Fire Risk Assessment

Barnes House

Version 4

2 October 2023

Review Date: 2 October 2024

Score: Moderate Risk

Assessor: Mark Thomas

Contents

Action Plan Summary

Task No.	Category	Sub Category	Action Required	Priority	Status	Action Taken	Date Completed
1	Escape Routes & Fire Spread	Ease of Use	Obstructions should be removed from the escape routes in the following locations: All landings were observed to have items present which may present an obstruction for escaping persons in the event of a fire. Residents should be reminded of the importance of keeping escape routes clear. VERSION 2: This task has not been completed and all landings have an unacceptable level of obstructions present. VERSION 3: Numerous items were present on common escape routes at the time of his inspection.	Medium	Identified		

2	Escape Routes & Fire Spread	Ease of Use	There is a large amount of electrical and data cabling in common areas which is suspended in uPVC conduit it using plastic fastenings. A requirement introduced in 2015 in BS 7671 which covers electrical installations in the UK, states that all new wiring systems are to use metal, rather than plastic, to support cables in escape routes, to prevent their premature collapse in the event of a fire. It should be ensured that any future cable installations comply with these recommendations.	Advisory	Identified
3	Fire Management	Testing & Maintenance	The firefighting lift control appears rusted and without evidence of servicing or maintenance. It is recommended it is tested and serviced in accordance with the recommendations of BS 9999.	Medium	Identified
4	Escape Routes & Fire Spread	Ease of Use	There is a security gate across the entrance door to flat 15. Residents should be advised of the dangers of locked security gates in the event of a fire to ensure that they are able to exit quickly in an emergency.	Advisory	Identified

5	Fire Prevention	Gas	Ensure gas meters on common balconies are secured to prevent against accidental damage to gas installations. VERSION 2: This task has not been completed. VERSION 3: This task has not been completed	Low	Identified
6	Escape Routes & Fire Spread	Construction and Glazing	Cable penetrations from the lift machine room require fire stopping. VERSION 2: This task has not been completed. VERSION 3: This task has not been completed	Medium	Identified
7	Escape Routes & Fire Spread	Construction and Glazing	Provide fire stopping around cable penetrations in the following locations: Electrical cupboard, ground floor. (Staircase between flats 1 and 3)	High	Identified
8	Fire Fighting	Fire Service Access & Facilities	Provide a Fire Service override control to the main entrance doors.	Low	Identified

9	Escape Routes & Fire Spread	Ease of Use	Bikes should not be stored as to obstruct escape routes. Outside flats 25 and 27, and flat 17. VERSION 2: This task has not been completed and bicycles were again found in these locations VERSION 3: This task has not been completed	Medium	Identified
10	Fire Prevention	Electrical	There is some loose wiring (unknown purpose) on the floor inside the main entrance door. This should be repaired/secured.	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@qfsmltd.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 by FFT in 2018 were referenced and checked to ascertain if any recommended remedial work had been carried out. This is referenced in this report where necessary.

All landings were observed to have items present which may present an obstruction for escaping persons in the event of a fire. Residents should be reminded of the importance of keeping escape routes clear.

Emergency lighting provided in the stairwells only. Given the size of the building and the layout (balconies face an enclosed courtyard) there would be limited borrowed light available. Any light available would also be restricted due to the presence of large, high trees in the central courtyard. It is recommended to extend the emergency lighting to include the common balconies, particularly the covered balcony on the 2nd floor.

There are penetrations from the electrical cupboard (below lift machine room) and the lift machine room which require fire stopping.

There is no Fire Action Notice provided in the building. It is imperative to provide a Fire Action Notice which reflects the stay put policy in place in order to ensure residents are clear as to the actions to be taken in the event of a fire in the building.

The main entrance doors are of a robust design and are in good condition and would take considerable effort to effect a forced entry by the attending fire service. It is therefore advisable to provide a Fire Service door override control to the main entrance doors due to the size and layout of this building.

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 moderate risk.

VERSION 2:
The previous FRA for this building was reviewed prior to this inspection, paying particular attention to any tasks generated by that FRA. During this inspection these tasks were inspected where access was possible, to ascertain if the recommended remedial work had been completed, and comments regarding the progress of any remedial work made accordingly.

It is evident that almost all of the recommended remedial work highlighted in the previous FRA is yet to be completed, and therefore the building presents much the same risks stated above.

There is no Fire Action Notice provided. It is imperative that residents and visitors are given clear instructions as to the action they should take in the event of a fire.

There are cable penetrations in the electrical cupboard which are not fire stopped. Given the presence of other services being carried throughout 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. This is to ensure there is adequate fire separation to support a "stay put" policy.

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.

VERSION 3:
The previous FRA for this building was again 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. It was 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 imperative that such remedial work is carried out within the recommended time frames given.

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 02/10/2023 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	Barnes House
Address line 2	Waltersville Road
Town	Islington
Postcode	N19 3AN

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	34
Number of stair cores	2
Approach to flats	• Via balconies / decks • Direct external access
Approximate period of construction	1900-1920
Is the top occupied storey over 18 metres above access level?	No

Construction details

Masonry and concrete construction with solid concrete intermediate floors and stairwell and a mansard roof.

Access to common areas is provided via a secure door entry system located at front and end of the building, each entrance provides access to the communal stairwells, a total of 2 stairwells. A passenger lift is located to the front stairwell with a lift motor room accessed off the stairwell at intermediate level.

Dry riser inlets are located next to each main entrance with outlet points accessed off each stairwell. Intake cupboards are located beneath stairwell at ground floor level. A refuse hopper is accessed to the end of the open balcony at each floor level with a refuse store accessed externally to the end of the building at ground floor level.

Flats 1 – 10 are accessed at ground floor level, flats 11 – 20 off the open balconies at second floor level and flats 21 – 33 off the open balconies at third floor level. The building appears to contain a combination of flats and maisonettes. There are fire override switches provided to the main entrance doors.

Brick/mortar external walls

Brick/mortar external walls, end elevation.

Vertically hung tiles, top floor

Brick/mortar external walls, end elevation.

Brick/mortar external walls, rear elevation.

External wall details

Brick and mortar construction, the external walls appear to be unchanged since the buildings original construction, with no additional external wall systems installed.

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.

Are there any private balconies?	No

People

Are there any people especially at risk from fire?	Not Known

Fire Prevention

Electrical

Are electrical installations and appliances free from any obvious defect?	Yes
Are fixed installations periodically inspected and tested?	Yes
Are portable electrical appliances used?	No

Comments

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

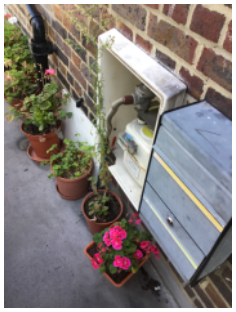
There is some loose wiring (unknown purpose) on the floor inside the main entrance door. This should be repaired/secured.

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

No gas appliances within the common areas, although gas boilers are used within flats. Gas cupboards are present on balconies and in many cases these were found to be either broken or insecure.



Example of Gas meter boxes with damaged/missing doors

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 in flats only, and not in the common areas.

Arson

Is security against arson reasonable?	No
Is there a reasonable absence of external fuels and ignition sources?	Yes

Comments

Access gained into the building via secured main entrance doors.

The common bin store was found to be unlocked and exposed to intruders.

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.

Unsecured bin store.

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

The storage of combustible items in the electrical cupboards (staircase adjacent flat 9) should be prohibited.

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.

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 in the building. 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.

Main stairwells lead to final exit doors at ground floor level. These are secured doors however emergency exit devices are provided which were tested at the time of this inspection and functioned correctly.

Flats are accessed by common balconies and these were all found to have numerous obstructions present such as plant pots, bicycles, clothes dryers and other personal items. Staircases were found to be clear.

There is a security gate across the entrance door to flat 15. Residents should be advised of the dangers of locked security gates in the event of a fire to ensure that they are able to exit quickly in an emergency.

There is a large amount of electrical and data cabling in common areas which is suspended in uPVC conduit it using plastic fastenings. A requirement introduced in 2015 in BS 7671 which covers electrical installations in the UK, states that all new wiring systems are to use metal, rather than plastic, to support cables in escape routes, to prevent their premature collapse in the event of a fire. It should be ensured that any future cable installations comply with these recommendations.

Dimensions

Are travel distances reasonable?	Yes
Is there sufficient exit capacity?	Yes

Comments

Travel distances deemed reasonable based on open balconies, the majority of the building being afforded two directions of escape.

Fire Doors

Doors which are expected to be fire resisting:	• Electrical Cupboards • Flats • Lift Machine Room
Electrical Cupboard Doors	• FD30S
Flat Doors	• Not fire resisting • FD30 self-closing
Lift Machine Room Doors	• FD30S
Are fire doors to a suitable standard?	Minor Defects
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

For the most part throughout the building, residents are afforded at least two ways of escape and therefore in these circumstances flat entrance doors would not be required to be fire resisting self closing doors.

However there are some flat entrance doors located at the dead end of balconies and have only one escape route available. This will require them to pass other flat entrance doors in order to escape and therefore the doors to be passed are required to be fire resisting doors in accordance with the recommendations of BS476-22. These are doors to flats 17, 19, 22, 25, 30, and 33.

This was highlighted in the previous FRA and at the time of inspection door fitters were on site and had already changed the doors to flats 17, 19, 22, 25, and 30 to FD30SC doors. It was confirmed with the door fitters that they have instructions to change the doors to flat 33 also and this will be completed shortly.

The strips and seals on the newly fitted fire resisting door to the electrical cupboard located at ground floor level between flats 8 and 9 have become detached and should be repaired.

VERSION 2: From external examination only, it is reasonable to assume these doors would afford the required FD30 level of fire resistance. The provision of self closing devices and intumescent strips and cold smoke seals could not be confirmed.

VERSION 3:

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 33 which has an entrance door fitted to FD30S SC standard. This is a recently fitted fire resisting flat entrance door fitted following recommendations of previous FRAs.

The remainder of flat front doors within the building which are required to be fire resisting 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.

Example of recently fitted flat entrance doors to applicable flats

BS EN1935 fire rated door hinges on Flat entrance door, flat 33

Overhead self closing device, Flat 33, observed to operate effectively

Certification label on electrical cupboard door

Construction & Glazing

Are escape routes protected with suitable walls and floors?	Yes
Is there adequate compartmentation?	No
Is there reasonable limitation of linings that might promote fire spread?	Yes
Glazing which is expected to be fire resisting, inc vision panels and fanlights:	• None
Is glazing reasonable and free from any obvious defects?	Yes

Comments

Cable penetrations from the electrical cupboard (below lift machine room) require fire stopping.

Cable penetrations from the lift machine room into lift shaft require fire stopping.

Cable penetrations without fire stopping in lift machine room

Cable penetrations without fire stopping in electrical cupboard

Lack of fire stopping in electrical cupboard

Dampers, Ducts & Chutes

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

Comments

Refuse chute provided at the end of balconies with hatch covers in place which appeared in good state of repair.

Smoke Ventilation

Areas where smoke ventilation is expected:	• Staircases
Staircases	• Permanently Open • Openable Windows
Is smoke ventilation reasonable and free from any obvious defects?	Yes

Detection & Warning

Is an electrical fire alarm system expected?	No
Why not?	Purpose-built flats
Is a fire detection and/or alarm system provided?	No

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

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 16 and this flat has a fire alarm provided to BS5839-6 LD2 standard, however, the heat detector in the flat kitchen has been removed by the resident as they reported it was bleeping. This is probably due to battery failure and it is advised that this should be replaced immediately.

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

VERSION 2: Due to COVID-19 restrictions it was not possible to access this flat to confirm if this fire alarm has been serviced/repaired.

VERSION 3:
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 flats 28 and 33 which have a fire alarm provided to BS5839-6 Grade D1 Category LD2 standard.

It is always recommended as best practice to ensure that working smoke alarms are provided in all dwellings at least to a BS5839-6 Grade D1 Category LD3 Standard (a system of one or more mains powered detectors, each with a tamper?proof standby supply consisting of a battery or batteries), although Grade F1 alarms (a system of one or more battery-powered detectors powered by a tamper?proof primary battery or batteries) 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 • 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
Is provision of fire service facilities reasonable?	Minor Defects

Comments

The main entrance doors are of a robust design and are in good condition and would take considerable effort to effect a forced entry by the attending fire service. It is therefore advisable to provide a Fire Service override control to the main entrance doors due to the size and layout of this building.

Robust construction of main entrance door.

Dry riding main outlet on common balconies

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:	• Non-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

Emergency lighting provided in the stairwells only. Given the size of the building and the layout (balconies face an enclosed courtyard) there would be limited borrowed light available. Any light available would also be restricted due to the presence of large, high trees in the central courtyard. It is recommended to extend the emergency lighting to include the common balconies, particularly the covered balcony on the 2nd floor.

VERSION 2: The very large trees in the central courtyard have been managed and cut back significantly. This has dramatically increased the amount of natural light and borrowed light to common balconies. Both staircases have EL provided.

The provision of lighting is therefore considered reasonable, providing the trees are regularly maintained.

Signs & Notices

Escape Routes

Is escape route signage necessary?	No
Why not?	• Simple escape routes • Routes in ordinary use
Is escape route signage provided?	No
Is provision of escape route signage suitable?	Yes

Fire Doors

Is there signage suitable for self-closing fire doors?	N/A
Is there signage suitable for locked fire doors?	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 fire.

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?	Not Known

Comments

There is no “Fire Action Notice” provided. This would give contractors information regarding the action to be taken in the event of a fire.

Management should confirm any contractors are provided with appropriate information on fire risks, general fire precautions and given adequate instruction.

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.

However, the firefighting lift control appears rusted and without evidence of servicing or maintenance. It is recommended it is tested and serviced in accordance with the recommendations of BS 9999.

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	Obstructions should be removed from the escape routes in the following locations: All landings were observed to have items present which may present an obstruction for escaping persons in the event of a fire. Residents should be reminded of the importance of keeping escape routes clear. VERSION 2: This task has not been completed and all landings have an unacceptable level of obstructions present. VERSION 3: Numerous items were present on common escape routes at the time of his inspection.
Priority	Medium
Status	Identified
Owner	Neighbourhood Services
Due Date	1 September 2020

Task 2

Source Version	2
Category	Escape Routes & Fire Spread
Sub Category	Ease of Use
Action Required	There is a large amount of electrical and data cabling in common areas which is suspended in uPVC conduit it using plastic fastenings. A requirement introduced in 2015 in BS 7671 which covers electrical installations in the UK, states that all new wiring systems are to use metal, rather than plastic, to support cables in escape routes, to prevent their premature collapse in the event of a fire. It should be ensured that any future cable installations comply with these recommendations.
Priority	Advisory
Status	Identified
Owner	Customer Homes
Due Date	28 October 2022

Task 3

Source Version	2
Category	Fire Management
Sub Category	Testing & Maintenance
Action Required	The firefighting lift control appears rusted and without evidence of servicing or maintenance. It is recommended it is tested and serviced in accordance with the recommendations of BS 9999.
Priority	Medium
Status	Identified
Owner	Neighbourhood Services
Due Date	28 April 2021

Task 4

Source Version	2
Category	Escape Routes & Fire Spread
Sub Category	Ease of Use
Action Required	There is a security gate across the entrance door to flat 15. Residents should be advised of the dangers of locked security gates in the event of a fire to ensure that they are able to exit quickly in an emergency.
Priority	Advisory
Status	Identified
Owner	Neighbourhood Services
Due Date	28 October 2022

Task 5

Source Version	1
Category	Fire Prevention
Sub Category	Gas
Action Required	Ensure gas meters on common balconies are secured to prevent against accidental damage to gas installations. VERSION 2: This task has not been completed. VERSION 3: This task has not been completed
Priority	Low
Status	Identified
Owner	Neighbourhood Services
Due Date	1 September 2021

Task 6

Source Version	1
Category	Escape Routes & Fire Spread
Sub Category	Construction and Glazing
Action Required	Cable penetrations from the lift machine room require fire stopping. VERSION 2: This task has not been completed. VERSION 3: This task has not been completed
Priority	Medium
Status	Identified
Owner	Customer Homes
Due Date	1 September 2020

Task 7

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. (Staircase between flats 1 and 3)
Priority	High
Status	Identified
Owner	Customer Homes
Due Date	1 December 2019

Task 8

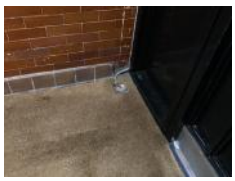
Source Version	1
Category	Fire Fighting
Sub Category	Fire Service Access & Facilities
Action Required	Provide a Fire Service override control to the main entrance doors.
Priority	Low
Status	Identified
Owner	Customer Homes
Due Date	1 September 2021

Task 9

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. Outside flats 25 and 27, and flat 17. VERSION 2: This task has not been completed and bicycles were again found in these locations VERSION 3: This task has not been completed
Priority	Medium
Status	Identified
Owner	Neighbourhood Services
Due Date	1 September 2020

Task 10

Source Version	3
Category	Fire Prevention
Sub Category	Electrical
Action Required	There is some loose wiring (unknown purpose) on the floor inside the main entrance door. This should be repaired/secured.
Priority	Low
Status	Identified
Owner	Customer Homes
Due Date	17 August 2022



Risk Score

Risk Score	Moderate Risk
Next Assessment Due	2 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.