

Fire Risk Assessment

Adams House

Version 3

5 October 2023



Review Date: 5 October 2024

Score: Substantial Risk

Assessor: Mark Thomas

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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	Construction and Glazing	<p>Provide fire stopping around pipe penetrations in the following locations:</p> <p>There are large penetrations from the gas/water riser on the ground floor into the common corridor above this acoustic ceiling.</p>	High	Identified		
2	Signs & Notices	Other Signage	<p>Provide signage to indicate the location of the dry riser inlet.</p>	Low	Identified		
3	Escape Routes & Fire Spread	Fire Doors	<p>Repair the electromagnetic lock on the lobby door, ground floor entrance hallway. It is loose and partially detached.</p>	Medium	Identified		
4	Escape Routes & Fire Spread	Fire Doors	<p>Replace the following doors with FD30S doors:</p> <p>Smoke shaft vent door, 3rd floor adjacent flat 17.</p>	Critical	Identified		
5	Escape Routes & Fire Spread	Ease of Use	<p>Bikes should not be stored as to obstruct escape routes.</p> <p>A bicycle is located on the escape route outside flat 21.</p>	Low	Identified		

6	Fire Fighting	Fire Service Access & Facilities	Repair and service the Fire Service override control to the main entrance door.	Medium	Identified
7	Escape Routes & Fire Spread	Ease of Use	There are electrical cables in plastic conduit above flats 2 and 3, also on the ground floor corridor leading to the rear exit. A requirement introduced in 2015 in BS 7671 which covers electrical installations in the UK, states that all new wiring systems to use metal, rather than plastic, to support cables in escape routes, to prevent their premature collapse in the event of a fire.	Low	Identified
8	Fire Prevention	Housekeeping	<p>There were combustibile items evident on residents private balconies, including a solid fuel BBQ.</p> <p>Also, the base of each balcony is constructed of timber decking.</p> <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>	Advisory	Identified

9	Escape Routes & Fire Spread	Construction and Glazing	<p>Provide fire stopping around cable penetrations in the following locations:</p> <p>Electrical cupboard, ground floor.</p>	Medium	Identified
10	Escape Routes & Fire Spread	Construction and Glazing	<p>There are penetrations from riser cupboards into the acoustic ceiling void which are obviously not fire stopped from the riser side.</p> <p>As this is a non intrusive fire risk assessment, it cannot be confirmed within the scope of this assessment whether pipe and cable penetrations above this ceiling between risers and common corridors, and common corridors and flats are adequately fire stopped.</p> <p>It is therefore recommended to carry out a complete fire stopping survey of this building.</p>	Medium	Identified
11	Escape Routes & Fire Spread	Fire Doors	<p>Re-hang the following doors to reduce the gaps around the doors:</p> <p>The threshold gap on the staircase doors on the second and third floor are excessive and should be reduced.</p>	Low	Identified
12	Fire Prevention	Housekeeping	<p>The storage of combustible items in riser cupboards should be prohibited.</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.

Some fire stopping has been installed on cable and pipe penetrations within riser cupboards. However, some of these carry a certification label, and others do not. It is questionable as to whether the fire stopping applied confirms to current industry guidance for fire stopping. Also, within the electrical cupboard on the ground floor there is a cable which has been cut through the installed fire stopping material compromising its fire stopping standard. There are acoustic ceilings installed above all common corridors. There are large penetrations from the gas/water riser on the ground floor into the common corridor above this acoustic ceiling. As this inspection was not intrusive, it cannot be confirmed whether pipe and cable penetrations into flats above this ceiling are fire stopped to an acceptable standard. It is recommended therefore to conduct a full fire stopping survey of this building.

Access could not be gained into the pump room on the ground floor, nor into the gas room located externally. It should be confirmed that cable and pipe penetrations within these rooms are properly fire stopped and do not compromise the fire separation and compartmentation of the rest of the building.

Combustibles and obstructions were found in many of the common corridors in the building. It is essential common parts are kept clear to minimise the risk of fire in these areas, and so as not to impede escape in the event of a fire.

Giving consideration to the general fire safety arrangements within the building, and the tasks recommended as detailed within this report, it is assessed that this building presents a moderate risk. This is in the main part due to the compartmentation concerns.

This new version was created on 05/10/2023 and is not a review of the fire risk assessment. This is purely an on-site audit carried out at the request of the client to ascertain the progress of any action carried out against previous tasks identified in previous versions of this fire risk assessment.

Premises Details

Address line 1

Adams House

Address line 2

618-640 Leyton High Road

Postcode

E10 6EZ

FRA Type

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

Description

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

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

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

Client

ISHA

Building Information

Use	Purpose-built, self-contained flats
Number of floors - ground and above	5
Number of floors - below ground	0
Number of flats	24
Number of stair cores	1
Approach to flats	<ul style="list-style-type: none">• Via protected lobbies / corridors
Approximate period of construction	1990-2000
Is the top occupied storey over 18 metres above access level?	No

Construction details

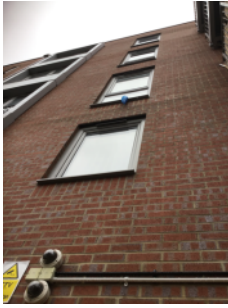
Masonry and concrete construction with solid concrete intermediate floors and stairs, masonry internal walls and a flat roof.

Access to common areas is via a secure entrance controlled by an intercom system and fire override switch. The main entrance provides direct access an entrance lobby with further access to a flat lobby containing flats 1 – 4, access to the common stairwell, a lift motor room and a rear fire exit.

The common stairwell contains a passenger lift, both providing access to all floor levels. All flats are accessed within the lobbies at each floor level.

Flats 1 – 4 are located at GF, flats 5-9 at 1st floor, flats 10-14 at 2nd floor, flats 15-19 at 3rd floor and flats 20 – 24 4th floor level.

Each flat lobby contains 2no riser cupboards. A dry riser inlet is accessed next to the main entrance with outlets accessed off the stairwell at each floor level. An external refuse store is accessed to the side of the main entrance.



Brick external walls



Private balcony construction

External wall details

Brick concrete walls with no combustible external wall systems evident within the scope of this FRA.

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

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

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

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

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

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

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

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

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

Are there any private balconies?

Yes

Private balcony details

Steel framed balconies with steel upstairs. Decks appear to be timber.

There is a high volume of combustible items being stored on these 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. 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)

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 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.

A solar photovoltaic system is installed on this building, with the Three Phase Inverter located in the electrical riser cupboard on the 4th floor.

Electrical sockets are provided in common areas on all floors. These are in good condition and there is no evidence of their use being abused by residents.



Three Phase Inverter located in the electrical riser cupboard.



Electrical sockets are provided in common areas on all floors.

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

Access could not be gained into the gas meter room, however gas pipe work within the building appeared in good condition, correctly identifiable and located within riser cupboards.

Documentation for the testing and maintenance of gas installations is held centrally at the ISHA Head Office. The ISHA Neighbourhood Officer has confirmed that these are up to date.

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?

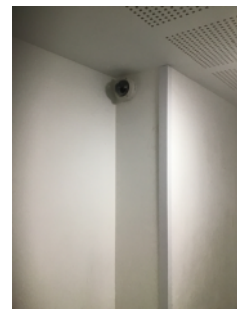
Yes

Comments

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

All entrances are fob operated and there is an external fob operated bin store.

CCTV cameras are installed internally and externally. Whilst these cameras may have been installed for security purposes they also serve to reduce the risk of deliberate fire setting.



CCTV is provided internally

Housekeeping

Is accumulation of combustibles or waste avoided?

No

Are there appropriate storage facilities for combustible & hazardous materials?

N/A

Comments

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)

VERSION 2: A solid fuel BBQ was located outside of flat 6 which should be removed.



Timber decking provided as base for private balconies.



A large tarpaulin, perhaps an inflatable structure, outside flat 14.

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 throughout the building.



“No Smoking” signage is provided throughout the building.

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?

Yes

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 electrical cables in plastic conduit above flats 2 and 3, also on the ground floor corridor leading to the rear exit. A requirement introduced in 2015 in BS 7671 which covers electrical installations in the UK, states that all new wiring systems to use metal, rather than plastic, to support cables in escape routes, to prevent their premature collapse in the event of a fire. A bicycle is located on the escape route outside flat 21.



A large tarpaulin, perhaps an inflatable structure, outside flat 14

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
- Plant Rooms
- Risers
- Staircases

Electrical Cupboard Doors

- FD30S

Flat Doors

- FD30S self-closing

Plant Room Doors

- Not confirmed

Riser Doors

- FD30S

Staircase Doors

- FD30S self-closing

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 flats 7 and 24 which have entrance doors fitted to FD30S SC standard, and the internal doors which open onto the entrance hallways 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.

The threshold gap on the staircase doors on the third floor are excessive and should be reduced.

The lock on the electrical riser cupboard door on the second floor requires adjustment as it will not lock.

VERSION 2: The smoke shaft door on the 2nd floor was found in an open position with a resident reporting that it has been open for some weeks. This door has been severely damaged by water through the open shaft and now will not close. This has left this floor at risk of heat and smoke spread, should a fire occur on another floor and the smoke vent door open on the fire floor. This door should be replaced as soon as possible and the ventilation system tested to ensure it operates correctly. ISHA were contacted immediately via telephone and email to report this urgent issue.



It wasn't possible to access this door due to specific access codes and key

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

Some fire stopping has been installed on cable and pipe penetrations within riser cupboards. However, some of these carry a certification label, and others do not. It is questionable as to whether the fire stopping applied conforms to current industry guidance for fire stopping. Also, within the electrical cupboard on the ground floor there is a cable which has been cut through the installed fire stopping material compromising its fire stopping standard.

There are acoustic ceilings installed above all common corridors. There are large penetrations from the gas/water riser on the ground floor into the common corridor above this acoustic ceiling. As this inspection was not intrusive, it cannot be confirmed whether pipe and cable penetrations into flats above this ceiling are fire stopped to an acceptable standard. It is recommended therefore to conduct a full fire stopping survey of this building.

Access could not be gained into the pump room on the ground floor, nor into the gas room located externally. It should be confirmed that cable and pipe penetrations within these rooms are properly fire stopped and do not compromise the fire separation and compartmentation of the rest of the building.



Access could not be gained into the pump room on the ground floor



Cable penetration through installed fire stopping.



Pipe penetrations, without fire stopping, in the gas and water riser



Access could not be gained into the gas room located externally

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:

- Corridors
- Staircases

Corridors

- Natural Vent into Shaft - Automatic

Staircases

- Natural Vent - Automatic

Is smoke ventilation reasonable and free from any obvious defects?

No

Comments

See comments and tasks regarding Smoke Shaft doors in the fire door section of the “Escape Routes and Fire Spread” section of this report.

Detection & Warning

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 L5

Cause & Effect

- Operates smoke ventilation

Control Equipment

Is the control equipment suitably located?

N/A

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

N/A

Manual Fire Alarms

Are there sufficient means of manually raising an alarm?

N/A

Are manual callpoints appropriately located and free from obvious defect?

N/A

Automatic Fire Detection

Is there sufficient provision of automatic fire detection?

N/A

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

N/A

Comments

No access was possible into any flat due to COVID-19 restrictions, however in the previous FRA access was gained into flats 7 and 24 which have a fire alarm provided to BS5839-6 Grade D, LD2 standard.

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

Audibility

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

- Dry rising main
- Smoke ventilation
- Entrance door override

Is provision of fire service facilities reasonable?

No

Comments

The entrance door override on the main entrance door was tested at the time of this inspection and was found to be defective.

Lighting

Normal Lighting

Is there adequate lighting of internal escape routes?

Yes

Is there adequate lighting of external escape routes?

Yes

Is there adequate lighting in risk critical areas?

N/A

Emergency Lighting

Method of emergency lighting of internal escape routes:

- Maintained emergency lighting (local)

Is this provision reasonable?

Yes

Method of emergency lighting of external escape routes:

- Borrowed light

Is this provision reasonable?

Yes

Method of emergency lighting of other areas:

- 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?

Yes

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?

No

Are fire action notices suitable?

Yes

Are there suitable notices for fire extinguishers?

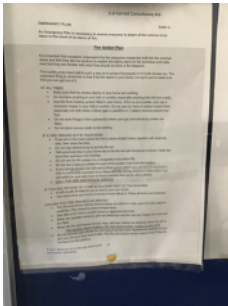
N/A

Is there suitable zone information for the fire alarm system?

N/A

Comments

Provide signage to indicate the location of the Dry Riser inlet



The provided Fire Action Notice

Fire Safety Management

Procedures & Arrangements

Current evacuation policy	Stay Put
Are fire action procedures suitable and appropriately documented?	Yes
Are there suitable arrangements for calling the fire service?	N/A
Is there a suitable fire assembly point?	N/A
Are there suitable arrangements for the evacuation of disabled people?	Yes

Comments

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

Training & Drills

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

Comments

A Fire Action Notice is provided which would give employees from outside organisations information regarding the action to take in the event of 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

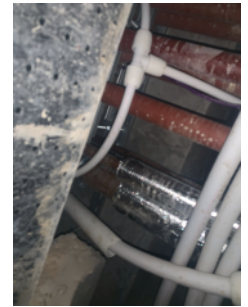
Comments

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

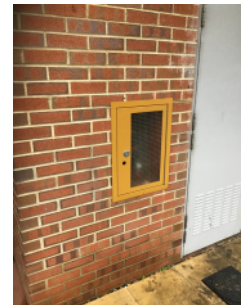
Task 1

Source Version	1
Category	Escape Routes & Fire Spread
Sub Category	Construction and Glazing
Action Required	Provide fire stopping around pipe penetrations in the following locations: There are large penetrations from the gas/water riser on the ground floor into the common corridor above this acoustic ceiling.
Priority	High
Status	Identified
Owner	Customer Homes
Due Date	3 April 2020



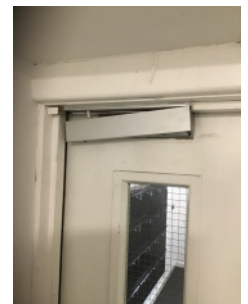
Task 2

Source Version	2
Category	Signs & Notices
Sub Category	Other Signage
Action Required	Provide signage to indicate the location of the dry riser inlet.
Priority	Low
Status	Identified
Owner	Neighbourhood Services
Due Date	21 October 2021



Task 3

Source Version	2
Category	Escape Routes & Fire Spread
Sub Category	Fire Doors
Action Required	Repair the electromagnetic lock on the lobby door, ground floor entrance hallway. It is loose and partially detached.
Priority	Medium
Status	Identified
Owner	Customer Homes
Due Date	21 April 2021



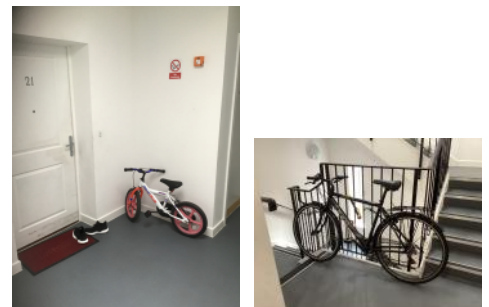
Task 4

Source Version	2
Category	Escape Routes & Fire Spread
Sub Category	Fire Doors
Action Required	Replace the following doors with FD30S doors: Smoke shaft vent door, 3rd floor adjacent flat 17.
Priority	Critical
Status	Identified
Owner	Customer Homes
Due Date	21 October 2020



Task 5

Source Version	2
Category	Escape Routes & Fire Spread
Sub Category	Ease of Use
Action Required	Bikes should not be stored as to obstruct escape routes. A bicycle is located on the escape route outside flat 21.
Priority	Low
Status	Identified
Owner	Neighbourhood Services
Due Date	21 October 2021



Task 6

Source Version	1
Category	Fire Fighting
Sub Category	Fire Service Access & Facilities
Action Required	Repair and service the Fire Service override control to the main entrance door.
Priority	Medium
Status	Identified
Owner	Customer Homes
Due Date	2 October 2020

Task 7

Source Version	1
Category	Escape Routes & Fire Spread
Sub Category	Ease of Use
Action Required	There are electrical cables in plastic conduit above flats 2 and 3, also on the ground floor corridor leading to the rear exit. A requirement introduced in 2015 in BS 7671 which covers electrical installations in the UK, states that all new wiring systems to use metal, rather than plastic, to support cables in escape routes, to prevent their premature collapse in the event of a fire.
Priority	Low
Status	Identified
Owner	Customer Homes
Due Date	2 October 2021



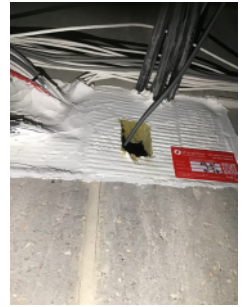
Task 8

Source Version	1
Category	Fire Prevention
Sub Category	Housekeeping
Action Required	<p>There were combustible items evident on residents private balconies, including a solid fuel BBQ.</p> <p>Also, the base of each balcony is constructed of timber decking.</p> <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>
Priority	Advisory
Status	Identified
Owner	Neighbourhood Services
Due Date	2 October 2022



Task 9

Source Version	1
Category	Escape Routes & Fire Spread
Sub Category	Construction and Glazing
Action Required	Provide fire stopping around cable penetrations in the following locations: Electrical cupboard, ground floor.
Priority	Medium
Status	Identified
Owner	Customer Homes
Due Date	2 October 2020



Task 10

Source Version	1
Category	Escape Routes & Fire Spread
Sub Category	Construction and Glazing
Action Required	There are penetrations from riser cupboards into the acoustic ceiling void which are obviously not fire stopped from the riser side. As this is a non intrusive fire risk assessment, it cannot be confirmed within the scope of this assessment whether pipe and cable penetrations above this ceiling between risers and common corridors, and common corridors and flats are adequately fire stopped. It is therefore recommended to carry out a complete fire stopping survey of this building.
Priority	Medium
Status	Identified
Owner	Customer Homes
Due Date	2 October 2020

Task 11

Source Version	1
Category	Escape Routes & Fire Spread
Sub Category	Fire Doors
Action Required	Re-hang the following doors to reduce the gaps around the doors: The threshold gap on the staircase doors on the second and third floor are excessive and should be reduced.
Priority	Low
Status	Identified
Owner	Customer Homes
Due Date	2 October 2021



Task 12

Source Version	1
Category	Fire Prevention
Sub Category	Housekeeping
Action Required	The storage of combustible items in riser cupboards should be prohibited.
Priority	Medium
Status	Identified
Owner	Neighbourhood Services
Due Date	2 October 2020



Risk Score

Risk Score

Substantial Risk

Next Assessment Due

5 October 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.