

Fire Risk Assessment

63B 63C Richmond Road

Version 4

15 August 2023



Review Date: 15 August 2024

Score: Tolerable Risk

Assessor: Andy Harris

Contents

1 Action Plan Summary	3
2 Introduction	8
3 Executive Summary	9
4 Premises Details	11
5 Fire Prevention	13
6 Escape Routes & Fire Spread	16
7 Detection & Warning	21
8 Firefighting	23
9 Lighting	24
10 Signs & Notices	25
11 Fire Safety Management	26
12 Tasks	28
13 Risk Score	34

Action Plan Summary

Task No.	Category	Sub Category	Action Required	Priority	Status	Action Taken	Date Completed
1	Fire Prevention	Smoking	<p>VERSION 3: The following task, generated in the previous FRA, has not been completed and therefore remains as “identified” within this FRA:</p> <p>No Smoking signage should be provided in the communal areas.</p> <p>15/08/23 This task is still outstanding</p>	Low	Identified		
2	Escape Routes & Fire Spread	Fire Doors	<p>VERSION 3: Access was not possible to assess whether the following recommended remedial work from the previous FRA has been completed:</p> <p>Install intumescent strips and smoke seals on the following doors:</p> <p>Entrance door to flat B.</p>	Low	Identified		

3	Escape Routes & Fire Spread	Fire Doors	VERSION 3: Access was not possible to assess whether the following recommended remedial work from the previous FRA has been completed: Install a self-closing device on the following doors: Entrance door to flat B.	Medium	Identified
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4	Escape Routes & Fire Spread	Fire Doors	VERSION 3: The following task, generated in the previous FRA, has not been completed and therefore remains as “identified” within this FRA: Replace the following doors with FD30S self-closing doors: Entrance door to Flat C. 15/08/23 This task is still outstanding	Medium	Identified
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5	Escape Routes & Fire Spread	Fire Doors	<p>VERSION 3: The following task, generated in the previous FRA, has not been completed and therefore remains as “identified” within this FRA:</p> <p>Replace the following doors with FD30S doors:</p> <p>Water cupboard door, ground floor. (This cupboard is being used for storage of combustible items, including paints and aerosols)</p> <p>15/08/23 This task is still outstanding</p>	Medium	Identified
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6	Escape Routes & Fire Spread	Construction and Glazing	<p>VERSION 3: The following task, generated in the previous FRA, has not been completed and therefore remains as “identified” within this FRA:</p> <p>Construct an enclosure affording FD30S standard of fire resistance in the following location:</p> <p>The electrical cupboard on the ground floor has had some additional fire resisting material installed to the inside, however, it is doubtful that this would afford a 30 minute standard of fire resistance and there is no intumescent strips or cold smoke seals fitted and therefore it is advised this be replaced.</p> <p>15/08/23 This task is still outstanding</p>	Low	Identified
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7	Signs & Notices	Fire Door Signage	<p>VERSION 3: The following task, generated in the previous FRA, has not been completed and therefore remains as “identified” within this FRA:</p> <p>Provide Fire Door Keep Locked Shut signs on the following doors:</p> <p>Electrical cupboard doors</p> <p>Water cupboard doors</p> <p>Cupboard doors (ground floor)</p> <p>15/08/23 This task is still outstanding</p>	Low	Identified
8	Signs & Notices	Other Signage	<p>VERSION 3: The following task, generated in the previous FRA, has not been completed and therefore remains as “identified” within this FRA:</p> <p>Provide fire action notices which confirm the action to take in the event of fire.</p> <p>15/08/23 This task is still outstanding</p>	Medium	Identified
9	Detection & Warning	Automatic Fire Detection	<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 D1 Category LD3 standard.</p>	Advisory	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@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.

Access was gained into flat B which has an entrance door fitted to FD30 (notional) standard, however there are excessive gaps at the threshold which comprise the fire resistance of this door. Also, there is no self closing device, cold smoke seals or intumescent strips fitted. These should be fitted and the door rehung to reduce the excessive gap at the threshold. If this is not possible then it should be replaced with one which affords an FD30S SC standard of fire resistance. The internal doors within this flat are not fire resisting.

It was not possible to access flat C, however from external examination this door is a panelled door which would not afford 30 mins fire resistance. The provision of a self closing device, cold smoke seals or intumescent strips could not be confirmed. Excessive gaps at the threshold of this door are also evident, and this door should be replaced with one which affords an FD30S SC standard of fire resistance.

The large water cupboard on the ground floor is being used as general storage. This door should therefore be replaced with one which affords an FD30S standard of fire resistance.

There is a cupboard adjacent the rear door of the building on the ground floor. Access into this cupboard was not possible to assess the cupboards use or the doors fire resistance if required due to a non-standard lock fitted to the door. If a this cupboard is used for general storage, or contains any other fire risk (eg. electrics) then it should be confirmed that this door affords an FD30S standard of fire resistance.

The electrical cupboard on the ground floor has had some additional fire resisting material installed to the inside, however, it is doubtful that this would afford a 30 minute standard of fire resistance and therefore it is advised this be replaced.

There is no Fire Action Notice provided. It is imperative that residents and visitors are given clear instruction 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 required as detailed within this report, it is assessed that this building presents a tolerable risk.

VERSION 3:

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.

Access was gained into flat C which has an entrance door fitted to FD30 (notional) standard, however, there is no self closing device, cold smoke seals or intumescent strips fitted. The internal doors within this flat are not fire resisting.

This flat also is provided with a Grade F fire alarm only and it is recommended to install a fire alarm at least meeting the recommendations of BS5839-6 Grade D1 category LD3.

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.

This new version was created on 15/08/2023 and is not a review of the fire risk assessment. This is purely an on-site audit carried out at the request of the client to ascertain the progress of any action carried out against previous tasks identified in previous versions of this fire risk assessment.

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Premises Details

Building Information

Address line 1	63B 63C Richmond Road
Town	Hackney
Postcode	E8 3AA
FRA Type	Type 3 – Common parts and flats (non-destructive)
Description	<p>A Type 3 fire risk assessment includes the work involved in a Type 1 fire risk assessment, but goes beyond the scope of the FSO (though not the scope of the Housing Act). This risk assessment considers the arrangements for means of escape and fire detection (ie smoke alarms) within at least a sample of the flats. Within the flats, the inspection is non-destructive, but the fire resistance of doors to rooms is considered.</p> <p>Measures to prevent fire are not considered unless (eg in the case of maintenance of the electrical and heating installations) the measures are within the control of, for example, the landlord.</p> <p>A Type 3 fire risk assessment may sometimes be appropriate for rented flats if there is reason to suspect serious risk to residents in the event of a fire in their flats. (This might be, for example, because of the age of the block or reason for suspicion of widespread unauthorised material alterations). This type of fire risk assessment will not be possible in the case of long leasehold flats, as there is normally no right of access for freeholders.</p>
Client	ISHA
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	1

Approach to flats

- Direct from stair
- Direct external access

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 with flats accessed directly from common area stairwell at ground & first floor level. Flat A has direct external access at lower ground floor level, flat B is accessed from ground floor level and flat C at first floor level of the common area. The ground floor level contains store cupboards and a rear exit leading to an enclosed rear garden.



REAR ELEVATION: brick external wall



FRONT ELEVATION: brick construction.

External wall details

The external walls are of brick construction. The lower ground floor is rendered, however, 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.

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

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

Gas

Are gas installations and appliances free from any obvious defect?

Yes

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

Yes

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 within common parts of the building.

Arson

Is security against arson reasonable?

Yes

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

Yes

Comments

Access is gained into the building via a secured main entrance door. The main entrance door was found to be locked and secure, preventing unauthorised access.

Areas immediately around the 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.

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

Are dangerous substances present, or liable to be present?

No

Lightning

Is a lightning protection system installed?

No

Comments

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

Escape Routes & Fire Spread

Ease of Use

Are exits easily and immediately openable?

Yes

Do fire exits open in direction of escape where necessary?

Yes

Are escape routes unobstructed and safe to use?

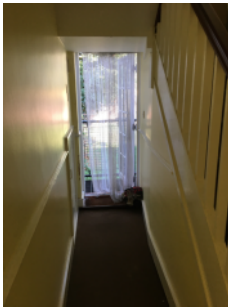
Yes

Are there reasonable measures for the evacuation of disabled people?

Yes

Comments

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.



Rear exit to enclosed garden (no exit to ultimate safety)

Dimensions

Are travel distances reasonable?

Yes

Is there sufficient exit capacity?

Yes

Fire Doors

Doors which are expected to be fire resisting:

- Cupboards
- Electrical Cupboards
- Flats

Cupboard Doors

- Not fire resisting

Electrical Cupboard Doors

- Not fire resisting

Flat Doors

- Not fire resisting
- 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?

No

Comments

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

Access was gained into flat B which has an entrance door fitted to FD30 (notional) standard, however there are excessive gaps at the threshold which comprise the fire resistance of this door. Also, there is no self closing device, cold smoke seals or intumescent strips fitted. These should be fitted and the door rehung to reduce the excessive gap at the threshold. If this is not possible then it should be replaced with one which affords an FD30S SC standard of fire resistance. The internal doors within this flat are not fire resisting.

It was not possible to access flat C, however from external examination this door is a panelled door which would not afford 30 mins fire resistance. The provision of a self closing device, cold smoke seals or intumescent strips could not be confirmed. Excessive gaps at the threshold of this door are also evident, and this door should be replaced with one which affords an FD30S SC standard of fire resistance.

The large water cupboard on the ground floor is being used as general storage. This door should therefore be replaced with one which affords an FD30S standard of fire resistance.

There is a cupboard adjacent the rear door of the building on the ground floor. Access into this cupboard was not possible to assess the cupboards use or the doors fire resistance if required due to a non-standard lock fitted to the door. If a this cupboard is used for general storage, or contains any other fire risk (eg. electrics) then it should be confirmed that this door affords an FD30S standard of fire resistance.

VERSION 2:

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 C which has an entrance door fitted to FD30 (notional) standard. There is no self closing device, cold smoke seals or intumescent strips fitted. The internal doors within this flat are not fire resisting.

It was no possible to access flat B to ascertain if the recommended remedial work from the previous FRA has been completed.

The large water cupboard on the ground floor is being used as general storage. This door should therefore be replaced with one which affords an FD30S standard of fire resistance.

There is a cupboard adjacent the rear door of the building on the ground floor. Access into this cupboard was not possible to assess the cupboards use or the doors fire resistance if required due to a non-standard lock fitted to the door. If a this cupboard is used for general storage, or contains any other fire risk (eg. electrics) then it should be confirmed that this door affords an FD30S standard of fire resistance, and there is adequate compartmentation I.e fire stopping provided.



Under stairs cupboard could not be accessed

Construction & Glazing

Are escape routes protected with suitable walls and floors?

Yes

Is there adequate compartmentation?

Minor Defects

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

Yes

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

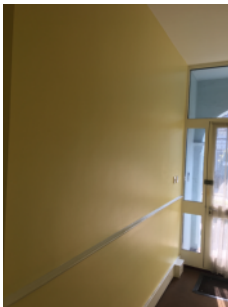
• None

Is glazing reasonable and free from any obvious defects?

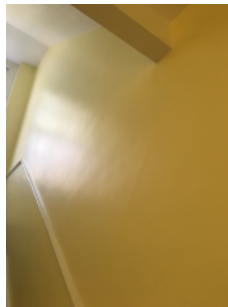
Yes

Comments

The electrical installations in the entrance hallway are not housed in a fire resisting enclosure and as such the existing enclosure should be upgraded or replaced to one which affords 30 minutes fire resistance with FD30S doors fitted.



Internal walls in good condition and state of repair



Internal walls in good condition and state of repair



Electrical cupboard is not FR.

Dampers, Ducts & Chutes

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

Yes

Comments

No dampers ducts or chutes evident.

Smoke Ventilation

Areas where smoke ventilation is expected:

- Staircases

Staircases

- Openable Windows

Is smoke ventilation reasonable and free from any obvious defects?

Yes

Detection & Warning

Control Equipment

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

Is the control equipment suitably located?

N/A

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

N/A

Manual Fire Alarms

Are there sufficient means of manually raising an alarm?

N/A

Are manual callpoints appropriately located and free from obvious defect?

N/A

Automatic Fire Detection

Is there sufficient provision of automatic fire detection?

N/A

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

N/A

Comments

As part of this Type 3 Fire Risk Assessment access was gained into a sample flat to assess the provision and suitability of fire alarms.

Access was gained into flat B which has a fire alarm provided to BS5839-6 LD2 standard.

Access was gained into flat C which has a grade F fire alarm provided only. 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 D1 Category LD3 standard. These should ideally be Grade D alarms (mains powered with integral battery back-up), although Grade F alarms (battery powered only) are a reasonable short term measure.

Audibility

Are there adequate means of alerting all relevant persons?

N/A

Firefighting

Fire Extinguishers

Are fire extinguishers expected?

No

Why not?

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

Are fire extinguishers provided?

No

Is the provision of fire extinguishers reasonable?

Yes

Fixed Systems

Are any fixed systems provided?

No

Is provision of fixed systems reasonable?

Yes

Fire Service Facilities

Are any fire service facilities provided?

No

Is provision of fire service facilities reasonable?

Yes

Lighting

Normal Lighting

Is there adequate lighting of internal escape routes?

Yes

Is there adequate lighting of external escape routes?

Yes

Is there adequate lighting in risk critical areas?

N/A

Emergency Lighting

Method of emergency lighting of internal escape routes:

- Maintained emergency lighting (local)

Is this provision reasonable?

Yes

Method of emergency lighting of external escape routes:

- Borrowed light

Is this provision reasonable?

Yes

Method of emergency lighting of other areas:

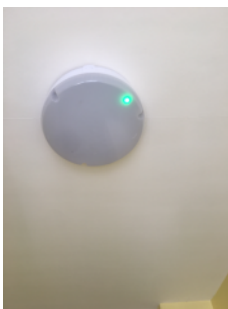
- Not applicable

Is this provision reasonable?

Yes

Comments

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



Maintained emergency lighting provided

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?

No

Is there signage suitable for automatic fire doors?

N/A

Comments

Provide "Fire Door Keep Locked" signage on the electrical cupboard doors, cupboard door and water cupboard door.

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

Further details

A fire action notice should be provided to confirm the action to take in the event of fire.

Are fire action procedures suitable and appropriately documented?

Yes

Are there suitable arrangements for calling the fire service?

N/A

Is there a suitable fire assembly point?

N/A

Are there suitable arrangements for the evacuation of disabled people?

Yes

Comments

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

Training & Drills

Are staff regularly on the premises?

No

Are employees from outside organisations given appropriate fire safety information?

No

Comments

Fire Action notices provide sufficient information to inform persons from outside organisations of the action to take in the event of discovering a fire. (Task generated in "signs and notices" section)

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	Smoking
Action Required	VERSION 3: The following task, generated in the previous FRA, has not been completed and therefore remains as “identified” within this FRA: No Smoking signage should be provided in the communal areas. 15/08/23 This task is still outstanding
Priority	Low
Status	Identified
Owner	Neighbourhood Services
Due Date	9 September 2021

Task 2

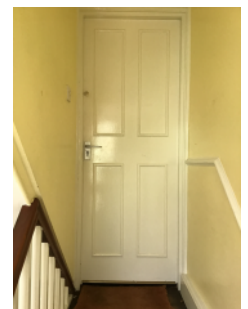
Source Version	1
Category	Escape Routes & Fire Spread
Sub Category	Fire Doors
Action Required	VERSION 3: Access was not possible to assess whether the following recommended remedial work from the previous FRA has been completed: Install intumescent strips and smoke seals on the following doors: Entrance door to flat B.
Priority	Low
Status	Identified
Owner	Customer Homes
Due Date	9 September 2021

Task 3

Source Version	1
Category	Escape Routes & Fire Spread
Sub Category	Fire Doors
Action Required	VERSION 3: Access was not possible to assess whether the following recommended remedial work from the previous FRA has been completed: Install a self-closing device on the following doors: Entrance door to flat B.
Priority	Medium
Status	Identified
Owner	Customer Homes
Due Date	9 September 2020

Task 4

Source Version	1
Category	Escape Routes & Fire Spread
Sub Category	Fire Doors
Action Required	VERSION 3: The following task, generated in the previous FRA, has not been completed and therefore remains as “identified” within this FRA: Replace the following doors with FD30S self-closing doors: Entrance door to Flat C. 15/08/23 This task is still outstanding
Priority	Medium
Status	Identified
Owner	Customer Homes
Due Date	9 September 2020



Task 5

Source Version	1
Category	Escape Routes & Fire Spread
Sub Category	Fire Doors
Action Required	VERSION 3: The following task, generated in the previous FRA, has not been completed and therefore remains as “identified” within this FRA: Replace the following doors with FD30S doors: Water cupboard door, ground floor. (This cupboard is being used for storage of combustible items, including paints and aerosols) 15/08/23 This task is still outstanding
Priority	Medium
Status	Identified
Owner	Customer Homes
Due Date	9 September 2020



Task 6

Source Version	1
Category	Escape Routes & Fire Spread
Sub Category	Construction and Glazing
Action Required	<p>VERSION 3: The following task, generated in the previous FRA, has not been completed and therefore remains as “identified” within this FRA:</p> <p>Construct an enclosure affording FD30S standard of fire resistance in the following location:</p> <p>The electrical cupboard on the ground floor has had some additional fire resisting material installed to the inside, however, it is doubtful that this would afford a 30 minute standard of fire resistance and there is no intumescent strips or cold smoke seals fitted and therefore it is advised this be replaced.</p> <p>15/08/23 This task is still outstanding</p>
Priority	Low
Status	Identified
Owner	Customer Homes
Due Date	9 September 2021



Task 7

Source Version	1
Category	Signs & Notices
Sub Category	Fire Door Signage
Action Required	VERSION 3: The following task, generated in the previous FRA, has not been completed and therefore remains as “identified” within this FRA:



Provide Fire Door Keep Locked Shut signs on the following doors:

Electrical cupboard doors

Water cupboard doors

Cupboard doors (ground floor)

15/08/23

This task is still outstanding

Priority Low

Status Identified

Owner Neighbourhood Services

Due Date 9 September 2021

Task 8

Source Version	1
Category	Signs & Notices
Sub Category	Other Signage
Action Required	VERSION 3: The following task, generated in the previous FRA, has not been completed and therefore remains as “identified” within this FRA:

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

15/08/23

This task is still outstanding

Priority Medium

Status Identified

Owner Neighbourhood Services

Due Date 9 September 2020

Task 9

Source Version	2
Category	Detection & Warning
Sub Category	Automatic Fire Detection
Action Required	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 D1 Category LD3 standard.
Priority	Advisory
Status	Identified
Owner	Customer Homes
Due Date	14 September 2022

Risk Score

Risk Score

Tolerable Risk

Next Assessment Due

15 August 2024

Likelihood	Potential Consequence		
	Slight Harm	Moderate Harm	Extreme Harm
High	Moderate	Substantial	Intolerable
Medium	Tolerable	Moderate	Substantial
Low	Trivial	Tolerable	Moderate

Likelihood

Low Unusually low likelihood of fire as a result of negligible potential sources of ignition.

Medium Normal fire hazards (e.g. potential ignition sources) for this type of occupancy, with fire hazards generally subject to appropriate controls (other than minor shortcomings).

High Lack of adequate controls applied to one or more significant fire hazards, such as to result in significant increase in likelihood of fire.

Consequence

Slight Outbreak of fire unlikely to result in serious injury or death of any occupant (other than an occupant sleeping in a room in which a fire occurs).

Moderate Outbreak of fire could foreseeably result in injury (including serious injury) of one or more occupants, but it is unlikely to involve multiple fatalities.

Extreme Significant potential for serious injury or death of one or more occupants.