**Fire Risk Assessment**

**548 Forest Road, Walthamstow**

Version 5

13 September 2023


Review Date: 13 September 2024

Score: Tolerable Risk

Assessor: Andy Harris

# Contents

# Action Plan Summary

| Task No. | Category | Sub Category | Action Required | Priority | Status | Action Taken | Date Completed |
|---|---|---|---|---|---|---|---|
| 1 | Escape Routes & Fire Spread | Ease of Use | Bikes should not be stored as to obstruct escape routes, these were noted as being present outside flat 11.<br><br>VERSION 4: It was noted that this remedial work, recommended in previous FRAs, has not been completed,<br><br>13/09/2023<br>This task remains outstanding | Medium | Identified | | |
| 2 | Escape Routes & Fire Spread | Construction and Glazing | Provide fire stopping around cable penetrations in the following locations:<br><br>The Photovoltaic Inverter cupboard, 4th floor.<br><br>13/09/2023<br>This task remains outstanding | Medium | Identified | | |

| | | | | | |
|---|---|---|---|---|---|
| 3 | Escape Routes & Fire Spread | Ease of Use | There are long runs of electrical wiring suspended in PVCu conduit in common areas, across flat entrance doors and common fire resisting doors (i.e lobbies and staircases) 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.<br><br>13/09/2023<br>This task remains outstanding | Advisory | Identified |
| 4 | Fire Prevention | Housekeeping | Whilst beyond the scope of the Fire Safety Order, as a private balcony is not part of the common area, residents should be advised about the risks arising from the presence of combustible materials on balconies. They should make clear that smoking, the use of barbecues and storage of flammable property on balconies can increase that risk. Advice from fire and rescue authorities is also clear that barbecues should not be used on balconies.<br><br>(MHCLG Advice Note on Balconies on Residential Buildings, 2019)<br><br>13/09/2023<br>This task remains outstanding | Advisory | Identified |

| | | | | | |
|---|---|---|---|---|---|
| 5 | Fire Prevention | Housekeeping | The storage of combustible items in riser cupboards should be prohibited.<br><br>An excessive amount of redundant cabling was found within the riser cupboard between the 2nd and 3rd floors.<br><br>VERSION 4: It was noted that this remedial work, recommended in previous FRAs, has not been completed,<br><br>13/09/2023<br>This task remains outstanding | Medium | Identified |
| 6 | Fire Prevention | Housekeeping | The storage of combustible items in riser cupboards should be prohibited.<br><br>A pram and other combustibles were found within the gas meter cupboard, ground floor.<br><br>VERSION 4: It was noted that this remedial work, recommended in previous FRAs, has not been completed,<br><br>13/09/2023<br>This task remains outstanding | Medium | Identified |

| | | | | | |
|---|---|---|---|---|---|
| 7 | Detection & Warning | Automatic Fire Detection | Confirm the operation of the fire alarm system, particularly confirm if the system connects to flats in anyway. If the system does connect to flats, removal of the system should be considered as it conflicts with national guidance which recommends a stay-put policy for buildings of this type.<br><br>However, if the original fire strategy for the building has included a common fire alarm plus simultaneous evacuation procedure as a compensatory measure for the lack of ventilation in the lobbies, this would need to be reviewed by a competent fire safety consultant.<br><br>13/09/2023<br>It was not possible to confirm the operation of the fire alarm system, so this task remains outstanding. | Medium | Identified |

| | | | | | |
|---|---|---|---|---|---|
| 8 | Escape Routes & Fire Spread | Fire Doors | Repair the following doors to an FD30S self-closing standard:<br><br>Flat 15 door appears to be damaged at low level.<br><br>VERSION 2: This task has not been completed.<br><br>VERSION 3: This task is yet to be completed.<br><br>Inspection of this door revealed that there is no self closing device fitted to this door. A separate task has been generated.<br><br>13/09/2023<br>This task remains outstanding | Medium | Identified |

| | | | | | |
|---|---|---|---|---|---|
| 9 | Escape Routes & Fire Spread | Fire Doors | The following doors should be kept locked shut:<br><br>All riser cupboards<br><br>VERSION 2: This task has not been completed, and many riser doors were found to be open at time of inspection.<br><br>VERSION 3: This task has not been completed, and many riser doors were found to be open at time of inspection.<br><br>13/09/2023<br>This task is still outstanding. | Low | Identified |
| 10 | Escape Routes & Fire Spread | Fire Doors | Install a self-closing device on the following doors:<br><br>Entrance door, flat 15.<br><br>13/09/2023<br>This task remains outstanding | High | Identified |

# Introduction

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

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

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

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

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

If you have any queries please contact QFSM Ltd at office@qfsmltd.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.

This is a single core staircase serving 17 purpose built general needs flats arranged over four floors.

There are two entrances to these flats, a main entrance door to the front which opens into an entrance lobby and a rear entrance which opens into the base of the staircase.

Both of these entrance doors are key fob operated and the front door has a firefighter override facility.

Adjacent to the front door is a fob operated refuse store which is also accessed internally via a fire door. The refuse store appears to be imperforate from the rest of the building.

The front entrance lobby has a number of full height double door service cupboards which house gas meters and electrical distribution equipment. These are all provided with FD30S doors, although many were found to be open at the time of inspection.

From this lobby there is a fire door which leads to a protected corridor serving Flat 1 and the refuse store internal door. There is a further fire door to the staircase and lift enclosure.

It is noted that there is no automatic ventilation provided within the lobbies or at the head of the staircase which might be expected in a building of this height and age. Also there is common fire alarm which has been installed within the staircase and lobbies which appears to be a BS 5839 Part 6 standard. A fire alarm would not be expected within the common areas of a building of this design and age unless there are either serious concerns around the compartmentation or it is linked to the fire alarms within the flats as a compensatory measure for the lack of ventilation and the building operates a simultaneous evacuation procedure instead of stay put. Residents, when questioned were unaware if the common fire alarm is linked to their flats.

If the common fire alarm does extend into the flats as a compensatory measure for the lack of ventilation, it would normally be expected to be a Part 1 system not a Part 6.

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 4:
The previous FRA for this building was reviewed prior to this inspection, paying particular attention to any tasks generated by that FRA. During this inspection these tasks were inspected where access was possible, to ascertain if the recommended remedial work had been completed, and comments regarding the progress of any remedial work made accordingly.

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.

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 13/09/2023 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 | Flats 1-17 548 Forest Road |
| Town | Walthamstow |
| Postcode | E17 3BL |
| FRA Type | Type 3 – Common parts and flats (non-destructive) |

Description

A Type 3 fire risk assessment has been conducted at this building. It has considered the arrangements for means of escape and fire detection (i.e. smoke alarms) within at least a sample of the flats. Within the flats, the inspection has been non-destructive, but the fire resistance of doors to rooms has been considered. Within the flats measures to prevent fire have not been considered unless (e.g. in the case of maintenance of the electrical and heating installations) the measures are within the control of, for example, the landlord.

| | |
|---|---|
| Client | ISHA |
| Use | Purpose-built, self-contained flats |
| Number of floors - ground and above | 4 |
| Number of floors - below ground | 0 |
| Number of flats | 17 |
| Number of stair cores | 1 |
| Approach to flats | • Via protected lobbies / corridors |

| | |
|---|---|
| Approximate period of construction | 2000-2010 |
| Is the top occupied storey over 18 metres above access level? | No |

Construction details

This building is of a modern steel frame and concrete floor design and is situated between the junction of three roads, Hurst Road, Forrest Road and Falmer Street. Due to the sloping site parts of the building are three storeys and parts four storeys. There is a flat roof.

External wall - rear elevation

Unidentified wall cladding system on 4th floor

External wall details

Front elevation external walls are of Brick/mortar construction.

Rear elevation external wall is rendered, the substrate to which the render has been applied cannot be confirmed within the scope of this FRA.

The top floor (4th floor) has some cladding installed. The cladding type, construction and standard of installation cannot be confirmed within the scope of this FRA.

Attention is drawn to the Ministry of Housing, Communities & Local Government Consolidated Advice Note for building owners of multi-storey, multi-occupied residential buildings, dated January 2020 (https://www.gov.uk/government/publications/buildingsafety-advice-for-building-owners-including-fire-doors) (the “Advice Note”).
The Advice Note recommends that building owners should consider the risk of external fire spread as part of the fire risk assessment for multi-occupied residential buildings.
Consideration has been given to this matter within this fire risk assessment. The Advice Note further recommends the assessment of the fire risks of any external wall system, irrespective of the height of the building.
Assessment of the fire risks of external walls and any cladding are excluded from the scope of this current fire risk assessment, as this is outside our expertise. (6) Accordingly, it is strongly recommended that you obtain advice from qualified and competent specialists on the nature of, and fire risks associated with, the external wall construction, including any cladding, of this building.
(6) This exclusion is consistent with advice provided by The Fire Industry Association and is discussed in their guidance note to fire risk assessors on this matter (https://www.fia.uk.com/news/guidance-on-the-issue-of-cladding-and-external-wallconstruction-in-fire-risk-assessments-for-multi-occupied-residential-premises.html).
This assessment by specialists should follow the process set out in the Advice Note and as noted in diagram 1 of that document. This assessment should show how the external wall construction supports the overall intent of Requirement B4(1) in Part B of Schedule 1 to the Building Regulations 2010, namely that “the external walls of the building shall adequately resist the spread of fire over the walls and from one building to another, having regard to the height, use and location of the building”. In this connection, the assessment should address this functional requirement (regardless of the height of the building) and not just the recommendations set out in guidance that supports the Regulations (e.g. Approved Document B under the Regulations). The assessment should not just comprise a statement of either compliance or non-compliance with the functional requirement or the guidance, but should include a clear statement on the level of risk and its acceptability.
This assessment by specialists should take into account a number of factors, including, but not necessarily limited to:

• The type of evacuation strategy used in the building, i.e. Simultaneous, staged, phased or ‘stay put’ and the anticipated evacuation time should evacuation become necessary;
• Suitability of the facilities for firefighting, including firefighting access for the fire and rescue service;
• The construction of the external walls, including any cladding and its method of fixing;
• The presence, and appropriate specification, of cavity barriers;
• The height of the building;
• The vulnerability of residents;
• Exposure of external walls or cladding to an external fire;
• Fire protection measures within the building (e.g. compartmentation, automatic fire suppression, automatic fire detection);

• Apparent quality of construction, or presence of building defects;
• The combustibility of the building structure and the use of modern methods of construction, such as timber framing, CLT etc;
• The location of escape routes;
• The complexity of the building; and
• The premises’ emergency plan including an assessment of the adequacy of any staffing levels for the type of evacuation method employed.
The assessment is likely to take account of information on any approval of the building (and alterations to the building) under the Building Regulations, and of information on external wall construction and any cladding available from the Responsible Person (e.g. in operation and maintenance manuals, or handed over for compliance with Regulation 38 of the Building Regulations); It is unlikely that an RICS EWS1 form will provide adequate assurance on its own.

| | |
|---|---|
| Are there any private balconies? | Yes |

Private balcony details

Balconies are recessed into the building.

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

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

## People

| | |
|---|---|
| Are there any people especially at risk from fire? | No |

# Fire Prevention

## Electrical

| | |
|---|---|
| Are electrical installations and appliances free from any obvious defect? | Yes |
| Are fixed installations periodically inspected and tested? | Not Known |
| Are portable electrical appliances used? | No |

Comments

There are no visible evidence that an Electrical Installation Inspection has taken place but these records may be held centrally by ISHA.

There are electrical sockets provided in common parts, presumably for the use of cleaning staff.

Electrical riser

Electrical Inverters from wind turbines located on the roof.

## 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 |

Gas meters in riser cupboard

## Heating

| | |
|---|---|
| Are fixed heating installations free from any obvious defect? | Yes |
| 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

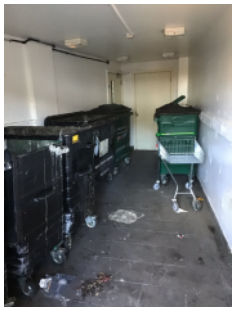
| | |
|---|---|
| Is security against arson reasonable? | Yes |
| Is there a reasonable absence of external fuels and ignition sources? | Yes |

Comments

All entrances are fob operated and there is an external fob operated bin store.

CCTV covers the main entrances on the ground floor.

Areas immediately around the external curtilage of the building were noted as being clear of combustibles and rubbish.



Bin store

## Housekeeping

| | |
|---|---|
| Is accumulation of combustibles or waste avoided? | Yes |
| Are there appropriate storage facilities for combustible & hazardous materials? | Yes |

Comments

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

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

A pram, and other combustibles in the gas meter cupboard, ground floor.

Combustibles outside of flat 13.

## Building Works

| | |
|---|---|
| Are there any hot works being carried-out at this time? | No |
| Are the premises free of any obvious signs of incorrect hot work procedures in the past? | Yes |

## Smoking

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

Comments

“No Smoking” signage is provided, and there is no evidence of smoking taking place in the common parts.

## Dangerous Substances

| | |
|---|---|
| Are dangerous substances present, or liable to be present? | No |

## Lightning

| | |
|---|---|
| Is a lightning protection system installed? | Not Known |

Comments

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

# Escape Routes & Fire Spread

## Ease of Use

| | |
|---|---|
| Are exits easily and immediately openable? | Yes |
| Do fire exits open in direction of escape where necessary? | Yes |
| Are escape routes unobstructed and safe to use? | Yes |
| Are there reasonable measures for the evacuation of disabled people? | Yes |

Comments

These are general needs flats and as such no specific occupancy risk 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.

There are long runs of electrical wiring suspended in PVCu conduit in common areas, across flat entrance doors and common fire resisting doors (i.e lobbies and staircases) 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.

Bikes should not be stored as to obstruct escape routes, these were noted as being present outside flat 11.

## Dimensions

| | |
|---|---|
| Are travel distances reasonable? | Yes |
| Is there sufficient exit capacity? | Yes |

## Fire Doors

| | |
|---|---|
| Doors which are expected to be fire resisting: | • Cupboards<br>• Electrical Cupboards<br>• Flats<br>• Lobbies<br>• Refuse Rooms |
| Cupboard Doors | • FD30S<br>• FD60S |
| Electrical Cupboard Doors | • FD30S |
| Flat Doors | • FD30S self-closing |
| Lobby Doors | • FD30S self-closing |
| Refuse Room Doors | • FD30S self-closing |
| Are fire doors to a suitable standard? | Yes |
| 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

A large number of riser cupboards were unlocked at the time of this review.

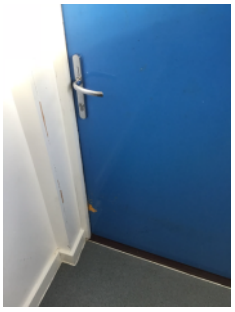
As part of this Fire Risk Assessment, access was gained into a sample flat to assess the suitability of flat entrance doors, and any internal doors which open onto the entrance hallway.

Access was gained into flat 8 which has an entrance door fitted to FD30S SC standard, and the internal doors which open onto the entrance hallway are fire resisting.

The remainder of flat front doors within the building could not be assessed due to access. However, these all appear to be of the same age, condition and design of those which were accessed and were probably all installed at the same time. It is therefore reasonable to assume that they are of the same fire resisting standard.

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

Unlocked riser cupboards



Damaged flat door

## Construction & Glazing

| | |
|---|---|
| Are escape routes protected with suitable walls and floors? | Minor Defects |
| 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

Fire stopping is required around the inside of the door-frames on a number of the riser cupboards. There are also some significant cable penetrations in the riser cupboards that should be appropriately fire stopped.

Unusual door covering

## Dampers, Ducts & Chutes

| | |
|---|---|
| Are there suitable measures to restrict fire spread via ducts and concealed spaces? | Not Confirmed |

Comments

There are no obvious breaches in compartmentation other than the fire stopping around door frames highlighted earlier.

## Smoke Ventilation

| | |
|---|---|
| Areas where smoke ventilation is expected: | • Lobbies |
| Lobbies | • None<br>• Openable Windows |
| Is smoke ventilation reasonable and free from any obvious defects? | Minor Defects |

Comments

For a building of this type and number of floors smoke ventilation would normally be expected within the protected lobbies, however there is none provided other than openable windows in some.

These premises would have been accepted by the relevant building control bodies at the time of construction.

# Detection & Warning

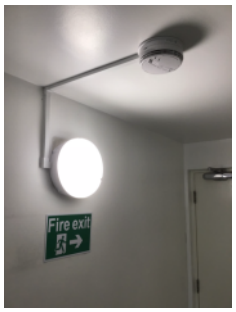
## Control Equipment

| | |
|---|---|
| Is an electrical fire alarm system expected? | No |
| Why not? | Purpose-built flats |
| Is a fire detection and/or alarm system provided? | Yes |
| Areas covered | • Communal areas |

### Communal Areas

| | |
|---|---|
| System Category | • BS 5839 Pt6 Grade D Category LD3 |
| Cause & Effect | • Sounds alarm in communal areas |

| | |
|---|---|
| Is the control equipment suitably located? | N/A |
| Is the control equipment free from any obvious fault or defect? | N/A |




Part 6 detection in the common areas.

## Manual Fire Alarms

| | |
|---|---|
| Are there sufficient means of manually raising an alarm? | N/A |
| Are manual callpoints appropriately located and free from obvious defect? | N/A |

## Automatic Fire Detection

| | |
|---|---|
| Is there sufficient provision of automatic fire detection? | Yes |
| Is the type of automatic fire detection suitable and free from obvious defect? | Yes |

Comments

VERSION 1: Flat 12 was accessed and has what appears to be a BS 5839 Part 6 Category LD3 system.

VERSION 2: Flat 8 was accessed and has what appears to be a BS 5839 Part 6 Category LD3 system.

VERSION 3: Part 6 detection has been provided in the common areas and it is unclear whether or not it extends into the flats and would not be expected in a building of this design unless there were serious concerns regarding the compartmentation or it is a compensatory measure for the lack of ventilation and the building operates a simultaneous evacuation procedure instead of the expected stay put policy.

It should be considered to either provide smoke ventilation in the lobbies and staircase to the recommendations of Approved Document B, Volume 1 (2019 edition), or, upgrade the current fire alarm provision to the recommendations of BS5939-1, specifically an L3 fire alarm in the common parts interlinked to a heat detector/sounder in the flat entrance hallway or room which opens onto the escape route, and a BS5839-6 LD1 fire alarm provided in each flat (not interlinked)

## Audibility

| | |
|---|---|
| Are there adequate means of alerting all relevant persons? | No |

Comments

See comments and tasks above.

# Firefighting

## Fire Extinguishers

| | |
|---|---|
| Are fire extinguishers expected? | No |
| Why not? | • Not practicable to train residents<br>• Fire unlikely in communal areas |
| Are fire extinguishers provided? | No |
| Is the provision of fire extinguishers reasonable? | Yes |

## Fixed Systems

| | |
|---|---|
| Are any fixed systems provided? | No |
| Is provision of fixed systems reasonable? | Yes |

## Fire Service Facilities

| | |
|---|---|
| Are any fire service facilities provided? | Yes |
| Types of facility | • Entrance door override |
| Is provision of fire service facilities reasonable? | Yes |

Comments

There is also a firefighter override facility for the lift.

Firefighter override facility

Firefighter override facility

# 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: | • Non-maintained emergency lighting (local) |
| Is this provision reasonable? | Yes |
| Method of emergency lighting of external escape routes: | • Borrowed light<br>• Non-maintained emergency lighting (local) |
| Is this provision reasonable? | Yes |
| Method of emergency lighting of other areas: | • Non-maintained emergency lighting (local) |
| 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<br>• 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? | 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 |

Further details

This is a purpose built block of general needs flats.

| | |
|---|---|
| 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? | 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 |

## 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 | 3 |
| Category | Escape Routes & Fire Spread |
| Sub Category | Ease of Use |
| Action Required | Bikes should not be stored as to obstruct escape routes, these were noted as being present outside flat 11.<br><br>VERSION 4: It was noted that this remedial work, recommended in previous FRAs, has not been completed,<br><br>13/09/2023<br>This task remains outstanding |
| Priority | Medium |
| Status | Identified |
| Owner | Neighbourhood Services |
| Due Date | 3 May 2021 |

## Task 2

| | |
|---|---|
| Source Version | 3 |
| Category | Escape Routes & Fire Spread |
| Sub Category | Construction and Glazing |
| Action Required | Provide fire stopping around cable penetrations in the following locations:<br><br>The Photovoltaic Inverter cupboard, 4th floor.<br><br>13/09/2023<br>This task remains outstanding |
| Priority | Medium |
| Status | Identified |
| Owner | Customer Homes |
| Due Date | 3 May 2021 |

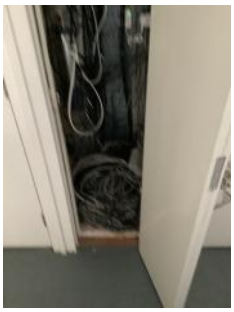
## Task 3

| | |
|---|---|
| Source Version | 2 |
| Category | Escape Routes & Fire Spread |
| Sub Category | Ease of Use |
| Action Required | There are long runs of electrical wiring suspended in PVCu conduit in common areas, across flat entrance doors and common fire resisting doors (i.e lobbies and staircases) 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.<br><br>13/09/2023<br>This task remains outstanding |
| Priority | Advisory |
| Status | Identified |
| Owner | Customer Homes |
| Due Date | 12 November 2022 |

## Task 4

| | |
|---|---|
| Source Version | 2 |
| Category | Fire Prevention |
| Sub Category | Housekeeping |
| Action Required | Whilst beyond the scope of the Fire Safety Order, as a private balcony is not part of the common area, residents should be advised about the risks arising from the presence of combustible materials on balconies. They should make clear that smoking, the use of barbecues and storage of flammable property on balconies can increase that risk. Advice from fire and rescue authorities is also clear that barbecues should not be used on balconies.<br><br>(MHCLG Advice Note on Balconies on Residential Buildings, 2019)<br><br>13/09/2023<br>This task remains outstanding |
| Priority | Advisory |
| Status | Identified |
| Owner | Neighbourhood Services |
| Due Date | 12 November 2022 |

## Task 5



| | |
|---|---|
| Source Version | 2 |
| Category | Fire Prevention |
| Sub Category | Housekeeping |
| Action Required | The storage of combustible items in riser cupboards should be prohibited.<br><br>An excessive amount of redundant cabling was found within the riser cupboard between the 2nd and 3rd floors.<br><br>VERSION 4: It was noted that this remedial work, recommended in previous FRAs, has not been completed,<br><br>13/09/2023<br>This task remains outstanding |
| Priority | Medium |
| Status | Identified |
| Owner | Neighbourhood Services |
| Due Date | 12 November 2020 |

## Task 6

| | |
|---|---|
| Source Version | 2 |
| Category | Fire Prevention |
| Sub Category | Housekeeping |
| Action Required | The storage of combustible items in riser cupboards should be prohibited.<br><br>A pram and other combustibles were found within the gas meter cupboard, ground floor.<br><br>VERSION 4: It was noted that this remedial work, recommended in previous FRAs, has not been completed,<br><br>13/09/2023<br>This task remains outstanding |
| Priority | Medium |
| Status | Identified |
| Owner | Neighbourhood Services |
| Due Date | 12 November 2020 |

## Task 7

| | |
|---|---|
| Source Version | 1 |
| Category | Detection & Warning |
| Sub Category | Automatic Fire Detection |
| Action Required | Confirm the operation of the fire alarm system, particularly confirm if the system connects to flats in anyway. If the system does connect to flats, removal of the system should be considered as it conflicts with national guidance which recommends a stay-put policy for buildings of this type.<br><br>However, if the original fire strategy for the building has included a common fire alarm plus simultaneous evacuation procedure as a compensatory measure for the lack of ventilation in the lobbies, this would need to be reviewed by a competent fire safety consultant.<br><br>13/09/2023<br>It was not possible to confirm the operation of the fire alarm system, so this task remains outstanding. |
| Priority | Medium |
| Status | Identified |
| Owner | Customer Homes |
| Due Date | 13 March 2019 |

## Task 8

| | |
|---|---|
| Source Version | 1 |
| Category | Escape Routes & Fire Spread |
| Sub Category | Fire Doors |
| Action Required | Repair the following doors to an FD30S self-closing standard:<br><br>Flat 15 door appears to be damaged at low level.<br><br>VERSION 2: This task has not been completed.<br><br>VERSION 3: This task is yet to be completed.<br><br>Inspection of this door revealed that there is no self closing device fitted to this door. A separate task has been generated.<br><br>13/09/2023<br>This task remains outstanding |
| Priority | Medium |
| Status | Identified |
| Owner | Customer Homes |
| Due Date | 13 March 2019 |

## Task 9

| | |
|---|---|
| Source Version | 1 |
| Category | Escape Routes & Fire Spread |
| Sub Category | Fire Doors |
| Action Required | The following doors should be kept locked shut:<br><br>All riser cupboards<br><br>VERSION 2: This task has not been completed, and many riser doors were found to be open at time of inspection.<br><br>VERSION 3: This task has not been completed, and many riser doors were found to be open at time of inspection.<br><br>13/09/2023<br>This task is still outstanding. |
| Priority | Low |
| Status | Identified |
| Owner | Neighbourhood Services |
| Due Date | 19 December 2019 |

## Task 10

| | |
|---|---|
| Source Version | 4 |
| Category | Escape Routes & Fire Spread |
| Sub Category | Fire Doors |
| Action Required | Install a self-closing device on the following doors:<br><br>Entrance door, flat 15.<br><br>13/09/2023<br>This task remains outstanding |
| Priority | High |
| Status | Identified |
| Owner | Customer Homes |
| Due Date | 17 January 2022 |

# Risk Score

| | |
|---|---|
| Risk Score | Tolerable Risk |
| Next Assessment Due | 13 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. |