

## Fire Risk Assessment

### 9-28 Stables Lodge

Version 4

22 August 2023



Review Date: 22 August 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>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.</p> <p>(MHCLG Advice Note on Balconies on Residential Buildings, 2019)</p> <p>22/08/23 This task is still outstanding.</p>	Advisory	Identified		
2	Signs & Notices	Other Signage	<p>Provide signage to notify people not to use lifts in the event of fire.</p> <p>22/08/23 This task is still outstanding.</p>	Low	Identified		

3	Detection & Warning	Automatic Fire Detection	<p>In addition to the BS5839-1 detection provided for actuation of the ventilation system, there are also fire alarm sounders located in the common areas.</p>	Advisory	Identified
			<p>The presence of a common fire alarm indicates a simultaneous evacuation policy is in place. However, LGA Guidance (Fire Safety in Purpose Built Blocks of Flats), suggests a stay put policy is usually appropriate for a building of this type.</p>		
			<p>There are some compartmentation issues highlighted within this report, and it may be appropriate to maintain the common fire alarm and a simultaneous evacuation policy until these are addressed.</p>		
			<p>A letter dated 6th January 2020 from QFSM Ltd to ISHA regarding the provision of fire alarms in common parts of blocks of flats offers guidance and recommendations on this matter and this letter should be referred to when considering whether this is a necessary provision, or if it is considered a necessary provision whether this fire alarm is of the Standard required.</p>		
			<p>It should be stressed that any smoke detection provided for the actuation of the smoke ventilation AOVs should remain - it is only the sounders which should be considered to be removed.</p>		
			<p>22/08/23 This task is still outstanding.</p>		

4	Fire Prevention	Lightning	<p>The lightning protection should be periodically inspected by a competent person, to the frequency recommended in BS EN 62305.</p> <p>22/08/23 This task is still outstanding.</p>	Low	Identified
5	Escape Routes & Fire Spread	Construction and Glazing	<p>There are numerous cable penetrations within the electrical riser cupboards on all floors which are not fire stopped. These require fire stopping to ensure adequate compartmentation is provided between risers and the common parts.</p> <p>NB: This recommended remedial work was identified in previous FRAs and has not been completed and therefore this task remains as “identified” within this version of the FRA:</p> <p>22/08/23 This task is still outstanding.</p>	Medium	Identified

6	Escape Routes & Fire Spread	Fire Doors	<p>Replace the locks in the following doors:</p> <p>NB: This was identified in previous FRAs and has not been completed and therefore remains as an outstanding task.</p> <p>22/08/23 This task is still outstanding. Gas and water risers on the 4th and 5th floors. Electrical riser cupboard between 1st and 2nd floor</p>	Medium	Identified
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7	Fire Prevention	Housekeeping	<p>The storage of combustible items in riser cupboards should be prohibited.</p> <p>Paint and other combustibles in the electrical riser in the staircase between 2nd and 3rd floors.</p> <p>Within the electrical cupboard, between ground and first floor.</p> <p>NB: This recommended remedial work was identified in previous FRAs and has not been completed and therefore this task remains as “identified” within this version of the FRA:</p> <p>22/08/23 These task is still outstanding, unable to gain access to electrical cupboard between 1st &amp; 2nd floor, please see tasks for locks in electrical cupboards.</p>	Medium	Identified
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8	Escape Routes & Fire Spread	Fire Doors	<p>Repair the following doors to an FD30S self-closing standard:</p> <p>The staircase door on the 3rd floor. A new door handle has been fitted but the hole has not been filled, which compromises the fire resistance of the door.</p> <p>NB: This was identified in previous FRAs and has not been completed and therefore remains as an outstanding task.</p> <p>22/08/23 This task is still outstanding.</p>	Medium	Identified
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9	Escape Routes & Fire Spread	Ease of Use	<p>Rear gate from rear courtyard/car park</p> <p>NB: This is recommended remedial work from the previous FRA which has not been completed and therefore this task remains as “identified” within this version of the FRA:</p> <p>22/08/23 This task is still outstanding.</p>	High	Identified
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10	Escape Routes & Fire Spread	Fire Doors	<p>The intumescent strips on the following doors are missing and should be replaced:</p> <p>Cleaners cupboard door, ground floor.</p> <p>NB: This was identified in previous FRAs and has not been completed and therefore remains as an outstanding task.</p> <p>22/08/23 Locks have been installed so access was not possible so unable to confirm if this task has been completed.</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 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.

There are some combustible items located on residents private balconies. Whilst beyond the scope of the Fire Safety Order, as a private balcony is not part of the common area, residents should be advised about the risks arising from the presence of combustible materials on balconies.

There are also combustibles found within riser cupboards which should be removed.

There is a rear exit from the building which leads to an enclosed courtyard/undercroft car park. There is a secured gate provided which leads to a place of ultimate safety i.e. the street. There is an electromagnetic lock release button and a break glass emergency release device provided, however these appear to be defective and did not release the gate. The break glass device has the glass missing.

Inspection of riser cupboards revealed there are many cable and pipe penetrations which do not have adequate fire stopping installed. With this in mind, it is recommended to carry out a full fire stopping survey of this building.

On almost all riser cupboard doors, the locks were found to be defective which has resulted in them either failing to secure the cupboards, or have been subjected to forced entry which has compromised the fire resistance of these doors. It is advised to service all locks on these cupboards and repair or replace them as necessary.

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

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

### VERSION 2:

The previous FRA for this building was reviewed prior to this inspection, paying particular attention to any tasks generated by that FRA. It was noted that there was a high volume of tasks generated in the previous 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 is evident that none of the tasks generated in the previous FRA have been completed and therefore this building still presents a moderate risk.

### VERSION 3:

It is again 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 evident that the fire safety measures and overall fire safety of this building has not been improved at all since the last FRA conducted in 2020, nor indeed since any FRAs conducted in previous years. In summary, no task identified in the previous FRA has been completed. In addition to this, the fire alarm panel is in a "Fire Condition", with a resident reporting that this has been in this condition for some time. This was reported to ISHA immediately.

This new version was created on 22/08/2023 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

## Building Information

Address line 1	9-28 Stables Lodge
Address line 2	Mare St
Town	Hackney
Postcode	E8 3QJ

FRA Type	Type 3 – Common parts and flats (non-destructive)
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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
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Use	Purpose-built, self-contained flats
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Number of floors - ground and above	6
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Number of floors - below ground	0
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Number of flats	20
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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?

Yes

Is the external cladding or facade confirmed as non combustible?

Not Known

Further details

There does not appear to be any combustible external wall system installed, however, this is from visual examination only and it is not possible to confirm this within the scope of this inspection. Walks appear to be of brick construction only. Please see comment in "External Wall Details" below

Construction details

Masonry construction, intermediate concrete floors and a flat roof. Access to common area via secure door entry system at front elevation, with flats accessed from protected corridors at each floor level above ground floor. Passenger lift provided. Service/riser cupboards at each floor level.

The water tank pump room, gas meters, and electrical meters are all located in cupboards with external access.



External Walls, rear of building.



Steel protruding balconies at rear of building



External walls, front of building



External walls, side face of building.

External wall details

External walls, both front and rear, appear to be brick/mortar construction only.

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.

Are there any private balconies?

Yes

Private balcony details

Protruding balconies at the rear of the building appear to be of steel construction, with steel deck and up-stands.

## People

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Are there any people especially at risk from fire?

Not Known

# Fire Prevention

## Electrical

Are electrical installations and appliances free from any obvious defect?

No

Are fixed installations periodically inspected and tested?

Yes

Are portable electrical appliances used?

No

### Comments

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.

There are some electrical sockets provided in common parts. This can only operate with a key.

The electrical socket in the stairs between the ground and first floor requires repair.



Electrical sockets in common parts



Electrical socket between the ground and first floor requires repair

## 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

Gas meters located in a secured cupboard accessed externally.

## Heating

Are fixed heating installations free from any obvious defect?

N/A

Are portable heaters used?

No

## Cooking

Does cooking take place on the premises?

No

Comments

Cooking takes place within flats only and does not take place within 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.

CCTV is provided covering the main entrance and rear entrance to the building.



CCTV is provided

## Housekeeping

Is accumulation of combustibles or waste avoided?

No

Are there appropriate storage facilities for combustible & hazardous materials?

N/A

Comments

Residents should not store combustible items in riser cupboards. The storage of combustible items in escape routes should also be prohibited.

There is a quantity of paint located within the electrical cupboard which should be removed, there are also paint tins located in riser cupboards throughout the building.

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)

## 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

Whilst "No Smoking" signage is provided, there was some evidence of smoking taking place in the common parts of the building, notably, the staircase window on the first floor.



Evidence of smoking, staircase window, 1st floor



"No smoking" signage is provided

## 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?

N/A

Are escape routes unobstructed and safe to use?

Minor Defects

Are there reasonable measures for the evacuation of disabled people?

Yes

### Comments

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

There is a rear exit at ground floor level, which leads into a secured rear courtyard/car park. There is a electromagnetic release provided for the gate from this courtyard along with a break glass emergency release. The break glass has been actuated and there is no glass in place. Also the everyday release device appears to be defective and does not operate. It should be ensured that all persons can escape through this gate without the use of a key/fob to a place of ultimate safety.



Defective rear gate electromagnetic release and emergency release.

## Dimensions

Are travel distances reasonable?

Yes

Is there sufficient exit capacity?

Yes

## Fire Doors

Doors which are expected to be fire resisting:

- Cupboards
- Flats
- Risers
- Staircases

Cupboard Doors

- FD30

Flat Doors

- FD30S self-closing

Riser Doors

- FD30S

Staircase Doors

- FD30S self-closing

Are fire doors to a suitable standard?

Minor Defects

Is there suitable provision of self-closing devices?

Minor Defects

Is there suitable provision of hold-open devices?

N/A

Are doors kept locked where appropriate?

No

Comments

**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 22 which has an entrance door fitted to FD30S SC standard, and the internal doors which open onto the entrance hallway are fire resisting.

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

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

There are many locks to riser cupboards on all floors which are defective. This has led to may being forced open, resulting in the door being unsecured, and also in a state which would not afford the required fire resistance. Risers should be fitted with fully operating locks to ensure they are secure at all times.

### VERSION 3

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 27 which has an entrance door fitted to FD30S SC standard, however the door and self closing device requires adjustment to ensure the door fully closes on the action of the self closing device.

Although access could not be gained into flat 19, it is evident from external examination only that the flat entrance door and door frame would not afford the required FD30SC standard of fire resistance. This should be repaired or replaced to this standard.

It was not possible to access the external water tank pump room from either the courtyard side, or the bin store side due to the doors being fitted with non-standard locks. It should be confirmed that adequate fire separation is provided between the room and the building above with all cable and pipe penetrations properly fire stopped.



It was not possible to access this door

## Construction & Glazing

Are escape routes protected with suitable walls and floors?

Yes

Is there adequate compartmentation?

No

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:

- Staircases

Staircase Glazing

- Georgian wired

Is glazing reasonable and free from any obvious defects?

Yes

Comments

There are numerous cable penetrations within the electrical riser cupboards on all floors which are not fire stopped. These require fire stopping to ensure adequate compartmentation is provided between risers and the common parts.

## Dampers, Ducts & Chutes

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

Yes

## Smoke Ventilation

Areas where smoke ventilation is expected:

- Corridors
- Staircases

Corridors

- Natural Vent - Automatic

Staircases

- Openable Windows (with restrictors)

Is smoke ventilation reasonable and free from any obvious defects?

Yes

Comments

The ventilation system was not tested during this inspection.

# Detection & Warning

## Control Equipment

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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 Pt1 Category L3
- BS 5839 Pt6 Grade D Category LD3

Cause & Effect

- Sounds alarm in communal areas
  - Operates smoke ventilation
- 

Is the control equipment suitably located?

Yes

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

Yes

## Manual Fire Alarms

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Are there sufficient means of manually raising an alarm?

Yes

Are manual callpoints appropriately located and free from obvious defect?

Yes

### Comments

Consider removal of the fire alarm system from communal areas, as it conflicts with national guidance which recommends a stay-put policy for buildings of this type.



Manual call points are provided in the common parts of the building

## 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

In addition to the BS5839-1 detection provided for actuation of the ventilation system, there are also fire alarm sounders located in the common areas.

The presence of a common fire alarm indicates a simultaneous evacuation policy is in place. However, LGA Guidance (Fire Safety in Purpose Built Blocks of Flats), suggests a stay put policy is usually appropriate for a building of this type.

There are some compartmentation issues highlighted within this report, and it may be appropriate to maintain the common fire alarm and a simultaneous evacuation policy until these are addressed.

A letter dated 6th January 2020 from QFSM Ltd to ISHA regarding the provision of fire alarms in common parts of blocks of flats offers guidance and recommendations on this matter and this letter should be referred to when considering whether this is a necessary provision, or if it is considered a necessary provision whether this fire alarm is of the Standard required.

It should be stressed that any smoke detection provided for the actuation of the smoke ventilation AOVs should remain - it is only the sounders which should be considered to be removed.

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 25 which has a fire alarm provided to BS5839-6 LD2 standard.

However, the detector in the entrance hallway is defective and it is strongly advised that this be replaced immediately.

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.



Fire Alarm Sounders provided within common parts.



Fire alarm panel, with manual call point

## 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
- Vandalism concerns

Are fire extinguishers provided?

No

Is the provision of fire extinguishers reasonable?

Yes

## Fixed Systems

Are any fixed systems provided?

No

Is provision of fixed systems reasonable?

Yes

## Fire Service Facilities

Are any fire service facilities provided?

Yes

Types of facility

- Smoke ventilation

Is provision of fire service facilities reasonable?

Yes



Floor numbers are clearly identified on each floor



# 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:

- 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.

# Signs & Notices

## Escape Routes

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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

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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

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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

There are conflicting Fire Action Notices provided.

One is for a Stay Put policy, however, with a common fire alarm present this would indicate a simultaneous evacuation policy is in place. The other is for a simultaneous evacuation policy.

The Fire Action Notice should give information reflecting the evacuation policy so that residents and visitors are clear what actions to take in the event of a fire.

# Fire Safety Management

## Procedures & Arrangements

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Current evacuation policy

Simultaneous

Further details

The presence of a common fire alarm indicates a simultaneous evacuation policy is in place. However, LGA Guidance (Fire Safety in Purpose Built Blocks of Flats), suggests a stay put policy is usually appropriate.

There are some compartmentation issues highlighted within this report, and it may be appropriate to maintain the common fire alarm and a simultaneous evacuation policy until these are addressed. However, it should still be noted that if this is the case then the current provided fire alarm system is not suitable or sufficient.

Are fire action procedures suitable and appropriately documented?

Yes

Are there suitable arrangements for calling the fire service?

N/A

Is there a suitable fire assembly point?

Yes

Are there suitable arrangements for the evacuation of disabled people?

Yes

Comments

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

## Training & Drills

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Are staff regularly on the premises?

No

Are employees from outside organisations given appropriate fire safety information?

Yes

## Testing & Maintenance

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Was testing & maintenance information available?

No

Are fire extinguishers subject to suitable test & maintenance?

Yes

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

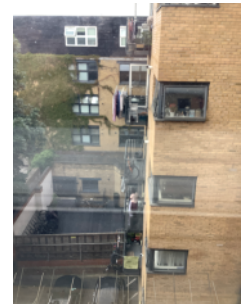
Fire Safety documentation for the testing and maintenance of fire safety systems is held centrally at the ISHA Head Office. The ISHA Neighbourhood Officer has confirmed that these are up to date.

# Tasks

## Task 1

Source Version	1
Category	Fire Prevention
Sub Category	Housekeeping
Action Required	<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 combustibile 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>22/08/23 This task is still outstanding.</p>
Priority	Advisory
Status	Identified
Owner	Neighbourhood Services
Due Date	30 October 2022

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## Task 2

Source Version	2
Category	Signs & Notices
Sub Category	Other Signage
Action Required	<p>Provide signage to notify people not to use lifts in the event of fire.</p> <p>22/08/23 This task is still outstanding.</p>
Priority	Low
Status	Identified
Owner	Neighbourhood Services
Due Date	30 September 2021

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### Task 3

Source Version	2
Category	Detection & Warning
Sub Category	Automatic Fire Detection
Action Required	In addition to the BS5839-1 detection provided for actuation of the ventilation system, there are also fire alarm sounders located in the common areas.

The presence of a common fire alarm indicates a simultaneous evacuation policy is in place. However, LGA Guidance (Fire Safety in Purpose Built Blocks of Flats), suggests a stay put policy is usually appropriate for a building of this type.

There are some compartmentation issues highlighted within this report, and it may be appropriate to maintain the common fire alarm and a simultaneous evacuation policy until these are addressed.

A letter dated 6th January 2020 from QFSM Ltd to ISHA regarding the provision of fire alarms in common parts of blocks of flats offers guidance and recommendations on this matter and this letter should be referred to when considering whether this is a necessary provision, or if it is considered a necessary provision whether this fire alarm is of the Standard required.

It should be stressed that any smoke detection provided for the actuation of the smoke ventilation AOVs should remain - it is only the sounders which should be considered to be removed.

22/08/23  
This task is still outstanding.

Priority	Advisory
Status	Identified
Owner	Customer Homes
Due Date	30 September 2022

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## Task 4

Source Version	1
Category	Fire Prevention
Sub Category	Lightning
Action Required	The lightning protection should be periodically inspected by a competent person, to the frequency recommended in BS EN 62305.
	22/08/23 This task is still outstanding.
Priority	Low
Status	Identified
Owner	Neighbourhood Services
Due Date	30 October 2021

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## Task 5

Source Version	1
Category	Escape Routes & Fire Spread
Sub Category	Construction and Glazing
Action Required	There are numerous cable penetrations within the electrical riser cupboards on all floors which are not fire stopped. These require fire stopping to ensure adequate compartmentation is provided between risers and the common parts.
	NB: This recommended remedial work was identified in previous FRAs and has not been completed and therefore this task remains as “identified” within this version of the FRA:
	22/08/23 This task is still outstanding.
Priority	Medium
Status	Identified
Owner	Customer Homes
Due Date	30 October 2020

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## Task 6

Source Version	1
Category	Escape Routes & Fire Spread
Sub Category	Fire Doors
Action Required	Replace the locks in the following doors:  NB: This was identified in previous FRAs and has not been completed and therefore remains as an outstanding task.  22/08/23 This task is still outstanding. Gas and water risers on the 4th and 5th floors. Electrical riser cupboard between 1st and 2nd floor
Priority	Medium
Status	Identified
Owner	Neighbourhood Services
Due Date	30 October 2020

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## Task 7

Source Version	1
Category	Fire Prevention
Sub Category	Housekeeping
Action Required	The storage of combustible items in riser cupboards should be prohibited.

Paint and other combustibles in the electrical riser in the staircase between 2nd and 3rd floors.

Within the electrical cupboard, between ground and first floor.

NB: This recommended remedial work was identified in previous FRAs and has not been completed and therefore this task remains as “identified” within this version of the FRA:

22/08/23

These task is still outstanding, unable to gain access to electrical cupboard between 1st & 2nd floor, please see tasks for locks in electrical cupboards.

Priority	Medium
Status	Identified
Owner	Neighbourhood Services
Due Date	30 October 2020

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## Task 8

Source Version	1
Category	Escape Routes & Fire Spread
Sub Category	Fire Doors
Action Required	Repair the following doors to an FD30S self-closing standard:

The staircase door on the 3rd floor. A new door handle has been fitted but the hole has not been filled, which compromises the fire resistance of the door.

NB: This was identified in previous FRAs and has not been completed and therefore remains as an outstanding task.

22/08/23  
This task is still outstanding.

Priority	Medium
Status	Identified
Owner	Customer Homes
Due Date	30 October 2020

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## Task 9

Source Version	1
Category	Escape Routes & Fire Spread
Sub Category	Ease of Use
Action Required	Rear gate from rear courtyard/car park

NB: This is recommended remedial work from the previous FRA which has not been completed and therefore this task remains as “identified” within this version of the FRA:

22/08/23  
This task is still outstanding.

Priority	High
Status	Identified
Owner	Customer Homes
Due Date	29 January 2020

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## Task 10

Source Version	1
Category	Escape Routes & Fire Spread
Sub Category	Fire Doors
Action Required	The intumescent strips on the following doors are missing and should be replaced:  Cleaners cupboard door, ground floor.  NB: This was identified in previous FRAs and has not been completed and therefore remains as an outstanding task.  22/08/23 Locks have been installed so access was not possible so unable to confirm if this task has been completed.
Priority	Low
Status	Identified
Owner	Customer Homes
Due Date	30 October 2021

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# Risk Score

Risk Score

Moderate Risk

Next Assessment Due

22 August 2024

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