard.

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

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

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
- Entrance door override
- Premises information box

Is provision of fire service facilities reasonable?

Yes

Lighting

Normal Lighting

Is there adequate lighting of internal escape routes?

Yes

Is there adequate lighting of external escape routes?

N/A

Is there adequate lighting in risk critical areas?

N/A

Emergency Lighting

Method of emergency lighting of internal escape routes:

- Non-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:

- Borrowed light

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?

Yes

Is there signage suitable for locked fire doors?

Yes

Is there signage suitable for automatic fire doors?

Minor Defects

Comments

Provide Automatic Fire Door Keep Clear signs on the following doors:

Corridor door next to flat 55

VERSION 3: This task has not been completed.



Fire door signage requires replacing

Other Signs & Notices

Is there suitable signage for fire service facilities?

Yes

Are fire action notices suitable?

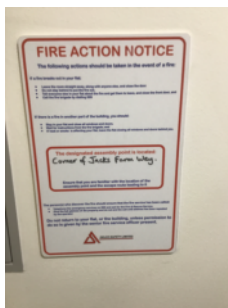
Yes

Are there suitable notices for fire extinguishers?

N/A

Is there suitable zone information for the fire alarm system?

Yes



Provided fire action notice



“No Smoking” signage provided.

Fire Safety Management

Procedures & Arrangements

Current evacuation policy

Stay Put

Further details

Following the recent EWS1 form and accompanying report this building is suitable for a stay put evacuation policy.

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.

The evacuation strategy for this building should be changed to a Simultaneous Evacuation Strategy, in line with the NFCC Guidance document until remedial work has been completed in line with the recommendations of the CTA report dated 21.08.20.

Training & Drills

Are staff regularly on the premises?

No

Are employees from outside organisations given appropriate fire safety information?

Yes

Comments

A fire action notice is provided which would provide employees from outside organisations information regarding action to be taken in the event of a fire.

Testing & Maintenance

Was testing & maintenance information available?

No

Are fire extinguishers subject to suitable test & maintenance?

N/A

Comments

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

Record Keeping

Were fire safety records available?

No

Comments

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

Tasks

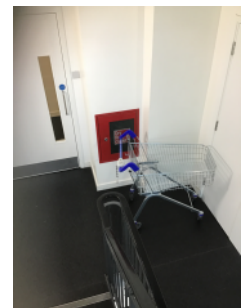
Task 1

Source Version	2
Category	Signs & Notices
Sub Category	Fire Door Signage
Action Required	Provide Automatic Fire Door Keep Clear signs on the following doors: A number of cross corridor doors have worn and faded signage.
Priority	Low
Status	Identified
Owner	Customer Homes
Due Date	23 July 2020



Task 2

Source Version	3
Category	Escape Routes & Fire Spread
Sub Category	Ease of Use
Action Required	Obstructions should be removed from the escape routes in the following locations: Discarded shopping trolley located in the staircase on the 1st floor.
Priority	Medium
Status	Identified
Owner	Neighbourhood Services
Due Date	2 December 2020



Task 3

Source Version	3
Category	Escape Routes & Fire Spread
Sub Category	Construction and Glazing
Action Required	Provide fire stopping around pipe penetrations in the following locations: The soil pipe located in the bin store has an intumescent collar fitted, however it has become detached and is ineffective.
Priority	Medium
Status	Identified
Owner	Customer Homes
Due Date	2 December 2020



Task 4

Source Version	1
Category	Escape Routes & Fire Spread
Sub Category	Dampers, Ducts and Chutes
Action Required	Confirm if the ductwork in the following locations is adequately protected to prevent fire and smoke spread: A vent is located on each floor which is not part of the smoke ventilation system, and is possibly part of an environmental air handling system. It should be confirmed that these ducts and vents are properly protected by either intumescent systems, or automatic dampers to ensure smoke spread is not possible via this route through common parts of the building and/or into flats. VERSION 3: It is not known whether this task has been investigated and whether confirmation of this vent being protected by an intumescent grill has been established.
Priority	Medium
Status	Identified
Owner	Customer Homes
Due Date	12 February 2019



Task 5

Source Version	5
Category	Escape Routes & Fire Spread
Sub Category	Construction and Glazing
Action Required	Provide fire stopping around pipe penetrations in the following locations: Penetration through ceiling within the bike store.
Priority	Low
Status	Identified
Owner	Customer Homes
Due Date	6 April 2022



Risk Score

Risk Score

Tolerable Risk

Next Assessment Due

7 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.