

Fire Risk Assessment

92-94 Graham Rd

Version 5

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	Escape Routes & Fire Spread	Ease of Use	<p>Bikes should not be stored as to obstruct escape routes.</p> <p>This has been identified in previous FRAs</p> <p>22/08/23 This task is still outstanding.</p>	Medium	Identified		
2	Signs & Notices	Escape Route Signage	<p>Provide escape signage on lobby door on the ground floor. It is indistinguishable from the adjacent flat entrance doors and therefore should be clearly identified as the escape route for escaping persons in the event of a fire.</p> <p>22/08/23 This task is still outstanding</p>	Medium	Identified		

3	Escape Routes & Fire Spread	Smoke Ventilation	<p>The roof vent at the head of the stairs was found to be open at the time of this inspection. This has probable been opened via a manual vent actuator by a resident. These were found to be insecure and require repair/replacement to ensure this fire safety system is not abused.</p> <p>VERSION 4: This vent was closed at the time of this inspection, however, the “break glass” cover over the smoke vent control in the entrance hallway still requires repair to prevent future misuse.</p> <p>22/08/23 The roof vent at the head of the stairs was found to be closed but the break “glass cover” still requires repair so this task is still outstanding.</p>	Low	Identified
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4	Escape Routes & Fire Spread	Construction and Glazing	<p>Given the presence of other services being carried through the building common areas such as water, without fire stopping installed, it is recommended that a full compartmentation survey is carried out in this building</p> <p>22/08/23 This task is still outstanding</p>	Advisory	Identified
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5	Escape Routes & Fire Spread	Construction and Glazing	<p>Provide fire stopping around cable penetrations in the following locations:</p> <p>It is evident in the electrical cupboard there are numerous penetrations which are not fire stopped. The cabling appears to be carried through the building via boxed-in sections, and it cannot be confirmed if these are fire stopped where they enter flats. These penetrations should be fire stopped within the electrical cupboard.</p> <p>NB: This has been identified in previous FRAs</p> <p>22/08/23 This task is still outstanding</p>	Medium	Identified
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6	Signs & Notices	Other Signage	<p>Provide fire action notices which accurately reflects the evacuation policy in place and confirm the correct action to take in the event of fire.</p> <p>The fire action notice provided gives instruction for a simultaneous evacuation policy and not a stay put policy which is the correct policy for this building. s which confirm the action to take in the event of fire.</p> <p>NB: This has been identified in previous FRAs</p> <p>22/08/23 This task is still outstanding</p>	Medium	Identified
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7	Fire Management	Training & Drills	<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>Note - the current fire action notice is incorrect.</p> <p>NB: This has been identified in previous FRAs</p> <p>22/08/23 This task is still outstanding</p>	Medium	Identified
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8	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>Flat entrance doors within the building could not be assessed due to access. However, these all appear to be of the same age, condition and design and were probably installed at the same time. The doors appear to be solid with at least 25mm door stops. There are externally fitted self closing devices fitted to all doors, which all appear to be in good condition, are connected to the doors with no visible damage.</p> <p>The provision and condition of 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.</p> <p>22/08/23 It was not possible to gain access to any entrance door to flats so this task is still outstanding</p>	Low	Identified
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9	Escape Routes & Fire Spread	Fire Doors	<p>The following doors should be kept locked shut:</p> <p>Electrical cupboard.</p> <p>NB: This has been identified in previous FRAs</p> <p>22/08/23 This task is still outstanding</p>	Low	Identified
10	Escape Routes & Fire Spread	Fire Doors	<p>Install intumescent strips and smoke seals on the following doors:</p> <p>Electrical cupboard, lower ground floor.</p> <p>NB: This has been identified in previous FRAs</p> <p>22/08/23 This task is still outstanding</p>	Medium	Identified
11	Signs & Notices	Fire Door Signage	<p>Provide Fire Door Keep Locked Shut signs on the following doors:</p> <p>Electrical cupboard, lower ground floor.</p> <p>NB: This has been identified in previous FRAs</p> <p>22/08/23 This task is still outstanding</p>	Low	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

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.

Tasks generated by the previous FRA conducted in 2018 were checked to ascertain if the recommended remedial work had been completed. None of these tasks have been completed and therefore these remain as “identified”

Attempts were made at each flat in the building to gain access to assess the provision and suitability of flat entrance doors regarding their fire resisting standard, and to assess the provision and suitability of any fire alarm provided within flats, however, this was not possible.

Flat entrance doors within the building all appear to be of the same age, condition and design and were probably installed at the same time. The doors appear to be solid with at least 25mm door stops. There are externally fitted self closing devices fitted to all doors, which all appear to be in good condition, are connected to the doors with no visible damage.

VERSION 3:

There are cable penetrations in the electrical cupboard which are not fire stopped and given the presence of other services being carried through the building common areas such as water and electrics, without fire stopping installed, it is recommended that a full compartmentation survey is carried out in this building, to ensure there is adequate fire separation to support a stay put policy.

There are bikes being stored on the escape route. These are positioned on the stairs themselves and would cause a major obstruction to escaping persons in the event of a fire and should be removed. There is also a large quantity of combustible items on the top floor landing.

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:

It is evident that none of the recommended remedial work from the previous FRAs has been completed and the building was noted as being in much the same condition with regard to the management of fire safety as it was in previous FRAs. It is imperative that recommended remedial work is carried out in order that residents and visitors in the building remains safe from fire and the building complies with the RRO and relevant guidance.

VERSION 4:

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, which includes defects identified to the smoke ventilation system, fire alarm defects within flats and fire stopping concerns.

It is imperative that recommended remedial work is carried out within the recommended time frames given.

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.

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Premises Details

Building Information

Address line 1	92-94 Graham Road
Town	Hackney
Postcode	E8 1BX
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	Purpose-built, self-contained flats
Number of floors - ground and above	4
Number of floors - below ground	0
Number of flats	5
Number of stair cores	1

Approach to flats

- Direct from stair

Approximate period of construction

Pre 1900

Is the top occupied storey over 18 metres above access level?

No

Construction details

A building of four floors (three upper floors and a lower ground floor), of brick and timber construction containing 5 converted, self contained flats.

There is a single central steel staircase serving all floors.

There is a rear door on the lower ground floor which accesses a rear garden, however, this does not provide a route to ultimate safety.



Rear face of the building - brick section, and a rendered section



Front face - brick walls

External wall details

The front face of the building is brick and mortar walls. The rear of the building has a part brick section and a part rendered section. It was not possible within the scope of this fire risk assessment to categorically confirm the substrate into which this render is applied, however it appears to be render over the original brick construction.

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?

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?

Not Known

Are portable electrical appliances used?

No

Comments

Although fixed electrical installations appear to be free from damage, there are no records available and there are no test labels affixed to installations.

Ensure fixed electrical installations are subject to a five yearly test in accordance with BS 7671.

VERSION 2: 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

Gas meters are located externally and not in any common area. However, the gas cupboards are open and unsecured and it is advised that these are secured to prevent tampering or accidental damage to gas installations.

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 does not take place in the common areas.

Arson

Is security against arson reasonable?

Yes

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

Yes

Comments

Access to building via a secured main entrance door, however, this door was found to be ajar when entering the building for this inspection and it is evident the locking mechanism is defective.

Housekeeping

Is accumulation of combustibles or waste avoided?

No

Are there appropriate storage facilities for combustible & hazardous materials?

N/A

Comments

There are combustibles in escape routes which should be removed. This was identified in previous FRAs.

Building Works

Are there any hot works being carried-out at this time?

No

Are the premises free of any obvious signs of incorrect hot work procedures in the past?

Yes

Smoking

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

Yes

Comments

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



“No Smoking” signage is provided

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 lightening protection in place it should be periodically inspected by a competent person, to the frequency recommended in BS EN 62305.

Escape Routes & Fire Spread

Ease of Use

Are exits easily and immediately openable?

Yes

Do fire exits open in direction of escape where necessary?

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 are a number of bikes being stored on common escape routes. This was also identified in previous FRAs.



Electromagnetic door release, with additional emergency door release

Dimensions

Are travel distances reasonable?

Yes

Is there sufficient exit capacity?

Yes

Fire Doors

Doors which are expected to be fire resisting:

- Electrical Cupboards
- Flats

Electrical Cupboard Doors

- FD30

Flat Doors

- Not confirmed

Are fire doors to a suitable standard?

No

Is there suitable provision of self-closing devices?

Yes

Is there suitable provision of hold-open devices?

N/A

Are doors kept locked where appropriate?

No

Comments

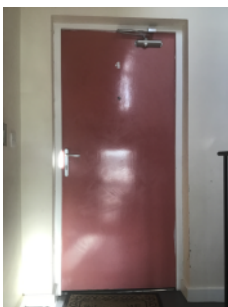
As part of this Type 3 Fire Risk Assessment, access was gained into a sample flat to assess the suitability of flat entrance doors, and any internal doors which open onto the entrance hallway.

Access was gained into flat 4 which has an entrance door fitted to FD30S SC standard.

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.

The electrical cupboard should have intumescent strips and cold smoke seals fitted, and should be kept locked shut.



Example of flat entrance door. All doors of similar design and condition.



Example of externally fitted self closing device fitted to all flat doors



Example of door stops on all flat entrance doors.

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:

• None

Is glazing reasonable and free from any obvious defects?

Yes

Comments

It is evident in the electrical cupboard there are numerous penetrations which are not fire stopped. The cabling appears to be carried through the building via boxed-in sections, and it cannot be confirmed if these are fire stopped where they enter flats. These penetrations should be fire stopped within the electrical cupboard.

Given the presence of other services being carried through the building common areas such as water, without fire stopping installed, it is recommended that a full compartmentation survey is carried out in this building

VERSION 3: These tasks, generated in the previous FRA, has not been completed and therefore remains as "identified" within this FRA, and the recommended remedial work should be carried out accordingly.



Example of boxed in services in the building, affording no fire resistance



Example of boxed in services in the building, affording no fire resistance



Example of boxed in services in the building, affording no fire resistance



It was not possible to access this door

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
- Natural Vent - Manual

Is smoke ventilation reasonable and free from any obvious defects?

Minor Defects

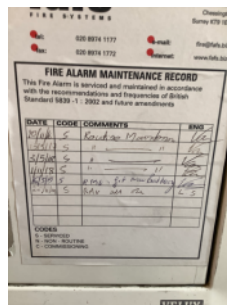
Comments

The break glass cover on the smoke vent control in the entrance hallway requires replacing to prevent future misuse of the ventilation system.

The electrical junction box and associated conduit is detached and broken, adjacent to the actual roof vent. This should be repaired to ensure it does not obstruct the action of the roof vent, and to ensure the circuitry is not damaged.



Smoke vent panel - with no evidence of maintenance since 2019



Smoke ventilation system maintenance label posted on control panel

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 4 which has a fire alarm provided to BS5839-6 LD 3 standard. It was noted that the fire alarm in the entrance hallway was giving a fault sound possibly indicating the backup battery requires attention.

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

VERSION 4: Access was gained into flat 4, where it was noted that the fire alarm provided within this flat is still defective and has not been repaired. It is imperative that working smoke alarms are provided within flats.

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
- 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

Lighting

Normal Lighting

Is there adequate lighting of internal escape routes?

Yes

Is there adequate lighting of external escape routes?

N/A

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.

Signs & Notices

Escape Routes

Is escape route signage necessary?

Yes

Is escape route signage provided?

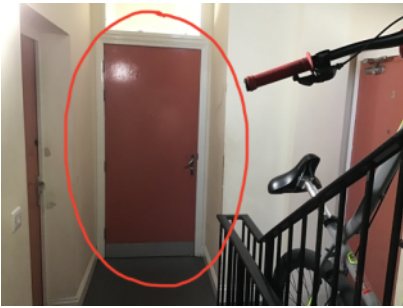
No

Is provision of escape route signage suitable?

No

Comments

Provide escape signage on lobby door on the ground floor. It is indistinguishable from the adjacent flat entrance doors and therefore should be clearly identified as the escape route for escaping persons in the event of a fire.



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 Shut signs on the electrical cupboard door, lower ground floor.

Other Signs & Notices

Is there suitable signage for fire service facilities?

Yes

Are fire action notices suitable?

No

Are there suitable notices for fire extinguishers?

N/A

Is there suitable zone information for the fire alarm system?

N/A

Comments

Provide fire action notices which accurately reflects the evacuation policy in place and confirm the correct action to take in the event of fire.

The fire action notice provided gives instruction for a simultaneous evacuation policy and not a stay put policy which is the correct policy for this building.

NB: This task has not been completed and is outstanding from previous FRAs



Incorrect fire action notice

Fire Safety Management

Procedures & Arrangements

Current evacuation policy

Stay Put

Further details

National Guidance for a building of this type would recommend a stay put policy is adopted. However, the Fire Action Notice gives instruction for a simultaneous evacuation policy. This should be removed and replaced with one giving the correct instruction for a stay put policy.

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

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.

Training & Drills

Are staff regularly on the premises?

No

Are employees from outside organisations given appropriate fire safety information?

No

Comments

It should be ensured that employees from outside organisations are given information on the action to take in the event of fire.

The provided Fire Action Notice is incorrect.

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

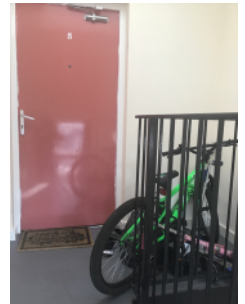
Comments

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

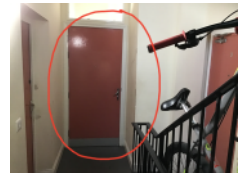
Task 1

Source Version	1
Category	Escape Routes & Fire Spread
Sub Category	Ease of Use
Action Required	Bikes should not be stored as to obstruct escape routes. This has been identified in previous FRAs 22/08/23 This task is still outstanding.
Priority	Medium
Status	Identified
Owner	Neighbourhood Services
Due Date	26 February 2019



Task 2

Source Version	3
Category	Signs & Notices
Sub Category	Escape Route Signage
Action Required	Provide escape signage on lobby door on the ground floor. It is indistinguishable from the adjacent flat entrance doors and therefore should be clearly identified as the escape route for escaping persons in the event of a fire. 22/08/23 This task is still outstanding
Priority	Medium
Status	Identified
Owner	Neighbourhood Services
Due Date	24 March 2021



Task 3

Source Version	2
Category	Escape Routes & Fire Spread
Sub Category	Smoke Ventilation
Action Required	The roof vent at the head of the stairs was found to be open at the time of this inspection. This has probable been opened via a manual vent actuator by a resident. These were found to be insecure and require repair/replacement to ensure this fire safety system is not abused.
	VERSION 4: This vent was closed at the time of this inspection, however, the “break glass” cover over the smoke vent control in the entrance hallway still requires repair to prevent future misuse.
	22/08/23 The roof vent at the head of the stairs was found to be closed but the break “glass cover” still requires repair so this task is still outstanding.
Priority	Low
Status	Identified
Owner	Customer Homes
Due Date	4 September 2021



Task 4

Source Version	2
Category	Escape Routes & Fire Spread
Sub Category	Construction and Glazing
Action Required	Given the presence of other services being carried through the building common areas such as water, without fire stopping installed, it is recommended that a full compartmentation survey is carried out in this building
	22/08/23 This task is still outstanding
Priority	Advisory
Status	Identified
Owner	Customer Homes
Due Date	4 September 2022



Task 5

Source Version	2
Category	Escape Routes & Fire Spread
Sub Category	Construction and Glazing
Action Required	Provide fire stopping around cable penetrations in the following locations:

It is evident in the electrical cupboard there are numerous penetrations which are not fire stopped. The cabling appears to be carried through the building via boxed-in sections, and it cannot be confirmed if these are fire stopped where they enter flats. These penetrations should be fire stopped within the electrical cupboard.

NB: This has been identified in previous FRAs

22/08/23

This task is still outstanding

Priority	Medium
Status	Identified
Owner	Customer Homes
Due Date	4 September 2020

Task 6

Source Version	1
Category	Signs & Notices
Sub Category	Other Signage
Action Required	Provide fire action notice Provide fire action notices which accurately reflects the evacuation policy in place and confirm the correct action to take in the event of fire.

The fire action notice provided gives instruction for a simultaneous evacuation policy and not a stay put policy which is the correct policy for this building. s which confirm the action to take in the event of fire.

NB: This has been identified in previous FRAs

22/08/23

This task is still outstanding

Priority	Medium
Status	Identified
Owner	Neighbourhood Services
Due Date	26 February 2019



Task 7

Source Version	1
Category	Fire Management
Sub Category	Training & Drills
Action Required	<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>Note - the current fire action notice is incorrect.</p> <p>NB: This has been identified in previous FRAs</p> <p>22/08/23 This task is still outstanding</p>
Priority	Medium
Status	Identified
Owner	Neighbourhood Services
Due Date	26 February 2019

Task 8

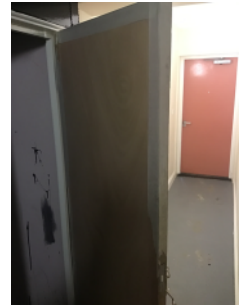
Source Version	1
Category	Escape Routes & Fire Spread
Sub Category	Fire Doors
Action Required	<p>Confirm that flat front doors, inspection of which was not possible, are to an FD30S self-closing standard.</p> <p>Flat entrance doors within the building could not be assessed due to access. However, these all appear to be of the same age, condition and design and were probably installed at the same time. The doors appear to be solid with at least 25mm door stops. There are externally fitted self closing devices fitted to all doors, which all appear to be in good condition, are connected to the doors with no visible damage.</p> <p>The provision and condition of 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.</p> <p>22/08/23 It was not possible to gain access to any entrance door to flats so this task is still outstanding</p>
Priority	Low
Status	Identified
Owner	Customer Homes
Due Date	4 December 2019

Task 9

Source Version	1
Category	Escape Routes & Fire Spread
Sub Category	Fire Doors
Action Required	<p>The following doors should be kept locked shut:</p> <p>Electrical cupboard.</p> <p>NB: This has been identified in previous FRAs</p> <p>22/08/23 This task is still outstanding</p>
Priority	Low
Status	Identified
Owner	Neighbourhood Services
Due Date	4 December 2019

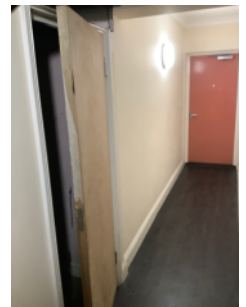
Task 10

Source Version	1
Category	Escape Routes & Fire Spread
Sub Category	Fire Doors
Action Required	Install intumescent strips and smoke seals on the following doors: Electrical cupboard, lower ground floor. NB: This has been identified in previous FRAs 22/08/23 This task is still outstanding
Priority	Medium
Status	Identified
Owner	Customer Homes
Due Date	26 February 2019



Task 11

Source Version	1
Category	Signs & Notices
Sub Category	Fire Door Signage
Action Required	Provide Fire Door Keep Locked Shut signs on the following doors: Electrical cupboard, lower ground floor. NB: This has been identified in previous FRAs 22/08/23 This task is still outstanding
Priority	Low
Status	Identified
Owner	Neighbourhood Services
Due Date	3 December 2020



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	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.