

Fire Risk Assessment

5-8 Canonbury Court

Version 4

29 August 2023



Review Date: 29 August 2024

Score: Tolerable Risk

Assessor: Andy Harris

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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	Ease of Use	<p>Obstructions should be removed from the escape routes in the following locations:</p> <p>There are some pot-plants and other items on the 3rd floor that may present an obstruction for escaping persons.</p> <p>VERSION 3: This task has not been completed, and therefore remains as an identified task within this version of the FRA. The date that the original task was generated remains unchanged.</p> <p>29/08/23 This task is still outstanding.</p>	Medium	Identified		

2	Escape Routes & Fire Spread	Fire Doors	<p>Repair the self-closing device on the following doors:</p> <p>Flat 7, the self closing device has been removed.</p> <p>VERSION 3: This task has not been completed, and therefore remains as an identified task within this version of the FRA. The date that the original task was generated remains unchanged.</p> <p>29/08/23 This task is still outstanding.</p>	High	Identified
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3	Escape Routes & Fire Spread	Construction and Glazing	<p>It should be confirmed whether the boarded fan-lights afford a 30 minute standard of fire resistance.</p> <p>29/08/23 This task is still outstanding.</p>	Low	Identified
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4	Escape Routes & Fire Spread	Fire Doors	<p>Install intumescent strips and smoke seals on the following doors:</p> <p>The electrical cupboard door.</p> <p>VERSION 3: This task has not been completed, and therefore remains as an identified task within this version of the FRA. The date that the original task was generated remains unchanged.</p> <p>29/08/23 This task is still outstanding.</p>	Low	Identified
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5	Escape Routes & Fire Spread	Construction and Glazing	<p>Provide fire stopping around cable penetrations in the following locations:</p> <p>Within the electrical cupboard.</p> <p>VERSION 3: This task has not been completed, and therefore remains as an identified task within this version of the FRA. The date that the original task was generated remains unchanged.</p> <p>29/08/23 This task is still outstanding.</p>	Medium	Identified
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6	Escape Routes & Fire Spread	Construction and Glazing	<p>Repair boarded risers.</p> <p>The boarding to the enclosed riser shaft is damaged and should be repaired to its original standard of fire resistance.</p> <p>VERSION 3: This task has not been completed, and therefore remains as an identified task within this version of the FRA. The date that the original task was generated remains unchanged.</p> <p>29/08/23 This task is still outstanding.</p>	Medium	Identified
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7	Fire Prevention	Arson	<p>A large build up of combustible items in the garden and against the main building, of the ground floor flats (direct external access). Although not located in any common area, residents should be advised to have this removed it presents a fire risk to the building as a whole.</p> <p>VERSION 3: This task has not been completed, and therefore remains as an identified task within this version of the FRA. The date that the original task was generated remains unchanged.</p> <p>29/08/23 This task is still outstanding.</p>	Medium	Identified
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8	Fire Fighting	Fire Service Access & Facilities	<p>The entrance door override was tested and found to be defective. This should be serviced to ensure it is fully operable for fire service access in the event of a fire.</p> <p>VERSION 3: This task has not been completed, and therefore remains as an identified task within this version of the FRA. The date that the original task was generated remains unchanged.</p> <p>29/08/23 This task is still outstanding.</p>	Medium	Identified
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Introduction

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

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

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

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

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

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

Executive Summary

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

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

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

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.

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.

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 building was found to be generally well maintained with the standard of housekeeping considered satisfactory, with common areas clear of combustible materials and obstructions

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

VERSION 3:

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

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

The self-closing device fitted to the flat entrance door of flat 7 has been removed. This was identified in previous versions of this fire risk assessment and has not been completed. It is imperative that all flats are provided with a 30 min fire resisting flat entrance door with a working self-closing device.

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.

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Premises Details

Address line 1

5-8 Canonbury Court

Address line 2

Hawes St

Town

Islington

Postcode

N1 2DZ

FRA Type

Type 1 - Common parts only (non-destructive)

Description

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

Client

ISHA

Building Information

Use	Purpose-built, self-contained flats
Number of floors - ground and above	4
Number of floors - below ground	0
Number of flats	4
Number of stair cores	1
Approach to flats	<ul style="list-style-type: none"> • Direct from stair
Approximate period of construction	1960-1980
Is the top occupied storey over 18 metres above access level?	No

Construction details

Traditional brick construction with solid concrete intermediate floors and stairs, masonry internal walls and a flat roof. Access to common areas is via a secure intercom entrance controlled by the residents. All flats are accessed directly off the common stairwell, flats 5 and 6 are accessed at second floor level and flats 7 and 8 at third floor level. An intake cupboard is located beneath the stairwell at ground floor level. A gas meter cupboard is accessed externally adjacent to the main entrance.

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.

*****CH
ECK IF NEEDED*****

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.



External walls front elevation.



External walls side elevation.



Private balconies

External wall details

Original brick/mortar external walls, with small areas of render applied to the external walls of the staircase at the rear elevation, and render applied to sections of the first second and third floors of the front elevation.

There is no additional combustible external wall systems evident within the scope of this FRA.

Are there any private balconies?

Yes

Private balcony details

Concrete deck, which are probably a continuation of the main concrete compartment floors, with brick upstands

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

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

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

There is no gas provision or equipment in the common areas.

Heating

Are fixed heating installations free from any obvious defect?

N/A

Are portable heaters used?

No

Comments

There is no heating provision in the common areas.

Cooking

Does cooking take place on the premises?

No

Comments

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

Arson

Is security against arson reasonable?

Yes

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

Yes

Comments

Access gained into the building via a secured main entrance door.

A large build up of combustible items in the garden and against the main building, of the ground floor flats (direct external access). Although not located in any common area, residents should be advised to have this removed it presents a fire risk to the building as a whole.



Large amount of combustible items in the ground floor gardens

Housekeeping

Is accumulation of combustibles or waste avoided?

No

Are there appropriate storage facilities for combustible & hazardous materials?

N/A

Comments

There are combustible items within the electrical cupboard.



Combustibles in the electrical cupboard

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 with no evidence of smoking taking place in the common parts.



Dangerous Substances

Are dangerous substances present, or liable to be present?

No

Lightning

Is a lightning protection system installed?

No

Comments

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

Escape Routes & Fire Spread

Ease of Use

Are exits easily and immediately openable?

Yes

Do fire exits open in direction of escape where necessary?

Yes

Are escape routes unobstructed and safe to use?

Minor Defects

Are there reasonable measures for the evacuation of disabled people?

Yes

Comments

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

There are some pot-plants and other items on the 3rd floor that may present an obstruction for escaping persons. A pram was noted on the staircase on the 1st floor landing.

Dimensions

Are travel distances reasonable?

Yes

Is there sufficient exit capacity?

Yes

Fire Doors

Doors which are expected to be fire resisting:

- Electrical Cupboards
- Flats

Electrical Cupboard Doors

- FD30

Flat Doors

- FD30S self-closing (notional)

Are fire doors to a suitable standard?

Minor Defects

Is there suitable provision of self-closing devices?

No

Is there suitable provision of hold-open devices?

N/A

Are doors kept locked where appropriate?

Yes

Comments

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

Access was gained into flat 7 which has an entrance door fitted to FD30S SC (notional) standard, however, the PERKO type self closing device has been removed. Where the PERKO device has been fitted, a hole is left which may compromise the fire resistance of this door. The internal doors which open onto the entrance hallway are of a notional FD20 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.

The electrical cupboard door should have intumescent strips and cold smoke seals fitted.

VERSION 2:

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 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. All flat entrance doors appeared to be in good condition, with no obvious visible damage or defects and therefore it can reasonably assume they would afford the same level of fire resistance as found in the previous FRA.

VERSION 3:

Access was gained into flat 3 to assess whether the recommended remedial work regarding the flat entrance door had been completed. It was noted that the recommended remedial work had not been completed and the door still has no self-closing device provided.

It was also noted that the recommended remedial work to install intumescent strips and cold smoke seals into the electrical cupboard door has not been completed.



PERKO self closing device has been removed - F.E.D flat 7

Construction & Glazing

Are escape routes protected with suitable walls and floors?

Yes

Is there adequate compartmentation?

Minor Defects

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

Yes

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

• None

Is glazing reasonable and free from any obvious defects?

Yes

Comments

It should be confirmed whether the boarded fan-lights afford a 30 minute standard of fire resistance.

There are some fire stopping concerns 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:

- Staircases

Staircases

- Openable Windows

Is smoke ventilation reasonable and free from any obvious defects?

Yes

Detection & Warning

Is an electrical fire alarm system expected?

No

Why not?

Purpose-built flats

Is a fire detection and/or alarm system provided?

No

Control Equipment

Is the control equipment suitably located?

N/A

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

N/A

Manual Fire Alarms

Are there sufficient means of manually raising an alarm?

N/A

Are manual callpoints appropriately located and free from obvious defect?

N/A

Automatic Fire Detection

Is there sufficient provision of automatic fire detection?

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 a sample flat to assess the provision and suitability of fire alarms.

Access was gained into flat 7 which has a fire alarm provided to BS5839-6 LD2 standard, however, it the detector had been removed as the resident stated the battery had run out.

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:

Due to current government guidelines regarding the current COVID-19 pandemic, access into flats to confirm the provision and standard of fire alarms within flats was not possible.

VERSION 3:

Access was gained into flat 7 where it was noted that the fire alarm identified as being defective in the previous fire assessment, has been repaired.

Audibility

Are there adequate means of alerting all relevant persons?

N/A

Firefighting

Fire Extinguishers

Are fire extinguishers expected?

No

Why not?

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

Are fire extinguishers provided?

No

Is the provision of fire extinguishers reasonable?

Yes

Fixed Systems

Are any fixed systems provided?

No

Is provision of fixed systems reasonable?

Yes

Fire Service Facilities

Are any fire service facilities provided?

Yes

Types of facility

- Entrance door override

Is provision of fire service facilities reasonable?

Yes

Comments

The entrance door override was tested and found to be defective. This should be serviced to ensure it is fully operable for fire service access in the event of a fire.

VERSION 3:

The fire control override device was again tested, and found to still be defective.

Lighting

Normal Lighting

Is there adequate lighting of internal escape routes?

Yes

Is there adequate lighting of external escape routes?

Yes

Is there adequate lighting in risk critical areas?

N/A

Emergency Lighting

Method of emergency lighting of internal escape routes:

- Maintained emergency lighting (local)

Is this provision reasonable?

Yes

Method of emergency lighting of external escape routes:

- Maintained emergency lighting (local)

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?

N/A

Is there signage suitable for locked fire doors?

Yes

Is there signage suitable for automatic fire doors?

N/A

Other Signs & Notices

Is there suitable signage for fire service facilities?

Yes

Are fire action notices suitable?

Yes

Are there suitable notices for fire extinguishers?

N/A

Is there suitable zone information for the fire alarm system?

N/A

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?	Yes
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

A Fire Action Notice is provided.

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	Ease of Use
Action Required	Obstructions should be removed from the escape routes in the following locations: There are some pot-plants and other items on the 3rd floor that may present an obstruction for escaping persons. VERSION 3: This task has not been completed, and therefore remains as an identified task within this version of the FRA. The date that the original task was generated remains unchanged. 29/08/23 This task is still outstanding.
Priority	Medium
Status	Identified
Owner	Neighbourhood Services
Due Date	4 December 2020



Task 2

Source Version	1
Category	Escape Routes & Fire Spread
Sub Category	Fire Doors
Action Required	Repair the self-closing device on the following doors: Flat 7, the self closing device has been removed. VERSION 3: This task has not been completed, and therefore remains as an identified task within this version of the FRA. The date that the original task was generated remains unchanged. 29/08/23 This task is still outstanding.
Priority	High
Status	Identified
Owner	Customer Homes
Due Date	5 June 2020



Task 3

Source Version	1
Category	Escape Routes & Fire Spread
Sub Category	Construction and Glazing
Action Required	It should be confirmed whether the boarded fan-lights afford a 30 minute standard of fire resistance.
	29/08/23 This task is still outstanding.
Priority	Low
Status	Identified
Owner	Customer Homes
Due Date	4 December 2021

Task 4

Source Version	1
Category	Escape Routes & Fire Spread
Sub Category	Fire Doors
Action Required	Install intumescent strips and smoke seals on the following doors: The electrical cupboard door.
	VERSION 3: This task has not been completed, and therefore remains as an identified task within this version of the FRA. The date that the original task was generated remains unchanged.
	29/08/23 This task is still outstanding.
Priority	Low
Status	Identified
Owner	Customer Homes
Due Date	4 December 2021



Task 5

Source Version	1
Category	Escape Routes & Fire Spread
Sub Category	Construction and Glazing
Action Required	Provide fire stopping around cable penetrations in the following locations: Within the electrical cupboard.



VERSION 3: This task has not been completed, and therefore remains as an identified task within this version of the FRA. The date that the original task was generated remains unchanged.

29/08/23
This task is still outstanding.

Priority	Medium
Status	Identified
Owner	Customer Homes
Due Date	4 December 2020

Task 6

Source Version	1
Category	Escape Routes & Fire Spread
Sub Category	Construction and Glazing
Action Required	Repair boarded risers. The boarding to the enclosed riser shaft is damaged and should be repaired to its original standard of fire resistance.



VERSION 3: This task has not been completed, and therefore remains as an identified task within this version of the FRA. The date that the original task was generated remains unchanged.

29/08/23
This task is still outstanding.

Priority	Medium
Status	Identified
Owner	Customer Homes
Due Date	4 December 2020

Task 7

Source Version	2
Category	Fire Prevention
Sub Category	Arson
Action Required	A large build up of combustible items in the garden and against the main building, of the ground floor flats (direct external access). Although not located in any common area, residents should be advised to have this removed it presents a fire risk to the building as a whole.
	VERSION 3: This task has not been completed, and therefore remains as an identified task within this version of the FRA. The date that the original task was generated remains unchanged.
	29/08/23 This task is still outstanding.
Priority	Medium
Status	Identified
Owner	Neighbourhood Services
Due Date	7 June 2021



Task 8

Source Version	2
Category	Fire Fighting
Sub Category	Fire Service Access & Facilities
Action Required	The entrance door override was tested and found to be defective. This should be serviced to ensure it is fully operable for fire service access in the event of a fire.
	VERSION 3: This task has not been completed, and therefore remains as an identified task within this version of the FRA. The date that the original task was generated remains unchanged.
	29/08/23 This task is still outstanding.
Priority	Medium
Status	Identified
Owner	Neighbourhood Services
Due Date	7 June 2021



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	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.