

**Fire Risk Assessment**

**61A-B Sandringham Road**

Version 4

31 August 2023



Review Date: 31 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	Fire Doors	<p>Confirm that flat front doors, inspection of which was not possible, are to an FD30S self-closing standard.</p> <p>Entrance door to Flat B.</p> <p>This was identified in the previous FRA.</p> <p>VERSION 3: Access was gained into flat B where it was noted that whilst the flat entrance door could be considered to be an FD30 (notional) door, there were no intumescent strips or cold smoke seals fitted, and the self closing device (PERKO) is defective.</p> <p>The self closing device should be repaired/adjusted, and intumescent strips and cold smoke seals fitted.</p> <p>31/08/2023 This task remains outstanding.</p>	High	Identified		

2	Escape Routes & Fire Spread	Fire Doors	VERSION 3: the recommended remedial work, generated in a task in the previous FRAs, has not been completed:	Medium	Identified
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Install intumescent strips and smoke seals on the following doors:

Entrance door to flat A.

31/08/2023

Unable to gain access to flat A to confirm if this was has been undertaken ? So this task will remain identified.

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3	Fire Prevention	Smoking	VERSION 3: the recommended remedial work, generated in a task in the previous FRAs, has not been completed:	Low	Identified
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No Smoking signage should be provided in the communal areas.

31/08/2023

This task remains outstanding.

4	Signs & Notices	Other Signage	<p>VERSION 3: the recommended remedial work, generated in a task in the previous FRAs, has not been completed:</p> <p>Provide fire action notices which confirm the action to take in the event of fire.</p> <p>This was identified in the previous FRA.</p> <p>31/08/2023 This task remains outstanding.</p>	Medium	Identified
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5	Fire Management	Training & Drills	<p>VERSION 3: the recommended remedial work, generated in a task in the previous FRAs, has not been completed:</p> <p>It should be ensured that employees from outside organisations are given information on the action to take in the event of fire.</p> <p>31/08/2023 This task remains outstanding.</p>	Low	Identified
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6	Escape Routes & Fire Spread	Ease of Use	<p>VERSION 3: the recommended remedial work, generated in a task in the previous FRAs, has not been completed:</p> <p>There is a mortice lock installed on the main entrance door. This should be removed and the only locks which should be installed are those which can be easily opened from the inside by escaping persons without the use of a key (eg a thumb-turn device).</p> <p>This was also identified in the previous FRA.</p> <p>31/08/2023 This task remains outstanding.</p>	High	Identified
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7	Escape Routes & Fire Spread	Ease of Use	<p>VERSION 3: the recommended remedial work, generated in a task in the previous FRAs, has not been completed:</p> <p>There is a door security chain fitted to the upper part of the door. It is advisable that this is moved to a lower position to ensure that all escaping persons including those of a lower stature in height can reach and remove this chain in the event of an emergency.</p> <p>31/08/2023 This task remains outstanding.</p>	Low	Identified
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## Introduction

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

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

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

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

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

If you have any queries please contact QFSM Ltd at [office@qfsm ltd.co.uk](mailto:office@qfsm ltd.co.uk).

## Executive Summary

The previous FRA for this building was obtained prior to this inspection, paying particular attention to any tasks generated by that FRA. During this inspection these tasks were inspected 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.

There is a quantity of timber and flat-packed furniture in the entrance hallway which presents a significant trip hazard and should be removed.

There is a mortice lock installed on the main entrance door. This should be removed and the only locks which should be installed are those which can be easily opened from the inside by escaping persons without the use of a key (eg a thumb-turn device).

There is also a door security chain fitted to the upper part of the door. It is advisable that this is moved to a lower position to ensure that all escaping persons including those of a shorter stature in height can reach and remove this chain in the event of an emergency.

Access was gained into flat A which has an entrance door fitted to FD30 (notional) standard. There is a PERKO type self closing device on this door, however it is completely defective. There is no cold smoke seals or intumescent strips fitted to this door. The internal doors in this flat are not fire resisting.

It was not possible to access flat B however from external examination the flat entrance door appears to be of a similar design, age and condition to the flat entrance door fitted in flat A. It is reasonable to assume it is of the same standard.

It is imperative that all flat entrance doors provided afford at least an FD30S SC standard of fire resistance.

It was noted that flat A has a fire alarm provided to BS5839-6 LD2 standard.

It is always recommended as best practice to ensure that working smoke alarms are provided in all dwellings at least to a BS 5839-6 Category LD3 standard. These should ideally be Grade D alarms (mains powered with integral battery back-up), although Grade F alarms (battery powered only) are a reasonable short term measure.

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

### VERSION 2:

The previous FRA for this building was obtained prior to this inspection, paying particular attention to any tasks generated by that FRA. During this inspection these tasks were inspected to ascertain if the recommended remedial work had been completed, and comments regarding the progress of any remedial work made accordingly. It is evident that very few tasks from the previous FRA have been completed, and indeed, the building remains in much the same condition as regards to fire safety as it was found during the previous FRA. It is imperative that recommended remedial work stated within generated tasks in fire risk assessments are completed within the timescales recommended to ensure the safety of the building and compliance with the FSO and relevant guidance.

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

### VERSION 2:

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



required to ensure the safety of the building and that it is compliant with relative fire safety regulations and guidance. It is imperative that such remedial work is carried out within the recommended time frames given.

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

Based on those sampled, it is reasonably assumed that all flats are provided with a BS 5839 Part 6 fire alarm system comprising of a mains powered (with integral battery backup) smoke alarm in the hallway, meeting an LD2 installation standard. This meets the minimum expectation for a flat in a purpose built, general needs, block of flats.

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

There is no Fire Action Notice provided. It is imperative that residents and visitors are given clear instructions as to the action they should take in the event of a fire.

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 31/08/2023 and is not a review of the fire risk assessment. This is purely an on-site audit carried out at the request of the client to ascertain the progress of any action carried out against previous tasks identified in previous versions of this fire risk assessment.

## Premises Details

Address line 1

61A-B Sandringham Road

Town

Hackney

Postcode

E8 2LR

FRA Type

Type 3 – Common parts and flats (non-destructive)

Description

A Type 3 fire risk assessment includes the work involved in a Type 1 fire risk assessment, but goes beyond the scope of the FSO (though not the scope of the Housing Act). This risk assessment considers the arrangements for means of escape and fire detection (ie smoke alarms) within at least a sample of the flats. Within the flats, the inspection is non-destructive, but the fire resistance of doors to rooms is considered.

Measures to prevent fire are not considered unless (eg in the case of maintenance of the electrical and heating installations) the measures are within the control of, for example, the landlord.

A Type 3 fire risk assessment may sometimes be appropriate for rented flats if there is reason to suspect serious risk to residents in the event of a fire in their flats. (This might be, for example, because of the age of the block or reason for suspicion of widespread unauthorised material alterations). This type of fire risk assessment will not be possible in the case of long leasehold flats, as there is normally no right of access for freeholders.

Client

ISHA

## Building Information

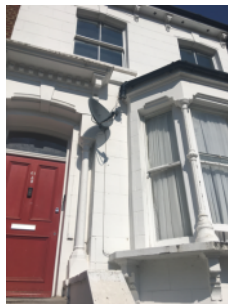
Use	Converted, self-contained flats
Number of floors - ground and above	3
Number of floors - below ground	1
Number of flats	2
Number of stair cores	0
Approach to flats	<ul style="list-style-type: none"> <li>Entrance hallway</li> </ul>
Approximate period of construction	Pre 1900
Is the top occupied storey over 18 metres above access level?	No

### Construction details

Traditional brick construction with intermediate timber floors and a covered pitched roof. Access to common area via secure door entry system providing access to an entrance hall at ground floor level. Both flats are accessed at ground floor level, it is assumed flat A is located over the basement and ground floor and flat B over the first and second floor, the roof space appears to have been converted to provide additional floor space.



Close-up of render (mortar) applied to external walls



FRONT ELEVATION: Rendered external wall

### External wall details

The external walls are rendered, it appears to be mortar render. The substrate to which the render is applied cannot be confirmed although due to the age and construction of the building it is reasonable to assume this is rendered over the original brick face.

Attention is drawn to the Ministry of Housing, Communities & Local Government Consolidated Advice Note for building owners of multi-storey, multi-occupied residential buildings, dated January 2020 (<https://www.gov.uk/government/publications/buildingsafety-advice-for-building-owners-including-fire-doors>) (the “Advice Note”).

The Advice Note recommends that building owners should consider the risk of external fire spread as part of the fire risk assessment for multi-occupied residential buildings.

Consideration has been given to this matter within this fire risk assessment. The Advice Note further recommends the assessment of the fire risks of any external wall system, irrespective of the height of the building.

Assessment of the fire risks of external walls and any cladding are excluded from the scope of this current fire risk assessment, as this is outside our expertise. (6) Accordingly, it is strongly recommended that you obtain advice from qualified and competent specialists on the nature of, and fire risks associated with, the external wall construction, including any cladding, of this building.

(6) This exclusion is consistent with advice provided by The Fire Industry Association and is discussed in their guidance note to fire risk assessors on this matter (<https://www.fia.uk.com/news/guidance-on-the-issue-of-cladding-and-external-wallconstruction-in-fire-risk-assessments-for-multi-occupied-residential-premises.html>).

This assessment by specialists should follow the process set out in the Advice Note and as noted in diagram 1 of that document. This assessment should show how the external wall construction supports the overall intent of Requirement B4(1) in Part B of Schedule 1 to the Building Regulations 2010, namely that “the external walls of the building shall adequately resist the spread of fire over the walls and from one building to another, having regard to the height, use and location of the building”. In this connection, the assessment should address this functional requirement (regardless of the height of the building) and not just the recommendations set out in guidance that supports the Regulations (e.g. Approved Document B under the Regulations). The assessment should not just comprise a statement of either compliance or non-compliance with the functional requirement or the guidance, but should include a clear statement on the level of risk and its acceptability.

This assessment by specialists should take into account a number of factors, including, but not necessarily limited to:

- The type of evacuation strategy used in the building, i.e. Simultaneous, staged, phased or ‘stay put’ and the anticipated evacuation time should evacuation become necessary;
- Suitability of the facilities for firefighting, including firefighting access for the fire and rescue service;
- The construction of the external walls, including any cladding and its method of fixing;
- The presence, and appropriate specification, of cavity barriers;
- The height of the building;
- The vulnerability of residents;
- Exposure of external walls or cladding to an external fire;
- Fire protection measures within the building (e.g. compartmentation, automatic fire suppression, automatic fire detection);
- Apparent quality of construction, or presence of building defects;
- The combustibility of the building structure and the use of modern methods of construction, such as timber framing, CLT etc;
- The location of escape routes;
- The complexity of the building; and
- The premises’ emergency plan including an assessment of the adequacy of any staffing levels for the type of evacuation method employed.

The assessment is likely to take account of information on any approval of the building (and alterations to the building) under the Building Regulations, and of information on external wall construction and any cladding available from the Responsible Person (e.g. in operation and maintenance manuals, or handed over for compliance with Regulation 38 of the Building Regulations); It is unlikely that an RICS EWS1 form will provide adequate assurance on its own.

Are there any private balconies?

No

## People

Are there any people especially at risk from fire?

Not Known

# Fire Prevention

## Electrical

Are electrical installations and appliances free from any obvious defect?

Yes

Are fixed installations periodically inspected and tested?

Yes

Are portable electrical appliances used?

No

Comments

It is understood that 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?

N/A

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

N/A

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. This main entrance door was found to be locked and secure, preventing unauthorised access.

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

## Housekeeping

Is accumulation of combustibles or waste avoided?

Yes

Are there appropriate storage facilities for combustible & hazardous materials?

N/A

Comments

All common areas appeared clean, tidy and free of combustible items.



Entrance hallway clear of combustibles

## 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?

No

Comments

No Smoking signage should be provided in the communal areas.

## Dangerous Substances

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Are dangerous substances present, or liable to be present?

No

## Lightning

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Is a lightning protection system installed?

No

# Escape Routes & Fire Spread

## Ease of Use

Are exits easily and immediately openable?

No

Do fire exits open in direction of escape where necessary?

N/A

Are escape routes unobstructed and safe to use?

No

Are there reasonable measures for the evacuation of disabled people?

Yes

### Comments

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 is a mortice lock installed on the main entrance door. This should be removed and the only locks which should be installed are those which can be easily opened from the inside by escaping persons without the use of a key (eg a thumb-turn device).

There is also a door security chain fitted to the upper part of the door. It is advisable that this is moved to a lower position to ensure that all escaping persons including those of a lower stature in height can reach and remove this chain in the event of an emergency.



Entrance hallway found to be clear of obstructions and combustibles



Mortice lock installed in main entrance door.

## Dimensions

Are travel distances reasonable?

Yes

Is there sufficient exit capacity?

Yes



## Fire Doors

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Doors which are expected to be fire resisting:

- Flats

Flat Doors

- FD30 (notional)

Are fire doors to a suitable standard?

No

Is there suitable provision of self-closing devices?

No

Is there suitable provision of hold-open devices?

N/A

Are doors kept locked where appropriate?

N/A

Comments

As part of this Type 3 Fire Risk Assessment, access was gained into a sample flat to assess the suitability of flat entrance doors, and any internal doors which open onto the entrance hallway.

Access was gained into flat A which has an entrance door fitted to FD30 (notional) standard. There is a PERKO type self closing device on this door, however it is completely defective. There is no cold smoke seals or intumescent strips fitted to this door. The internal doors in this flat are not fire resisting.

It was not possible to access flat B however from external examination the flat entrance door appears to be of a similar design, age and condition to the flat entrance door fitted in flat A. It is reasonable to assume it is of the same standard.

VERSION 3:

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

Access was gained into flat B which has an entrance door fitted to FD30 (notional) standard, however the self closing device was not working correctly and there are no intumescent strips or cold smoke seals fitted.

Access was gained into flat A which has an entrance door fitted to FD30SC (notional) standard, however there are no intumescent strips or cold smoke seals fitted.

## Construction & Glazing

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Are escape routes protected with suitable walls and floors?

Yes

Is there adequate compartmentation?

Yes

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

Yes

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

• None

Is glazing reasonable and free from any obvious defects?

Yes

Comments

It was not possible to access the roof space within the scope of this FRA. It should be confirmed there is adequate fire separation between flats, and between flats and the common parts in this area.

## Dampers, Ducts & Chutes

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

Yes

Comments

No dampers ducts or chutes evident.

## Smoke Ventilation

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Areas where smoke ventilation is expected:

• Corridors

Corridors

• Openable Doors

Is smoke ventilation reasonable and free from any obvious defects?

Yes

Comments

Travel distance from both flat entrance doors to main entrance door (final exit) is approximately 4.5m

## Detection & Warning

Is an electrical fire alarm system expected?

No

Why not?

Converted flats of stay-put standard

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 both flats which have a fire alarm provided to BS5839-6 LD2 standard.

It is always recommended as best practice to ensure that working smoke alarms are provided in all dwellings at least to a BS 5839-6 Category LD3 standard. These should ideally be Grade D alarms (mains powered with integral battery back-up), although Grade F alarms (battery powered only) are a reasonable short term measure.

## Audibility

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Are there adequate means of alerting all relevant persons?

N/A

# Firefighting

## Fire Extinguishers

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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

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Are any fixed systems provided?

No

Is provision of fixed systems reasonable?

Yes

## Fire Service Facilities

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Are any fire service facilities provided?

No

Is provision of fire service facilities reasonable?

Yes

# Lighting

## Normal Lighting

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Is there adequate lighting of internal escape routes?

Yes

Is there adequate lighting of external escape routes?

Yes

Is there adequate lighting in risk critical areas?

N/A

## Emergency Lighting

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Method of emergency lighting of internal escape routes:

- Borrowed light

Is this provision reasonable?

Yes

Method of emergency lighting of external escape routes:

- Borrowed light

Is this provision reasonable?

Yes

Method of emergency lighting of other areas:

- Not applicable

Is this provision reasonable?

Yes

Comments

Travel distance from both flat entrance doors is short (4.5m approx) and mains lighting is provided in the entrance hallway.

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?

No

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?

N/A

Is there signage suitable for automatic fire doors?

N/A

## Other Signs & Notices

Is there suitable signage for fire service facilities?

N/A

Are fire action notices suitable?

No

Are there suitable notices for fire extinguishers?

N/A

Is there suitable zone information for the fire alarm system?

N/A

Comments

Provide fire action notices which confirm the action to take in the event of fire.

# Fire Safety Management

## Procedures & Arrangements

Current evacuation policy	Stay Put
Are fire action procedures suitable and appropriately documented?	Not Known
Are there suitable arrangements for calling the fire service?	N/A
Is there a suitable fire assembly point?	N/A
Are there suitable arrangements for the evacuation of disabled people?	Yes

### Comments

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

## Training & Drills

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

### Comments

No Fire Action Notice is provided, and it should be ensured that employees from outside organisations are given information on the action to take in the event of fire.

## Testing & Maintenance

Was testing & maintenance information available?	No
Are fire extinguishers subject to suitable test & maintenance?	N/A

### Comments

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



## Record Keeping

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Were fire safety records available?

No

Comments

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

# Tasks

## Task 1

Source Version	1
Category	Escape Routes & Fire Spread
Sub Category	Fire Doors
Action Required	Confirm that flat front doors, inspection of which was not possible, are to an FD30S self-closing standard.

Entrance door to Flat B.

This was identified in the previous FRA.

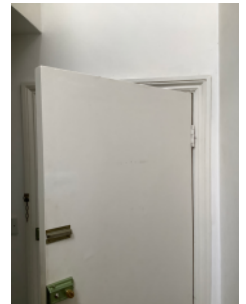
VERSION 3: Access was gained into flat B where it was noted that whilst the flat entrance door could be considered to be an FD30 (notional) door, there were no intumescent strips or cold smoke seals fitted, and the self closing device (PERKO) is defective.

The self closing device should be repaired/adjusted, and intumescent strips and cold smoke seals fitted.

31/08/2023

This task remains outstanding.

Priority	High
Status	Identified
Owner	Customer Homes
Due Date	12 March 2020



## Task 2

Source Version	1
Category	Escape Routes & Fire Spread
Sub Category	Fire Doors
Action Required	VERSION 3: the recommended remedial work, generated in a task in the previous FRAs, has not been completed:  Install intumescent strips and smoke seals on the following doors:  Entrance door to flat A.  31/08/2023 Unable to gain access to flat A to confirm if this was has been undertaken ? So this task will remain identified.
Priority	Medium
Status	Identified
Owner	Customer Homes
Due Date	10 September 2020

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## Task 3

Source Version	1
Category	Fire Prevention
Sub Category	Smoking
Action Required	VERSION 3: the recommended remedial work, generated in a task in the previous FRAs, has not been completed:  No Smoking signage should be provided in the communal areas.  31/08/2023 This task remains outstanding.
Priority	Low
Status	Identified
Owner	Neighbourhood Services
Due Date	10 September 2021

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## Task 4

Source Version	1
Category	Signs & Notices
Sub Category	Other Signage
Action Required	VERSION 3: the recommended remedial work, generated in a task in the previous FRAs, has not been completed:  Provide fire action notices which confirm the action to take in the event of fire.  This was identified in the previous FRA.  31/08/2023 This task remains outstanding.
Priority	Medium
Status	Identified
Owner	Neighbourhood Services
Due Date	10 September 2020

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## Task 5

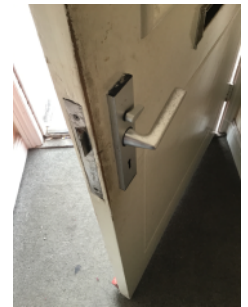
Source Version	1
Category	Fire Management
Sub Category	Training & Drills
Action Required	VERSION 3: the recommended remedial work, generated in a task in the previous FRAs, has not been completed:  It should be ensured that employees from outside organisations are given information on the action to take in the event of fire.  31/08/2023 This task remains outstanding.
Priority	Low
Status	Identified
Owner	Neighbourhood Services
Due Date	10 September 2021

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## Task 6

Source Version	1
Category	Escape Routes & Fire Spread
Sub Category	Ease of Use
Action Required	VERSION 3: the recommended remedial work, generated in a task in the previous FRAs, has not been completed:  There is a mortice lock installed on the main entrance door. This should be removed and the only locks which should be installed are those which can be easily opened from the inside by escaping persons without the use of a key (eg a thumb-turn device).  This was also identified in the previous FRA.  31/08/2023 This task remains outstanding.
Priority	High
Status	Identified
Owner	Neighbourhood Services
Due Date	12 March 2020

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## Task 7

Source Version	1
Category	Escape Routes & Fire Spread
Sub Category	Ease of Use
Action Required	VERSION 3: the recommended remedial work, generated in a task in the previous FRAs, has not been completed:  There is a door security chain fitted to the upper part of the door. It is advisable that this is moved to a lower position to ensure that all escaping persons including those of a lower stature in height can reach and remove this chain in the event of an emergency.  31/08/2023 This task remains outstanding.
Priority	Low
Status	Identified
Owner	Neighbourhood Services
Due Date	10 September 2021

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# Risk Score

Risk Score

Tolerable Risk

Next Assessment Due

31 August 2024

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

## Likelihood

- Low** Unusually low likelihood of fire as a result of negligible potential sources of ignition.
- Medium** Normal fire hazards (e.g. potential ignition sources) for this type of occupancy, with fire hazards generally subject to appropriate controls (other than minor shortcomings).
- High** Lack of adequate controls applied to one or more significant fire hazards, such as to result in significant increase in likelihood of fire.

## Consequence

- Slight** Outbreak of fire unlikely to result in serious injury or death of any occupant (other than an occupant sleeping in a room in which a fire occurs).
- Moderate** Outbreak of fire could foreseeably result in injury (including serious injury) of one or more occupants, but it is unlikely to involve multiple fatalities.
- Extreme** Significant potential for serious injury or death of one or more occupants.