

Fire Risk Assessment

93 Lenthall Rd, A-B

Version 3

31 August 2023



Review Date: 31 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	Smoking	No Smoking signage should be provided in the communal areas. VERSION 2: this task has not been completed 31/08/2023 This task remains outstanding.	Low	Identified		
2	Escape Routes & Fire Spread	Ease of Use	Obstructions should be removed from the escape route (in the entrance hallway). 31/08/2023 This task remains outstanding.	Low	Identified		

3	Escape Routes & Fire Spread	Fire Doors	<p>Install intumescent strips and smoke seals on the following doors:</p> <p>Entrance door to flat A (upper flat)</p> <p>VERSION 2: this task has not been completed</p> <p>31/08/2023</p> <p>It was not possible to gain access to flat A so unable to confirm if this work has been completed so this task will remain outstanding.</p>	Low	Identified
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4	Detection & Warning	Manual Fire Alarms	<p>Consider removing manual call points from public areas to reduce the likelihood of false alarms.</p> <p>The provided manual call point appears defective and should be removed.</p> <p>31/08/2023</p> <p>This task remains outstanding.</p>	Medium	Identified
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5	Detection & Warning	Automatic Fire Detection	<p>The provision of a common fire alarm system contradicts National Guidance for a building of this type (converted flats of a stay put standard). 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>Should it be decided to maintain a common fire alarm, the current provision is insufficient to fully support a simultaneous evacuation policy.</p> <p>LACoRS guidance regarding Fire detection and alarm systems, recommends for a Two-storey building converted into self-contained flats A mixed system:</p> <ul style="list-style-type: none"> • Grade D: LD2 coverage in the common areas and a heat detector in each flat in the room/lobby opening onto the escape route (interlinked); and • Grade D: LD3 coverage in each flat (non-interlinked smoke alarm in the room/lobby opening onto the escape route) to protect the sleeping occupants of the flat (This is subject to fire separation recommendations as given in LACoRS) <p>31/08/2023</p> <p>This task remains outstanding.</p>	Advisory	Identified
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6	Signs & Notices	Other Signage	<p>Provide fire action notices which confirm the action to take in the event of fire.</p> <p>VERSION 2: this task has not been completed</p> <p>31/08/2023 This task remains outstanding.</p>	Medium	Identified
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>31/08/2023 This task remains outstanding.</p>	Medium	Identified
8	Escape Routes & Fire Spread	Fire Doors	<p>Repair the following doors to an FD30S self-closing standard:</p> <p>Entrance door to flat A - the lip of the door is split</p> <p>31/08/2023 It was not possible to gain access to flat A so unable to confirm if this work has been completed so this task will remain outstanding.</p>	Medium	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 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.

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.

As part of this fire risk assessment a flat was partially accessed (entrance hallway only) to assess the provision of suitability of fire resisting flat entrance doors, and the provision and suitability of any provided fire alarm within flats. Access was gained into flat A where it was noted the flat entrance door was of an FD30 SC (notional) standard, however there are no intumescent strips and cold smoke seals fitted. The lipping on this door is also damaged and this should be repaired using the BMTrada "Accepted Repair Techniques"

There is a BS5839-6 fire alarm provided in the common parts of this building. No documentation regarding the cause and effect of the system was available and it cannot be confirmed whether the fire alarm in the common areas is interlinked to those installed within flats. The provision of a common fire alarm system contradicts National Guidance for a building of this type (converted flats of a stay put standard). This has resulted in a confused scenario regarding the evacuation policy of the building. A common fire alarm suggests a simultaneous evacuation policy is in place, and indeed, the sounding of a common fire alarm may encourage persons within flats to simultaneously evacuate the building. However, as the fire alarm provision is not interlinked to those within the flats it cannot be guaranteed that all occupants would hear the alarm. In summary, a stay put policy would be compromised by the common fire alarm, however, the current provision of fire alarm is not sufficient to fully support a simultaneous evacuation policy. 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.

A fire action motive should be provided giving clear information and instruction as to the action to be taken in the event of a fire, consistent with the evacuation policy in place.

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 moderate risk.

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

Premises Details

Building Information

Address line 1

93 Lenthall Rd, A-B

Town

Hackney

Postcode

E8 3JN

FRA Type

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

Description

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

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

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

Client

ISHA

Use

Converted, self-contained flats

Number of floors - ground and above

2

Number of floors - below ground

0

Number of flats

2

Number of stair cores

0

Fire Risk Assessment

93 Lenthall Rd, A-B

Version 3

Approach to flats

- Entrance hallway

Approximate period of construction

Pre 1900

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

No

Construction details

A two story building of brick and timber construction under a pitched tiled roof, forming part of a terrace of similar buildings, and has been converted into two separate self contained flats. This building was originally a single private dwelling converted at some point, probably before the 1980's to form separate flats. The building regulations in use today were not introduced until 1991, however, some of the principles within the early editions of ADB have been applied and generally the building meets the current guidance.

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. 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.



Original brick/mortar external walls

External wall details

Brick external walls

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

Documentation regarding the testing and maintenance of fixed electrical installations is held centrally by ISHA. The Neighbourhood Officer has confirmed these are all 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 areas.

They are located in bespoke cabinets although the door is missing on one cabinet and it is advised to have this replaced to prevent damage to gas installations (no task required)



External gas meter cupboards

Heating

Are fixed heating installations free from any obvious defect?

N/A

Are portable heaters used?

No

Comments

There is no heating provision in the common areas.

Cooking

Does cooking take place on the premises?

No

Comments

Cooking takes place within flats only and does not take place in the common parts.

Arson

Is security against arson reasonable?

Yes

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

Yes

Comments

Access was gained into this building via a secured main entrance door.

Housekeeping

Is accumulation of combustibles or waste avoided?

Yes

Are there appropriate storage facilities for combustible & hazardous materials?

N/A

Comments

The common entrance hallway was noted as being clear of combustibles.

Building Works

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

No

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

Yes

Smoking

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

No

Comments

"No Smoking" signage should be provided in the communal areas.

Dangerous Substances

Are dangerous substances present, or liable to be present?

No

Lightning

Is a lightning protection system installed?

No

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

The provision of thumb turn devices on final exits means the doors can be opened without the use of a key.

Tenants are presumed to be a typical cross section of the 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.

There is a small number of items located in the entrance hallway, which although at current levels is not unreasonable, it should be monitored to ensure that a build up of items does not impede escape.

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

- Not confirmed

Flat Doors

- FD30S self-closing (notional)

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?

Yes

Comments

It is understood that communal doors are inspected regularly by neighbourhood officers and formally recorded in the quarterly/6 monthly estate inspections with residents. Records are held with the neighbourhood officers. Flat entrance doors are inspected during the annual LGSR visits where the gas engineers record on their PDA if a door closer exists and intumescent strips and cold smoke seals exist.

However, as part of this Fire Risk Assessment, access was gained into a sample flat to assess the suitability of flat entrance doors. Access was gained into flat A which has an entrance door fitted to FD30SC (notional) standard. There are no intumescent strips or cold smoke seals fitted in this door. The lipping to this door is also damaged and this should be repaired using the BMTrada Accepted Repair Techniques

The flat entrance door to flat B could not be assessed due to access. However, This appears to be of the same age, condition and design of flat A and was probably installed at the same time. It is therefore reasonable to assume that it is 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 this door however could not be assessed and this should be confirmed ensure all doors afford FD30S SC standard of fire resistance.



Photo showing the two flat entrance doors



Photo showing electrical installations in an FR30 enclosure with FD30S door



Should the fire alarm be removed, this meter should be in an FR30 enclosure

Construction & Glazing

Are escape routes protected with suitable walls and floors?

Yes

Is there adequate compartmentation?

Yes

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

Yes

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

• None

Is glazing reasonable and free from any obvious defects?

Yes

Comments

The walls and ceiling in the entrance hallway appears sound, with no obvious cracks or deformation.

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:

• Lobbies

Lobbies

• Openable Doors

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?

Yes

Areas covered

- Communal areas

Communal Areas

System Category

- BS 5839 Pt6 Grade D Category L3

Cause & Effect

- Not confirmed

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?

No

Are manual callpoints appropriately located and free from obvious defect?

No

Comments

The provided manual call point appears defective and should be removed.

Automatic Fire Detection

Is there sufficient provision of automatic fire detection?

No

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

No

Comments

There is a BS5839-6 fire alarm provided in the common parts of this building. This may have been provided due to concerns over compartmentation within the building. No documentation regarding the cause and effect of the system was available and it cannot be confirmed whether the fire alarm in the common areas is interlinked to those installed within flats. The provision of a common fire alarm system contradicts National Guidance for a building of this type (converted flats of a stay put standard). 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.

In any case, should it be decided to maintain a common fire alarm, the current provision is insufficient to fully support a simultaneous evacuation policy.

LACoRS guidance regarding Fire detection and alarm systems, recommends for a Two-storey building converted into self-contained flats A mixed system:

- Grade D: LD2 coverage in the common areas and a heat detector in each flat in the room/lobby opening onto the escape route (interlinked); and
- Grade D: LD3 coverage in each flat (non-interlinked smoke alarm in the room/lobby opening onto the escape route) to protect the sleeping occupants of the flat

(This is subject to fire separation recommendations as given in LACoRS)



BS5839-6 smoke alarm in the entrance hallway.

Audibility

Are there adequate means of alerting all relevant persons?

No

Comments

See task and comments above.

Firefighting

Fire Extinguishers

Are fire extinguishers expected?	No
Why not?	<ul style="list-style-type: none">• 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?	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:

- Maintained emergency lighting (local)

Is this provision reasonable?

Yes

Method of emergency lighting of other areas:

- Borrowed light

Is this provision reasonable?

Yes

Comments

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

Signs & Notices

Escape Routes

Is escape route signage necessary?

No

Why not?

- Simple escape routes
- Routes in ordinary use

Is escape route signage provided?

Yes

Is provision of escape route signage suitable?

Yes

Fire Doors

Is there signage suitable for self-closing fire doors?

N/A

Is there signage suitable for locked fire doors?

Yes

Is there signage suitable for automatic fire doors?

N/A

Other Signs & Notices

Is there suitable signage for fire service facilities?

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 a fire.

Fire Safety Management

Procedures & Arrangements

Current evacuation policy

Simultaneous

Further details

The presence of a common fire alarm suggests a simultaneous evacuation policy is in place, contradicting national guidance for a building of this type. It would be expected that a stay put policy would be adopted for converted flats of a stay put standard. The decision to adopt a simultaneous evacuation policy may be due to concerns over compartmentation. In any case, the provided fire alarm is insufficient to support a simultaneous evacuation policy. Please see comments and tasks generated within the Detection and Warning section of this report regarding this matter.

Are fire action procedures suitable and appropriately documented?

Not Known

Are there suitable arrangements for calling the fire service?

N/A

Is there a suitable fire assembly point?

N/A

Are there suitable arrangements for the evacuation of disabled people?

Yes

Comments

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

Training & Drills

Are staff regularly on the premises?

No

Are employees from outside organisations given appropriate fire safety information?

Yes

Comments

Fire Action notices provide sufficient information to inform persons from outside organisations of the action to take in the event of a fire alarm actuation or discovering a fire.

Testing & Maintenance

Was testing & maintenance information available?

No

Are fire extinguishers subject to suitable test & maintenance?

N/A

Comments

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

Record Keeping

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	No Smoking signage should be provided in the communal areas. VERSION 2: this task has not been completed 31/08/2023 This task remains outstanding.
Priority	Low
Status	Identified
Owner	Neighbourhood Services
Due Date	28 July 2021

Task 2

Source Version	1
Category	Escape Routes & Fire Spread
Sub Category	Ease of Use
Action Required	Obstructions should be removed from the escape route (in the entrance hallway). 31/08/2023 This task remains outstanding.
Priority	Low
Status	Identified
Owner	Neighbourhood Services
Due Date	28 July 2021



Task 3

Source Version	1
Category	Escape Routes & Fire Spread
Sub Category	Fire Doors
Action Required	Install intumescent strips and smoke seals on the following doors: Entrance door to flat A (upper flat) VERSION 2: this task has not been completed 31/08/2023 It was not possible to gain access to flat A so unable to confirm if this work has been completed so this task will remain outstanding.
Priority	Low
Status	Identified
Owner	Customer Homes
Due Date	28 July 2021

Task 4

Source Version	1
Category	Detection & Warning
Sub Category	Manual Fire Alarms
Action Required	Consider removing manual call points from public areas to reduce the likelihood of false alarms. The provided manual call point appears defective and should be removed. 31/08/2023 This task remains outstanding.
Priority	Medium
Status	Identified
Owner	Customer Homes
Due Date	26 January 2021



Task 5

Source Version	1
Category	Detection & Warning
Sub Category	Automatic Fire Detection
Action Required	<p>The provision of a common fire alarm system contradicts National Guidance for a building of this type (converted flats of a stay put standard). 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>Should it be decided to maintain a common fire alarm, the current provision is insufficient to fully support a simultaneous evacuation policy.</p> <p>LACoRS guidance regarding Fire detection and alarm systems, recommends for a Two-storey building converted into self-contained flats A mixed system:</p> <ul style="list-style-type: none">• Grade D: LD2 coverage in the common areas and a heat detector in each flat in the room/lobby opening onto the escape route (interlinked); and• Grade D: LD3 coverage in each flat (non-interlinked smoke alarm in the room/lobby opening onto the escape route) to protect the sleeping occupants of the flat (This is subject to fire separation recommendations as given in LACoRS) <p>31/08/2023 This task remains outstanding.</p>
Priority	Advisory
Status	Identified
Owner	Customer Homes
Due Date	28 July 2022



Task 6

Source Version	1
Category	Signs & Notices
Sub Category	Other Signage
Action Required	Provide fire action notices which confirm the action to take in the event of fire. VERSION 2: this task has not been completed 31/08/2023 This task remains outstanding.
Priority	Medium
Status	Identified
Owner	Neighbourhood Services
Due Date	26 January 2021

Task 7

Source Version	1
Category	Fire Management
Sub Category	Training & Drills
Action Required	It should be ensured that employees from outside organisations are given information on the action to take in the event of fire. 31/08/2023 This task remains outstanding.
Priority	Medium
Status	Identified
Owner	Neighbourhood Services
Due Date	26 January 2021

Task 8

Source Version	2
Category	Escape Routes & Fire Spread
Sub Category	Fire Doors
Action Required	Repair the following doors to an FD30S self-closing standard: Entrance door to flat A - the lip of the door is split 31/08/2023 It was not possible to gain access to flat A so unable to confirm if this work has been completed so this task will remain outstanding.
Priority	Medium
Status	Identified
Owner	Customer Homes
Due Date	7 March 2022

Risk Score

Risk Score	Moderate Risk
Next Assessment Due	31 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.