

Fire Risk Assessment

Eleanor Close 46-57

Version 3

7 September 2023



Review Date: 7 September 2024

Score: Moderate Risk

Assessor: Mark Thomas

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Action Plan Summary

Task No.	Category	Sub Category	Action Required	Priority	Status	Action Taken	Date Completed
1	Escape Routes & Fire Spread	Fire Doors	<p>Re-hang the following doors to enable the doors to easily close:</p> <p>Lobby door to flats 54-55.</p> <p>VERSION 2: This task has not been completed.</p>	Medium	Identified		
2	Escape Routes & Fire Spread	Fire Doors	<p>Replace the following doors with FD30S self-closing doors:</p> <p>Entrance door to flat 54.</p> <p>VERSION 2: This task has not been completed.</p>	High	Identified		
3	Escape Routes & Fire Spread	Fire Doors	<p>Repair or Replace the following doors to a FD30S self-closing standard:</p> <p>Entrance door to flat 52.</p> <p>VERSION 2: This task has not been completed.</p>	High	Identified		

4	Emergency Lighting	Normal Lighting	<p>Repair the lights in the following areas:</p> <p>Residents report that the landing and staircase lights on the top floor are defective.</p> <p>VERSION 2: This task has not been completed. The lights were tested and did not operate</p>	Medium	Identified
5	Escape Routes & Fire Spread	Ease of Use	<p>There are electrical cables suspended in uPVC conduit in common areas. 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>	Advisory	Identified
6	Escape Routes & Fire Spread	Construction and Glazing	<p>The glazing to flats onto the common lobbies does not appear to be fire resisting. It should be confirmed that this is fire resisting glazing, including the frames and replace them with FR glazing and frames if these windows do not meet an FG30E standard.</p> <p>VERSION 2: This task has not been completed.</p>	High	Identified

7	Escape Routes & Fire Spread	Smoke Ventilation	<p>It appears that the windows in the staircase have been retrospectively fitted with non-opening uPVC windows, resulting in the lack of a means of ventilating the staircase in the event of a fire. It is recommended to replace these windows with openable windows.</p> <p>VERSION 2: This task has not been completed.</p>	High	Identified
8	Escape Routes & Fire Spread	Fire Doors	<p>Downstairs electrical cupboard door is missing Intumescent strips and cold smoke seals which should be fitted to this door.</p> <p>VERSION 2: This task has not been completed.</p>	Medium	Identified
9	Fire Prevention	Housekeeping	<p>The storage of combustible items in staircases should be prohibited.</p> <p>VERSION 2: This task has not been completed.</p>	High	Identified
10	Fire Prevention	Housekeeping	<p>The storage of combustible items in electrical cupboards should be prohibited.</p> <p>A number of items including tyres were noted as being stored within.</p> <p>VERSION 2: This task has not been completed.</p>	High	Identified

11	Escape Routes & Fire Spread	Fire Doors	Residents electrical meter cupboards are not fire rated to FD30S standard, it is advised to have these replaced for suitably rated cupboards should any work be carried out on the meters in future. In the mean time these should be kept closed. VERSION 2: This task has not been completed. Meter cupboards were again found to be open.	Advisory	Identified
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12	Escape Routes & Fire Spread	Fire Doors	Adjust the self-closing device on the following doors: Flat 55. The self-closing device operates too violently which has caused significant damage to the frame and supporting structure.	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.

Executive Summary

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

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.

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

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 2:

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. Of particular concern is the standard of flat entrance doors, and there are damaged doors identified in the previous fire risk assessment which have yet to be repaired or replaced.

Glazing between flats and common corridors is not fire resisting and this should be addressed to ensure adequate compartmentation is provided between flats and the common parts of the 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.

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

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 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 the staircase and electrical cupboard.

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

This new version was created on 07/09/2023 and is not a review of the fire risk assessment. This is purely an on-site audit carried out at the request of the client to ascertain the progress of any action carried out against previous tasks identified in previous versions of this fire risk assessment.

Premises Details

Building Information

Address line 1	Eleanor Close, 46-57
Town	Haringey
Postcode	N15 4HX
FRA Type	Type 3 – Common parts and flats (non-destructive)
Description	<p>A Type 3 fire risk assessment includes the work involved in a Type 1 fire risk assessment, but goes beyond the scope of the FSO (though not the scope of the Housing Act). This risk assessment considers the arrangements for means of escape and fire detection (ie smoke alarms) within at least a sample of the flats. Within the flats, the inspection is non-destructive, but the fire resistance of doors to rooms is considered.</p> <p>Measures to prevent fire are not considered unless (eg in the case of maintenance of the electrical and heating installations) the measures are within the control of, for example, the landlord.</p> <p>A Type 3 fire risk assessment may sometimes be appropriate for rented flats if there is reason to suspect serious risk to residents in the event of a fire in their flats. (This might be, for example, because of the age of the block or reason for suspicion of widespread unauthorised material alterations). This type of fire risk assessment may not be possible in the case of long leasehold flats, as there is normally no right of access for freeholders.</p>
Client	ISHA
Use	Purpose-built, self-contained flats
Number of floors - ground and above	3
Number of floors - below ground	0
Number of flats	8
Number of stair cores	1

Approach to flats

- Via protected lobbies / corridors
- Direct external access

Approximate period of construction

1980-1990

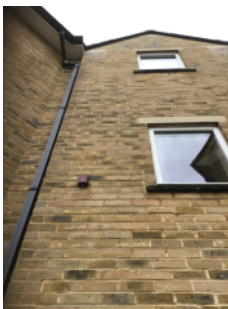
Is the top occupied storey over 18 metres above access level?

No

Construction details

Masonry construction with solid concrete intermediate floors and a covered pitched roof. Access to common area via secure door entry system at front elevation, with flats accessed from lobbies at each floor level above ground floor. Electric cupboard located under common area stair. Flats 46, 47, 56 & 57 have direct external access at front elevation.

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. 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.



Brick and mortar external walls.

External wall details

External walls appear to be of brick and mortar construction with no combustible external wall systems evident.

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?

No

People

Are there any people especially at risk from fire?

Not Known

Fire Prevention

Electrical

Are electrical installations and appliances free from any obvious defect?

Yes

Are fixed installations periodically inspected and tested?

Yes

Are portable electrical appliances used?

No

Comments

Documentation 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.



Electrical installations tested in September 2019.



Electrical sockets in common areas

Gas

Are gas installations and appliances free from any obvious defect?

N/A

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

N/A

Comments

Gas meters are located externally and not in any common areas.

Heating

Are fixed heating installations free from any obvious defect?

N/A

Are portable heaters used?

No

Comments

There is no heating provision in the common areas.

Cooking

Does cooking take place on the premises?

No

Comments

Cooking takes place within flats only and does not take place in the common parts.

Arson

Is security against arson reasonable?

Yes

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

Yes

Comments

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

CCTV covers the main entrances on the ground floor.



CCTV is provided externally

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 escape routes and the electrical cupboard should be prohibited.

There was a significant volume of combustible materials found in the entrance lobby which should be removed.

This lobby services an unvented single staircase block of flats consisting of three floors. At the base of the lobby a single mobility scooter was padlocked to the handrail.

The scooter was not plugged in at the time but there are available sockets to facilitate un authorised charging.



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.



“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 lightning protection in place it should be periodically inspected by a competent person, to the frequency recommended in BS EN 62305.

Escape Routes & Fire Spread

Ease of Use

Are exits easily and immediately openable?

Yes

Do fire exits open in direction of escape where necessary?

Yes

Are escape routes unobstructed and safe to use?

Yes

Are there reasonable measures for the evacuation of disabled people?

Yes

Comments

There are electrical cables suspended in uPVC conduit in common areas. 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.

Dimensions

Are travel distances reasonable?

Yes

Is there sufficient exit capacity?

Yes

Fire Doors

Doors which are expected to be fire resisting:

- Electrical Cupboards
- Flats
- Lobbies

Electrical Cupboard Doors

- FD30 (notional)

Flat Doors

- FD30S self-closing (notional)

Lobby Doors

- FD30S self-closing (notional)

Are fire doors to a suitable standard?

No

Is there suitable provision of self-closing devices?

No

Is there suitable provision of hold-open devices?

N/A

Are doors kept locked where appropriate?

No

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.

Partial access was gained into flat 53 which has an entrance door fitted to FD30S standard, however there is no self closing device fitted. It was not possible to fully access the flat (due to the residents permission) to assess the internal doors.

Access was gained into flat 51 which has an entrance door fitted to FD30S SC standard. The internal doors are not fire resisting doors and would only afford a notional standard of fire resistance.

There appears to be significant damage to the flat entrance doors to flats 52 and 54, and these should be repaired or replaced to an FD30S SC standard.

The provision and condition of self closing devices, intumescent strips/cold smoke seals, and effective door closing action of the remainder of flat entrance doors in the building however could not be assessed and this should be confirmed ensure all doors afford FD30S SC standard of fire resistance. 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.

The electrical cupboard door was found unlocked, and is damaged and requires repair. Intumescent strips and cold smoke seals should also be fitted to this door.

Residents electrical meter cupboards are not fire rated to FD30S standard, it is advised to have these replaced for suitably rated cupboards should any work be carried out on the meters in future. In the mean time these should be kept closed.

VERSION 2:

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

Access was gained into flat 55 which has an entrance door fitted to FD30S SC standard, and the internal doors which open onto the entrance hallway are fire resisting. However, the self-closing device requires adjustment as it closes the door to violently. This has cause significant damage to the supporting structure i.e. the wall, which has compromised its fire resistance.

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 was noted following external examination that damaged flat entrance doors identified in the previous fire risk assessment have not been repaired or replaced as recommended. Also recommended remedial work regarding lobby doors has not been completed.

Construction & Glazing

Are escape routes protected with suitable walls and floors?

Yes

Is there adequate compartmentation?

Yes

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

Yes

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

- Flats
- Lobbies

Flats Glazing

- Not confirmed

Lobby Glazing

- Georgian wired

Is glazing reasonable and free from any obvious defects?

No

Comments

The glazing to flats onto the common lobbies does not appear to be fire resisting. It should be confirmed that this is fire resisting glazing, including the frames and replace them with FR glazing and frames if these windows do not meet an FG30E standard.



It was not possible to access the loft space within the scope of this FRA



Internal glazing in the lobbies does not appear to be FR.



Fire stopping within the electrical cupboard

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:

- Lobbies
- Staircases

Lobbies

- Openable Windows (with restrictors)

Staircases

- None

Is smoke ventilation reasonable and free from any obvious defects?

No

Comments

It appears that the windows in the staircase have been retrospectively fitted with non-opening uPVC windows, resulting in the lack of a means of ventilating the staircase in the event of a fire. It is recommended to replace these windows with openable windows.

Detection & Warning

Control Equipment

Is an electrical fire alarm system expected?

No

Why not?

Purpose-built flats

Is a fire detection and/or alarm system provided?

No

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?

N/A

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

N/A

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 51 and 53 which have 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 flats 55 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.

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?

No

Is provision of fire service facilities reasonable?

Yes

Lighting

Normal Lighting

Is there adequate lighting of internal escape routes?

No

Is there adequate lighting of external escape routes?

Yes

Is there adequate lighting in risk critical areas?

N/A

Comments

Residents report that the landing and staircase lights on the top floor are defective.

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:

- Not applicable

Is this provision reasonable?

Yes

Comments

Although this inspection took place during daylight hours, given the provision of street lighting in the immediate vicinity and lighting provided by surrounding buildings, it is reasonable to assume there would be sufficient borrowed light to aid escape in these areas.

Signs & Notices

Escape Routes

Is escape route signage necessary?

No

Why not?

- Simple escape routes
- Routes in ordinary use

Is escape route signage provided?

Yes

Is provision of escape route signage suitable?

Yes

Fire Doors

Is there signage suitable for self-closing fire doors?

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?

N/A

Are fire action notices suitable?

Yes

Are there suitable notices for fire extinguishers?

N/A

Is there suitable zone information for the fire alarm system?

N/A

Fire Safety Management

Procedures & Arrangements

Current evacuation policy	Stay Put
Are fire action procedures suitable and appropriately documented?	Yes
Are there suitable arrangements for calling the fire service?	N/A
Is there a suitable fire assembly point?	N/A
Are there suitable arrangements for the evacuation of disabled people?	Yes

Comments

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

Training & Drills

Are staff regularly on the premises?	No
Are employees from outside organisations given appropriate fire safety information?	Yes

Comments

Fire Action notices provide sufficient information to inform persons from outside organisations of the action to take in the event of discovering 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 1
Category Escape Routes & Fire Spread
Sub Category Fire Doors
Action Required Re-hang the following doors to enable the doors to easily close:

Lobby door to flats 54-55.



VERSION 2: This task has not been completed.

Priority Medium
Status Identified

Owner Customer Homes
Due Date 14 April 2021

Task 2

Source Version 1
Category Escape Routes & Fire Spread
Sub Category Fire Doors
Action Required Replace the following doors with FD30S self-closing doors:

Entrance door to flat 54.



VERSION 2: This task has not been completed.

Priority High
Status Identified

Owner Customer Homes
Due Date 12 January 2021

Task 3

Source Version 1
Category Escape Routes & Fire Spread
Sub Category Fire Doors
Action Required Repair or Replace the following doors to a FD30S self-closing standard:

Entrance door to flat 52.



VERSION 2: This task has not been completed.

Priority High
Status Identified

Owner Customer Homes
Due Date 12 January 2021

Task 4

Source Version 1
Category Emergency Lighting
Sub Category Normal Lighting
Action Required Repair the lights in the following areas:

Residents report that the landing and staircase lights on the top floor are defective.



VERSION 2: This task has not been completed. The lights were tested and did not operate

Priority Medium
Status Identified

Owner Customer Homes
Due Date 14 April 2021

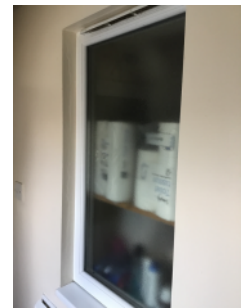
Task 5

Source Version	1
Category	Escape Routes & Fire Spread
Sub Category	Ease of Use
Action Required	There are electrical cables suspended in uPVC conduit in common areas. A requirement introduced in 2015 in BS 7671 which covers electrical installations in the UK, states that all new wiring systems to use metal, rather than plastic, to support cables in escape routes, to prevent their premature collapse in the event of a fire.
Priority	Advisory
Status	Identified
Owner	Customer Homes
Due Date	14 October 2022



Task 6

Source Version	1
Category	Escape Routes & Fire Spread
Sub Category	Construction and Glazing
Action Required	The glazing to flats onto the common lobbies does not appear to be fire resisting. It should be confirmed that this is fire resisting glazing, including the frames and replace them with FR glazing and frames if these windows do not meet an FG30E standard.
	VERSION 2: This task has not been completed.
Priority	High
Status	Identified
Owner	Customer Homes
Due Date	12 January 2021



Task 7

Source Version	1
Category	Escape Routes & Fire Spread
Sub Category	Smoke Ventilation
Action Required	It appears that the windows in the staircase have been retrospectively fitted with non-opening uPVC windows, resulting in the lack of a means of ventilating the staircase in the event of a fire. It is recommended to replace these windows with openable windows.
	VERSION 2: This task has not been completed.
Priority	High
Status	Identified
Owner	Customer Homes
Due Date	12 January 2021



Task 8

Source Version	1
Category	Escape Routes & Fire Spread
Sub Category	Fire Doors
Action Required	Downstairs electrical cupboard door is missing Intumescent strips and cold smoke seals which should be fitted to this door.
	VERSION 2: This task has not been completed.
Priority	Medium
Status	Identified
Owner	Customer Homes
Due Date	14 April 2021



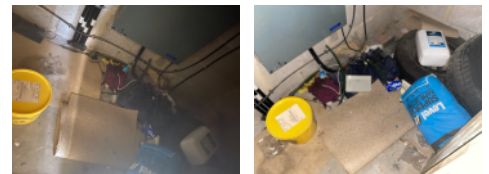
Task 9

Source Version	1
Category	Fire Prevention
Sub Category	Housekeeping
Action Required	The storage of combustible items in staircases should be prohibited. VERSION 2: This task has not been completed.
Priority	High
Status	Identified
Owner	Neighbourhood Services
Due Date	12 January 2021



Task 10

Source Version	1
Category	Fire Prevention
Sub Category	Housekeeping
Action Required	The storage of combustible items in electrical cupboards should be prohibited. A number of items including tyres were noted as being stored within. VERSION 2: This task has not been completed.
Priority	High
Status	Identified
Owner	Neighbourhood Services
Due Date	12 January 2021



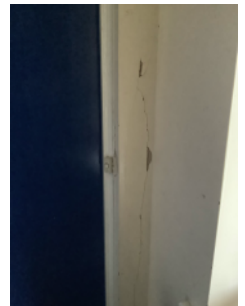
Task 11

Source Version	1
Category	Escape Routes & Fire Spread
Sub Category	Fire Doors
Action Required	Residents electrical meter cupboards are not fire rated to FD30S standard, it is advised to have these replaced for suitably rated cupboards should any work be carried out on the meters in future. In the mean time these should be kept closed.
	VERSION 2: This task has not been completed. Meter cupboards were again found to be open.
Priority	Advisory
Status	Identified
Owner	Customer Homes
Due Date	14 October 2022



Task 12

Source Version	2
Category	Escape Routes & Fire Spread
Sub Category	Fire Doors
Action Required	Adjust the self-closing device on the following doors: Flat 55. The self-closing device operates to violently which has cause significant damage to the frame and supporting structure.
Priority	High
Status	Identified
Owner	Customer Homes
Due Date	13 December 2021



Risk Score

Risk Score

Moderate Risk

Next Assessment Due

7 September 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.