

Fire Risk Assessment

558 Forest Road, Walthamstow

Version 5

13 September 2023



Review Date: 13 September 2024

Score: Moderate 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	Fire Prevention	Housekeeping	<p>The storage of combustible items in communal areas is excessive and should be reduced.</p> <p>Particularly outside flats 7 and 12</p> <p>VERSION 2: This task has not been completed and combustibles remain in these areas.</p> <p>VERSION 3: This task has not been completed and combustibles remain in these areas.</p> <p>13/09/2023 This task remains outstanding</p>	Medium	Identified		

2	Signs & Notices	Other Signage	<p>The provided fire action notice is one for a stay put strategy.</p> <p>The presence of a common fire alarm suggests a simultaneous evacuation policy is in place. The fire action notice should correctly reflect the evacuation policy in place to ensure residents and visitors are given correct information and instruction as to the action to take in the event of a fire.</p> <p>13/09/2023 This task remains outstanding</p>	High	Identified
3	Fire Prevention	Arson	<p>The bin store contains an unacceptable level of large items of furniture i.e. beds and mattresses which result in a very high fire loading in this area, which should be removed.</p> <p>13/09/2023 It was not possible to gain access to the bin store due to locks being changed so this task remains outstanding.</p>	Medium	Identified
4	Escape Routes & Fire Spread	Fire Doors	<p>Remove the vinyl covering on the face of the door to flat 12 as it may compromise the fire resistance of the door.</p> <p>13/09/2023 This task remains outstanding</p>	Medium	Identified

5	Detection & Warning	Automatic Fire Detection	<p>Access was gained into flat 12 which has a fire alarm provided to BS5839-6 LD2 standard, however, the detector had been removed by the resident.</p> <p>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.</p> <p>VERSION 3: It was not possible to access this flat to confirm if this advisory task has been completed.</p> <p>13/09/2023 This task remains outstanding</p>	Advisory	Identified
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6	Fire Prevention	Housekeeping	<p>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 combustibles 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.</p> <p>(MHCLG Advice Note on Balconies on Residential Buildings, 2019)</p> <p>13/09/2023 This task remains outstanding</p>	Advisory	Identified
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7	Fire Prevention	Housekeeping	<p>The storage of combustible items in riser cupboards should be prohibited.</p> <p>Risers between 1st and 2nd floors.</p> <p>Risers between ground and 1st floors.</p> <p>VERSION 3: This task is yet to be completed.</p> <p>13/09/2023 Unable to gain access to risers between 1st and 2nd floor, rubbish is still in riser cupboard between ground and 1st floor so this task remains outstanding</p>	Medium	Identified
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8	Escape Routes & Fire Spread	Fire Doors	<p>Adjust the self-closing device on the following doors:</p> <p>Flat 12.</p> <p>13/09/2023 This task remains outstanding</p>	Medium	Identified
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9	Escape Routes & Fire Spread	Fire Doors	<p>The intumescent strips and smoke seals on the following doors are missing and should be replaced:</p> <p>Riser cupboard (RH side), between 3rd and 4th floors.</p> <p>Riser cupboard (LH side), between 2nd and 3rd floors.</p> <p>13/09/2023 It was not possible to gain access to this door as it seems the lock has been changed so this task remains outstanding.</p>	Low	Identified
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10	Escape Routes & Fire Spread	Construction and Glazing	<p>Provide fire stopping at the following locations:</p> <p>Damaged compartment walls within riser, between 3rd and 4th floors.</p> <p>13/09/2023 This task remains outstanding</p>	Medium	Identified
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11	Escape Routes & Fire Spread	Construction and Glazing	<p>The walls in the following locations are damaged and should be repaired to achieve the original period of fire resistance:</p> <p>Exposed pipe risers within the bin store, and the bin store lobby.</p> <p>VERSION 3: This task is yet to be completed.</p> <p>VERSION 4: It was noted that this remedial work, recommended in previous FRAs, has not been completed,</p> <p>13/09/2023 This task remains outstanding</p>	Medium	Identified
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12	Fire Prevention	Electrical	<p>There is electrical wiring suspended within PVCu conduit within common areas and above common fire resisting doors (staircase doors, lobby doors, ground floor). 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> <p>13/09/2023 This task remains outstanding</p>	Advisory	Identified
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13	Detection & Warning	Automatic Fire Detection	<p>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.</p> <p>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 staircase and lobbies, this would need to be reviewed by a competent fire safety consultant.</p> <p>13/09/2023 It was not possible to confirm the operation of the fire alarm so this task remains outstanding.</p>	Medium	Identified
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14	Signs & Notices	Escape Route Signage	<p>Provide improved escape signage on the following escape routes:</p> <p>Change the directional sign at the base of the staircase so that it points to the rear exit.</p> <p>VERSION 2: This task is yet to be completed.</p> <p>13/09/2023 This task remains outstanding</p>	Low	Identified
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15	Escape Routes & Fire Spread	Construction and Glazing	<p>Consider removing the door covering on flat 12 as it may affect the fire resistance of the door.</p> <p>VERSION 2: This task is yet to be completed.</p> <p>VERSION 3: This task is yet to be completed.</p> <p>VERSION 4: It was noted that this remedial work, recommended in previous FRAs, has not been completed,</p> <p>13/09/2023 This task remains outstanding</p>	Low	Identified
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16	Escape Routes & Fire Spread	Fire Doors	<p>Repair the following doors to an FD30S self-closing standard:</p> <p>Lobby door to flats 13 and 14</p> <p>13/09/2023 This task remains 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.

This is a single core staircase serving 14 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.

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.

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 1-14 558 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

14

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.



Rendered rear wall.



Cladding installed on 4th floor external walls

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

A single Part recessed, part protruding balcony - steel construction with paved deck

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

It is understood that all records of fixed electrical testing are held centrally with ISHA and the Neighbourhood Services Officers have confirmed these are up to date.

There is electrical wiring suspended within PVCu conduit within common corridors and above common fire resisting doors (staircase doors, lobby doors,). 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.



Electrical riser

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?

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.



Bin store - unacceptable amount of large items of furniture



CCTV provides on the ground floor.

Housekeeping

Is accumulation of combustibles or waste avoided?

No

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)

There is an unacceptable amount of combustible items in riser cupboards and in common escape routes.



Combustible storage on second floor outside flat 7



Combustible storage in a third floor lobby outside flat 12

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?

Yes

Is the lightning protection system free from any obvious defect?

Yes

Is the lightning protection system periodically inspected?

Not Known

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

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.

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
- Refuse Rooms

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.

The riser cupboards on the ground floor have been fitted with self closers but have Fire Door Keep Locked signs on them which is conflicting.

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 12 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 to ensure the door closes fully on the action of the self closer. The door has also been covered with a decorative lining which may compromise 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.



Unlocked riser cupboards



Wedged lobby door



Ground floor riser cupboards

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, and cable and pipe penetrations within risers. However, it should be noted that contractors were on site at the time of this inspection who stated that a complete fire stopping survey had been conducted and that all fire stopping within risers would be completed.

There are two substantial areas where the walls in the common areas have been damaged.



Fire stopping required around door frames inside riser cupboards



Unusual door covering



A programme of fire stopping within riser cupboards was carried out in 2019



Example of fire stopping within risers

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
- Staircases

Lobbies

- None
- Openable Windows

Staircases

- None

Is smoke ventilation reasonable and free from any obvious defects?

Minor Defects

Comments

There is no automatic opening vents provided in lobbies or in the staircase and the smoke ventilation provision does not comply with diagrams 3.7 or 3.8 of Approved Document B Volume 1, 2019 edition.

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.

There is a common fire alarm provided which may have been installed as a compensatory measure for the lack of smoke ventilation, however this is only a BS5839-6 fire alarm.

Although these premises would have been accepted by the relevant building control bodies at the time of construction, it is recommended to seek advice from a qualified fire safety engineer to ensure the fire strategy is correct and associated active fire safety measures are adequate to support that strategy.

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

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

VERSION 2: As part of this Fire Risk Assessment access was gained into a sample flat to assess the provision and suitability of fire alarms.

Access was gained into flat 12 which has a fire alarm provided to BS5839-6 LD2 standard, however, the detector had been removed by the resident.

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 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?

Yes

Firefighting

Fire Extinguishers

Are fire extinguishers expected?

No

Why not?

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

Are fire extinguishers provided?

No

Is the provision of fire extinguishers reasonable?

Yes

Fixed Systems

Are any fixed systems provided?

No

Is provision of fixed systems reasonable?

Yes

Fire Service Facilities

Are any fire service facilities provided?

Yes

Types of facility

- 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



Floors are numbered and easily identified

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
- 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
- Routes in ordinary use

Is escape route signage provided?

Yes

Is provision of escape route signage suitable?

Minor Defects

Comments

The directional fire escape sign at the base of the staircase is pointing the wrong way to the front of the building when there is a direct external fire exit at the base of the stairs.



Signage pointing wrong direction

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?

No

Are there suitable notices for fire extinguishers?

N/A

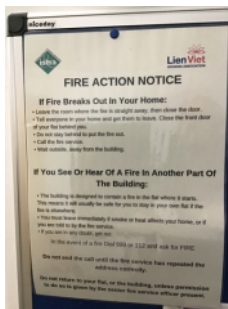
Is there suitable zone information for the fire alarm system?

N/A

Comments

The provided fire action notice is one for a stay put strategy.

The presence of a common fire alarm suggests a simultaneous evacuation policy is in place. The fire action notice should correctly reflect the evacuation policy in place to ensure residents and visitors are given correct information and instruction as to the action to take in the event of a fire.



Fire Action Notice is incorrect and should reflect the evacuation policy

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

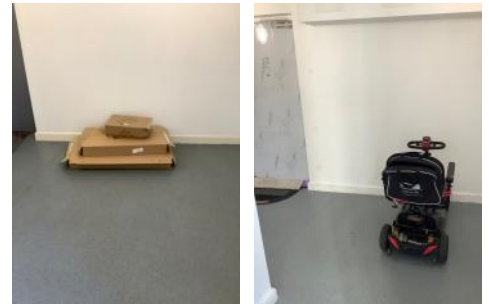
Comments

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

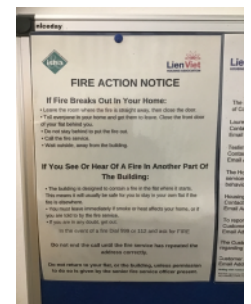
Task 1

Source Version	1
Category	Fire Prevention
Sub Category	Housekeeping
Action Required	The storage of combustible items in communal areas is excessive and should be reduced. Particularly outside flats 7 and 12 VERSION 2: This task has not been completed and combustibles remain in these areas. VERSION 3: This task has not been completed and combustibles remain in these areas. 13/09/2023 This task remains outstanding
Priority	Medium
Status	Identified
Owner	Neighbourhood Services
Due Date	13 March 2019



Task 2

Source Version	3
Category	Signs & Notices
Sub Category	Other Signage
Action Required	The provided fire action notice is one for a stay put strategy. The presence of a common fire alarm suggests a simultaneous evacuation policy is in place. The fire action notice should correctly reflect the evacuation policy in place to ensure residents and visitors are given correct information and instruction as to the action to take in the event of a fire. 13/09/2023 This task remains outstanding
Priority	High
Status	Identified
Owner	Neighbourhood Services
Due Date	31 January 2021



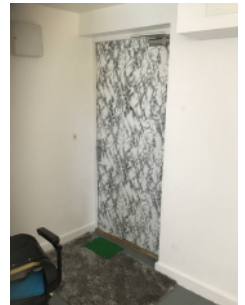
Task 3

Source Version	3
Category	Fire Prevention
Sub Category	Arson
Action Required	The bin store contains an unacceptable level of large items of furniture i.e. beds and mattresses which result in a very high fire loading in this area, which should be removed. 13/09/2023 It was not possible to gain access to the bin store due to locks being changed so this task remains outstanding.
Priority	Medium
Status	Identified
Owner	Neighbourhood Services
Due Date	3 May 2021



Task 4

Source Version	3
Category	Escape Routes & Fire Spread
Sub Category	Fire Doors
Action Required	Remove the vinyl covering on the face of the door to flat 12 as it may compromise the fire resistance of the door. 13/09/2023 This task remains outstanding
Priority	Medium
Status	Identified
Owner	Customer Homes
Due Date	3 May 2021



Task 5

Source Version	2
Category	Detection & Warning
Sub Category	Automatic Fire Detection
Action Required	Access was gained into flat 12 which has a fire alarm provided to BS5839-6 LD2 standard, however, the detector had been removed by the resident. 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. VERSION 3: It was not possible to access this flat to confirm if this advisory task has been completed. 13/09/2023 This task remains outstanding
Priority	Advisory
Status	Identified
Owner	Neighbourhood Services
Due Date	31 December 1972

Task 6

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 combustibles on balconies. They should be advised 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) 13/09/2023 This task remains outstanding
Priority	Advisory
Status	Identified
Owner	Neighbourhood Services
Due Date	31 December 1972



Task 7

Source Version 2
Category Fire Prevention
Sub Category Housekeeping
Action Required The storage of combustible items in riser cupboards should be prohibited.



Risers between 1st and 2nd floors.

Risers between ground and 1st floors.

VERSION 3: This task is yet to be completed.

13/09/2023

Unable to gain access to risers between 1st and 2nd floor, rubbish is still in riser cupboard between ground and 1st floor so this task remains outstanding

Priority Medium

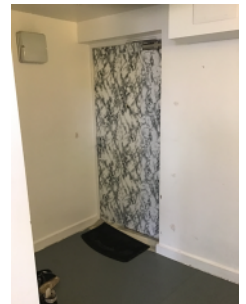
Status Identified

Owner Neighbourhood Services

Due Date 1 January 1971

Task 8

Source Version 2
Category Escape Routes & Fire Spread
Sub Category Fire Doors
Action Required Adjust the self-closing device on the following doors:



Flat 12.

13/09/2023

This task remains outstanding

Priority Medium

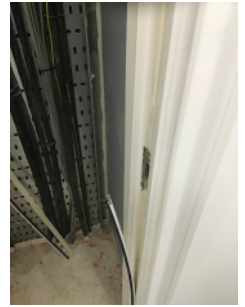
Status Identified

Owner Neighbourhood Services

Due Date 1 January 1971

Task 9

Source Version	2
Category	Escape Routes & Fire Spread
Sub Category	Fire Doors
Action Required	The intumescent strips and smoke seals on the following doors are missing and should be replaced: Riser cupboard (RH side), between 3rd and 4th floors. Riser cupboard (LH side), between 2nd and 3rd floors. 13/09/2023 It was not possible to gain access to this door as it seems the lock has been changed so this task remains outstanding.
Priority	Low
Status	Identified
Owner	Customer Homes
Due Date	1 January 1972



Task 10

Source Version	2
Category	Escape Routes & Fire Spread
Sub Category	Construction and Glazing
Action Required	Provide fire stopping at the following locations: Damaged compartment walls within riser, between 3rd and 4th floors. 13/09/2023 This task remains outstanding
Priority	Medium
Status	Identified
Owner	Customer Homes
Due Date	1 January 1971



Task 11

Source Version	2
Category	Escape Routes & Fire Spread
Sub Category	Construction and Glazing
Action Required	The walls in the following locations are damaged and should be repaired to achieve the original period of fire resistance: Exposed pipe risers within the bin store, and the bin store lobby.
	VERSION 3: This task is yet to be completed.
	VERSION 4: It was noted that this remedial work, recommended in previous FRAs, has not been completed.
	13/09/2023 This task remains outstanding
Priority	Medium
Status	Identified
Owner	Customer Homes
Due Date	1 January 1971



Task 12

Source Version	2
Category	Fire Prevention
Sub Category	Electrical
Action Required	There is electrical wiring suspended within PVCu conduit within common areas and above common fire resisting doors (staircase doors, lobby doors, ground floor). 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. 13/09/2023 This task remains outstanding
Priority	Advisory
Status	Identified
Owner	Customer Homes
Due Date	31 December 1972

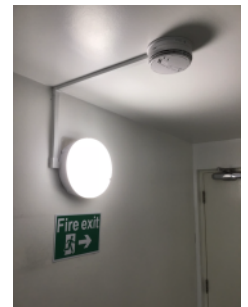


Task 13

Source Version	1
Category	Detection & Warning
Sub Category	Automatic Fire Detection
Action Required	<p>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.</p> <p>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 staircase and lobbies, this would need to be reviewed by a competent fire safety consultant.</p> <p>13/09/2023 It was not possible to confirm the operation of the fire alarm so this task remains outstanding.</p>
Priority	Medium
Status	Identified
Owner	Customer Homes
Due Date	13 March 2019

Task 14

Source Version	1
Category	Signs & Notices
Sub Category	Escape Route Signage
Action Required	<p>Provide improved escape signage on the following escape routes:</p> <p>Change the directional sign at the base of the staircase so that it points to the rear exit.</p> <p>VERSION 2: This task is yet to be completed.</p> <p>13/09/2023 This task remains outstanding</p>
Priority	Low
Status	Identified
Owner	Neighbourhood Services
Due Date	19 December 2019



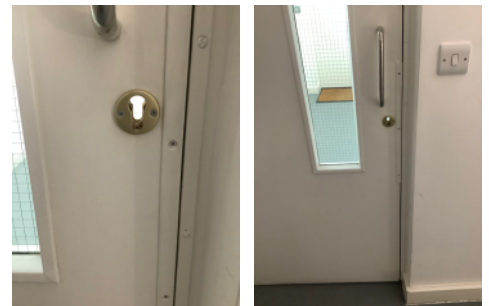
Task 15

Source Version	1
Category	Escape Routes & Fire Spread
Sub Category	Construction and Glazing
Action Required	Consider removing the door covering on flat 12 as it may affect the fire resistance of the door. VERSION 2: This task is yet to be completed. VERSION 3: This task is yet to be completed. VERSION 4: It was noted that this remedial work, recommended in previous FRAs, has not been completed, 13/09/2023 This task remains outstanding
Priority	Low
Status	Identified
Owner	Neighbourhood Services
Due Date	19 December 2019



Task 16

Source Version	4
Category	Escape Routes & Fire Spread
Sub Category	Fire Doors
Action Required	Repair the following doors to an FD30S self-closing standard: Lobby door to flats 13 and 14 13/09/2023 This task remains outstanding
Priority	Medium
Status	Identified
Owner	Customer Homes
Due Date	19 April 2022



Risk Score

Risk Score

Moderate 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.