

**Fire Risk Assessment**

**40 Nile Street**

Version 4

29 August 2023



Review Date: 29 August 2024

Score: Tolerable Risk

Assessor: Mark Thomas

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## Action Plan Summary

Task No.	Category	Sub Category	Action Required	Priority	Status	Action Taken	Date Completed
1	Signs & Notices	Other Signage	Provide signage to indicate the location of the smoke vent controls.	High	Identified		
2	Escape Routes & Fire Spread	Smoke Ventilation	There are vents fitted in ceilings and walls presumably for environmental ventilation. It is recommended to conduct an intrusive investigation above the ceilings of common areas to ensure that there is appropriate for stopping between flats and the common parts so that in the event of any fire the passage of heat and smoke cannot pass into the common areas via these vents. .	Medium	Identified		
3	Fire Prevention	Electrical	There are electrical cables in common areas which are suspended in UPVC conduit. 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. It is advised that should any major electrical works be carried out within the building and this conduit is replaced with metal conduit as required. Also any future electrical work carried out within the building should adhere to the recommendations of BS7671.	Advisory	Identified		

4	Escape Routes & Fire Spread	Construction and Glazing	Provide fire stopping around pipe penetrations in the following locations: Above the gas meters in the gas meter cupboard. Photograph not obtained as door to gas meter cupboard locked.	High	Identified
5	Fire Prevention	Housekeeping	The storage of combustibile items in communal areas is excessive and should be reduced.	Medium	Identified
6	Signs & Notices	Other Signage	Provide signage to indicate the location of the smoke vent controls.	High	Identified
7	Detection & Warning	Automatic Fire Detection	A letter dated 6th January 2020 from QFSM Ltd to ISHA regarding the provision of fire alarms in common parts of blocks of flats offers guidance and recommendations on this matter and this letter should be referred to when considering whether this is a necessary provision, or if it is considered a necessary provision whether this fire alarm is of the Standard required.	Medium	Identified

8	Escape Routes & Fire Spread	Fire Doors	<p>Replace existing air transfer grilles with intumescent transfer grilles in the following locations: Gas cupboards.</p> <p>VERSION 3: Riser cupboard doors have been recently replaced. Vents fitted in the gas riser cupboard doors still remain, it should be confirmed with the door fitter that these have intumescent protection.</p>	High	Identified
9	Escape Routes & Fire Spread	Fire Doors	<p>Confirm that flat front doors, inspection of which was not possible, are to an FD30S self-closing standard.</p>	High	Identified
10	Escape Routes & Fire Spread	Construction and Glazing	<p>Provide fire stopping around the door frame at the following locations: Riser cupboards.</p> <p>VERSION 3: Although it has been noted that new fire resisting doors have been fitted to all riser cupboards, it is evident that attention to fire stopping around door-frames has been missed. It should be remembered that the entire door set is required to be fire resisting which includes the door leaf, door furniture, door frame and the fitting of the frame within the wall.</p>	High	Identified
11	Signs & Notices	Escape Route Signage	<p>The directional Fire Exit signs may be removed at your discretion.</p>	Advisory	Identified

12	Escape Routes & Fire Spread	Fire Doors	<p>The following doors should be kept locked shut: Riser cupboard door on the uppermost floor.</p> <p>The lock to this door is defective and should be repaired to ensure this door is secured.</p>	High	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](mailto:office@qfsm ltd.co.uk).

## Executive Summary

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

It was noted that whilst some tasks generated in the previous FRA remain, there has been some positive remedial work undertaken in the building particularly the fitting of new fire resisting riser cupboard doors and improved fire door signage.

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.

Based on those sampled, it is reasonably assumed that all flats are provided with a BS 5839 Part 6 fire alarm system comprising of a mains powered (with integral battery backup) smoke alarm in the hallway, meeting an LD3 D1 installation standard. This meets the minimum expectation for a flat in a purpose built, general needs, block of flats.

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

It is evident that a program of fire stopping has been undertaken in riser cupboards throughout the building in May 2019.

There is a BS5839-6 fire alarm provided in the common parts of this building. This may be provided due to concerns over compartmentation within the building. No documentation regarding the cause and effect of the system was available and it cannot be confirmed whether the fire alarm in the common areas is interlinked to those installed within flats. The provision of a common fire alarm system contradicts National Guidance for a building of this type (general needs, purpose built, self contained flats). A letter dated 6th January 2020 from QFSM Ltd to ISHA regarding the provision of fire alarms in common parts of blocks of flats offers guidance and recommendations on this matter and this letter should be referred to when considering whether this is a necessary provision, or if it is considered a necessary provision whether this fire alarm is of the Standard required.

N.B. It should only be fire alarm sounders that should be removed from the common areas, any smoke detection provided for the actuation of the smoke ventilation system should remain. However, as noted within this fire risk assessment it is unusual for a smoke ventilation system to be actuated by the BS5839-6 smoke detection system

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.

This new version was created on 29/08/2023 and is not a review of the fire risk assessment. This is purely an on-site audit carried out at the request of the client to ascertain the progress of any action carried out against previous tasks identified in previous versions of this fire risk assessment.



## Premises Details

Address line 1

Flats 1 to 7

Address line 2

40 Nile Street

Town

London

Postcode

N1 7ND

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	5
Number of floors - below ground	0
Number of flats	7
Number of stair cores	1
Approach to flats	<ul style="list-style-type: none"><li>• Direct from stair</li><li>• Via protected lobbies / corridors</li></ul>
Approximate period of construction	2000-2010
Is the top occupied storey over 18 metres above access level?	No

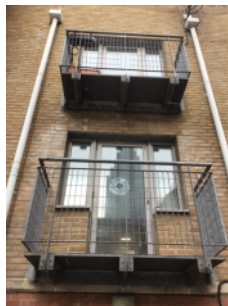
### Construction details

Traditional masonry and concrete construction.

The ground floor has an individual flat with direct external access, a lockable bin store, and access to electrical installations.



External walls - rear elevation.



Balconies on the rear elevation of the building.



External walls - front elevation

### External wall details

The external walls to both the front and rear elevation are of brick/mortar construction. This is with the exception of the external walls of the fourth floor which appear to have an unidentified cladding system fitted. The composition and fitting of this wall system on the fourth floor could not be confirmed within the scope of this fire risk assessment.

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.

Are there any private balconies?

Yes

Private balcony details

There are two private balconies provided for the two 3rd floor flats only at the rear elevation. There is also a balcony provided for the first and second floor lobbies. All of these balconies are of steel framed with steel up stands and steel deck

## People

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Are there any people especially at risk from fire?

Not Known

Comments

The ground floor comprises of the two entry points to the single staircase. The bin store, bike store and gas meter cupboards are accessed externally. Flat 1 only is located on the first floor. Flats 2 and 3 are located on the second floor. The entrance doors to flats 4, 5, 6 and 7 are located on the third floor, however, it is reasonably assumed that at least one of these flats is a maisonette extending up to the fourth floor. The building is served by a single staircase serving the ground floor up to the third floor only. The stair is not lobby protected on the third floor.

The storage area and gas meter cupboard, both accessed externally at the rear of the building could not be accessed as no keys provided.

# 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 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.

There are electrical cables in common areas which are suspended in UPVC conduit. 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.



Electrical sockets are provided in common areas.



Evidence of testing of landlords distribution board.



Evidence of testing of resident's electricity meters.

## 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

The gas meters are located in a locked cupboard approached directly from open air.

## Heating

Are fixed heating installations free from any obvious defect?

N/A

Are portable heaters used?

No

Comments

There is no heating provision in the common areas.

## Cooking

Does cooking take place on the premises?

No

Comments

Cooking takes place within the individual flats only, not the common areas.

## Arson

Is security against arson reasonable?

Yes

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

Yes

Comments

Both the front and rear entrance/egress doors were found to be locked and secure.  
CCTV is provided in the common areas.

There is an external bin store which is imperforate from the building and locked with an FB2 key.



External bin store.

## Housekeeping

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Is accumulation of combustibles or waste avoided?

No

Are there appropriate storage facilities for combustible & hazardous materials?

N/A

Comments

Combustibles identified in the lobbies on the first and second floors.

## Building Works

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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

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

Yes

Comments

'No Smoking' signage is displayed at the front and rear entry points. There was no evidence to suggest this rule is not observed.



## Dangerous Substances

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Are dangerous substances present, or liable to be present?

No

## Lightning

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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?

Minor Defects

Do fire exits open in direction of escape where necessary?

N/A

Are escape routes unobstructed and safe to use?

No

Are there reasonable measures for the evacuation of disabled people?

Yes

### Comments

Final exits are immediately openable and do not require the use of a key to escape.  
A sliding bolt has been fitted on the lobby door on the second floor.



Override buttons on lobby doors.



Thumb turn device on rear exit door.



Electromagnetic door release and emergency door release, main entrance door

## Dimensions

Are travel distances reasonable?

Yes

Is there sufficient exit capacity?

Yes



## Fire Doors

Doors which are expected to be fire resisting:

- Cupboards
- Flats
- Lobbies
- Risers

Cupboard Doors

- Not confirmed

Flat Doors

- Not confirmed

Lobby Doors

- FD30S self-closing

Riser Doors

- Not fire resisting

Are fire doors to a suitable standard?

No

Is there suitable provision of self-closing devices?

Yes

Is there suitable provision of hold-open devices?

N/A

Are doors kept locked where appropriate?

No

Comments

As part of this Fire Risk Assessment, access was gained into a sample flat to assess the suitability of flat entrance doors.

Access was gained into flat 1 which has an entrance door fitted to FD30S SC standard.

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.

It appears that new fire resisting doors have been fitted to all riser cupboards. Although it has been noted that new fire resisting doors have been fitted to all riser cupboards, it is evident that attention to fire stopping around door-frames has been missed. It should be remembered that the entire door set is required to be fire resisting which includes the door leaf, door furniture, door frame and the fitting of the frame within the wall.



All flat entrance doors of the same appearance.



New fire resisting doors have been fitted to all riser cupb



BMTRADA fire door certification on 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:

- Lobbies

Lobby Glazing

- Georgian wired

Is glazing reasonable and free from any obvious defects?

Yes

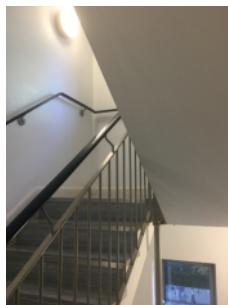
Comments

The walls, floors and stairs within the the common areas are of masonry and concrete slab construction.

It is evident that a program of Fire stopping has been undertaken within riser cupboards in May 2019 by “ARVAG”.



Georgian wired glazing to lobby doors.



Fire stopping certifying label in riser cupboards.

## Dampers, Ducts & Chutes

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

Not Confirmed

Comments

There are vents fitted in ceilings and walls presumably for environmental ventilation. It is recommended to conduct an intrusive investigation above the ceilings of common areas to ensure that there is appropriate for stopping between flats and the common parts so that in the event of any fire the passage of heat and smoke cannot pass into the common areas via these vents. .

## Smoke Ventilation

Areas where smoke ventilation is expected:

- Staircases

Staircases

- Natural Vent - Automatic

Is smoke ventilation reasonable and free from any obvious defects?

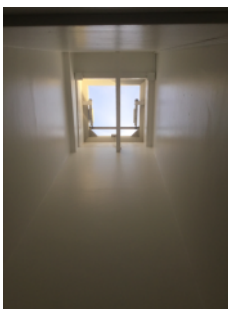
No

Comments

Unusually, the AOV appears to be actuated by Part 6 smoke alarms.

The smoke vent control and control panel are located within a recess in the lobby serving flats 2 and 3. Their provision and location are not obvious or appropriate.

The single staircase is lobby protected at first and second floor level, however, unusually the third floor, serving flats 4-7, is not provided with a lobby. The lobbies on the second floor is provided with natural ventilation by way of an openable door. However, an AOV is provided at the head of the stairs. It is reasonably assumed that the building was subject to the appropriate building regulations process and the design signed off by the Building Control Body.



## 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

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### Communal Areas

System Category

- BS 5839 Pt6 Grade D Category LD3

Cause & Effect

- Not confirmed
- Operates smoke ventilation

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## Control Equipment

Is the control equipment suitably located?

N/A

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

N/A

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## 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

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Is there sufficient provision of automatic fire detection?

N/A

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

N/A

### Comments

There is a BS5839-6 fire alarm provided in the common parts of this building. This may be provided due to concerns over compartmentation within the building. No documentation regarding the cause and effect of the system was available and it cannot be confirmed whether the fire alarm in the common areas is interlinked to those installed within flats. The provision of a common fire alarm system contradicts National Guidance for a building of this type (general needs, purpose built, self contained flats). A letter dated 6th January 2020 from QFSM Ltd to ISHA regarding the provision of fire alarms in common parts of blocks of flats offers guidance and recommendations on this matter and this letter should be referred to when considering whether this is a necessary provision, or if it is considered a necessary provision whether this fire alarm is of the Standard required.

NB: Any smoke detection provided for the purpose of actuating the smoke ventilation should remain, it is only fire alarm sounders which should be removed. However as noted previously within this report it is unusual for the ventilation to be actuated via a BS5839-6 smoke detection system.

## Audibility

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Are there adequate means of alerting all relevant persons?

No

### Comments

If the BS5839-6 fire alarm system provided in the common areas is not interlinked into flats, it is unlikely that sufficient audibility would be provided to alert residents of a fire in its early stages. Please see comments and task generated in the automatic fire detection section above.

# Firefighting

## Fire Extinguishers

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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

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Are any fixed systems provided?

No

Is provision of fixed systems reasonable?

Yes

## Fire Service Facilities

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Are any fire service facilities provided?

Yes

Types of facility

- Smoke ventilation
- Entrance door override

Is provision of fire service facilities reasonable?

No

Comments

The fire fighters overrides provided on lobby doors on the first and second floors were tested during the assessment. The device on the first floor did not function correctly.



Firefighters override on lobby doors.

# Lighting

## Normal Lighting

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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?

Yes

## Emergency Lighting

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Method of emergency lighting of internal escape routes:

- Maintained emergency lighting (local)
- 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:

- None

Is this provision reasonable?

Yes



Non-maintained emergency lighting in staircase.



# 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?

Minor Defects

Is there signage suitable for locked fire doors?

No

Is there signage suitable for automatic fire doors?

N/A

Comments

It is not necessary to provide 'Fire Door Keep Shut' signage on flat entrance doors.



Appropriate signage on lobby doors.

## Other Signs & Notices

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Is there suitable signage for fire service facilities?

No

Are fire action notices suitable?

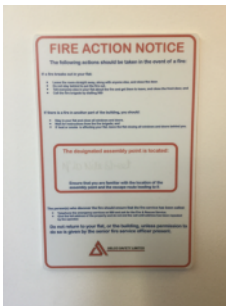
Yes

Are there suitable notices for fire extinguishers?

N/A

Is there suitable zone information for the fire alarm system?

N/A



Fire Action notices assume a Stay Put strategy.

# Fire Safety Management

## Procedures & Arrangements

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Current evacuation policy

Undefined

Further details

Part 6 smoke alarms are provided in the common areas. Whilst it is recognised that these are most likely to be provided to actuate the AOV at the head of the stairs it is also reasonable to assume they will sound the alarm upon detection of smoke.

Are fire action procedures suitable and appropriately documented?

Yes

Are there suitable arrangements for calling the fire service?

Yes

Is there a suitable fire assembly point?

N/A

Are there suitable arrangements for the evacuation of disabled people?

N/A

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

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Are staff regularly on the premises?

No

Are employees from outside organisations given appropriate fire safety information?

Yes

## Testing & Maintenance

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Was testing & maintenance information available?

No

Are fire extinguishers subject to suitable test & maintenance?

N/A

Comments

Testing and maintenance records are assumed to be held centrally Islington & Shoreditch Housing Association Ltd.

## Record Keeping

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Were fire safety records available?

No

Comments

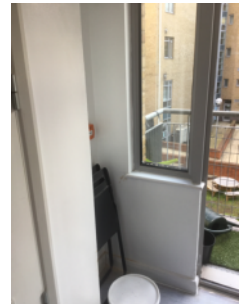
Records are assumed to be held centrally Islington & Shoreditch Housing Association Ltd.

# Tasks

## Task 1

Source Version	1
Category	Signs & Notices
Sub Category	Other Signage
Action Required	Provide signage to indicate the location of the smoke vent controls.
Priority	High
Status	Identified
Owner	Customer Homes
Due Date	11 December 2018

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## Task 2

Source Version	3
Category	Escape Routes & Fire Spread
Sub Category	Smoke Ventilation
Action Required	There are vents fitted in ceilings and walls presumably for environmental ventilation. It is recommended to conduct an intrusive investigation above the ceilings of common areas to ensure that there is appropriate for stopping between flats and the common parts so that in the event of any fire the passage of heat and smoke cannot pass into the common areas via these vents. .
Priority	Medium
Status	Identified
Owner	Customer Homes
Due Date	10 August 2021

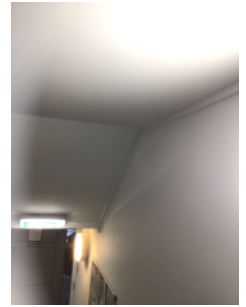
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### Task 3

Source Version	3
Category	Fire Prevention
Sub Category	Electrical
Action Required	There are electrical cables in common areas which are suspended in UPVC conduit. 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. It is advised that should any major electrical works be carried out within the building and this conduit is replaced with metal conduit as required. Also any future electrical work carried out within the building should adhere to the recommendations of BS7671.
Priority	Advisory
Status	Identified
Owner	Customer Homes
Due Date	9 February 2023

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### Task 4

Source Version	1
Category	Escape Routes & Fire Spread
Sub Category	Construction and Glazing
Action Required	Provide fire stopping around pipe penetrations in the following locations: Above the gas meters in the gas meter cupboard. Photograph not obtained as door to gas meter cupboard locked.
Priority	High
Status	Identified
Due Date	11 December 2018

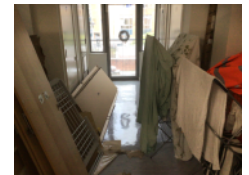
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## Task 5

Source Version	1
Category	Fire Prevention
Sub Category	Housekeeping
Action Required	The storage of combustible items in communal areas is excessive and should be reduced.
Priority	Medium
Status	Identified
Owner	Neighbourhood Services
Due Date	5 February 2019

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## Task 6

Source Version	1
Category	Signs & Notices
Sub Category	Other Signage
Action Required	Provide signage to indicate the location of the smoke vent controls.
Priority	High
Status	Identified
Owner	Customer Homes
Due Date	11 December 2018

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## Task 7

Source Version	1
Category	Detection & Warning
Sub Category	Automatic Fire Detection
Action Required	A letter dated 6th January 2020 from QFSM Ltd to ISHA regarding the provision of fire alarms in common parts of blocks of flats offers guidance and recommendations on this matter and this letter should be referred to when considering whether this is a necessary provision, or if it is considered a necessary provision whether this fire alarm is of the Standard required.
Priority	Medium
Status	Identified
Owner	Customer Homes
Due Date	5 February 2019

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## Task 8

Source Version	1
Category	Escape Routes & Fire Spread
Sub Category	Fire Doors
Action Required	Replace existing air transfer grilles with intumescent transfer grilles in the following locations: Gas cupboards.



VERSION 3: Riser cupboard doors have been recently replaced. Vents fitted in the gas riser cupboard doors still remain, it should be confirmed with the door fitter that these have intumescent protection.

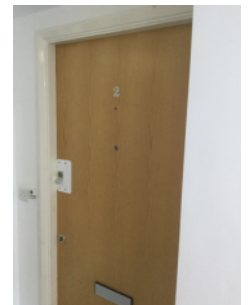
Priority	High
Status	Identified
Owner	Customer Homes
Due Date	11 December 2018

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## Task 9

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.
Priority	High
Status	Identified
Owner	Customer Homes
Due Date	11 December 2018

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## Task 10

Source Version	1
Category	Escape Routes & Fire Spread
Sub Category	Construction and Glazing
Action Required	Provide fire stopping around the door frame at the following locations: Riser cupboards.



VERSION 3: Although it has been noted that new fire resisting doors have been fitted to all riser cupboards, it is evident that attention to fire stopping around door-frames has been missed. It should be remembered that the entire door set is required to be fire resisting which includes the door leaf, door furniture, door frame and the fitting of the frame within the wall.

Priority	High
Status	Identified
Owner	Customer Homes
Due Date	11 December 2018

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## Task 11

Source Version	1
Category	Signs & Notices
Sub Category	Escape Route Signage
Action Required	The directional Fire Exit signs may be removed at your discretion.
Priority	Advisory
Status	Identified
Owner	Neighbourhood Services
Due Date	12 November 2021

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## Task 12

Source Version	1
Category	Escape Routes & Fire Spread
Sub Category	Fire Doors
Action Required	The following doors should be kept locked shut: Riser cupboard door on the uppermost floor.  The lock to this door is defective and should be repaired to ensure this door is secured.
Priority	High
Status	Identified
Owner	Neighbourhood Services
Due Date	11 December 2018

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### Change Log

Status  
Changed from Identified to Completed  
Richard Willingham  
10/03/2020 12:56

Status  
Changed from Completed to Identified  
Richard Willingham  
09/02/2021 12:54

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# Risk Score

Risk Score

Tolerable Risk

Next Assessment Due

29 August 2024

Likelihood	Potential Consequence		
	Slight Harm	Moderate Harm	Extreme Harm
High	Moderate	Substantial	Intolerable
Medium	<b>Tolerable</b>	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.