

Fire Risk Assessment

Beaver House

Version 3

3 October 2023



Review Date: 3 October 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	Gas	Gas riser cupboards should not be used as general storage as this may damage the pipe work. 03/10/2023 This task is still outstanding.	Medium	Identified		
2	Detection & Warning	Manual Fire Alarms	Consider removal of the fire alarm system from communal areas, as it conflicts with national guidance which recommends a stay-put policy for buildings of this type. 03/10/2023 This task is still outstanding.	Advisory	Identified		
3	Signs & Notices	Fire Door Signage	Provide "Fire Door Keep Locked Shut" signs on the riser cupboard doors, and the cupboard door in the lower ground floor level. 03/10/2023 This task is still outstanding.	Low	Identified		

4	Escape Routes & Fire Spread	Construction and Glazing	<p>Provide fire stopping around cable penetrations in the following locations:</p> <p>There are some minor fire stopping issues in the lift motor room which require remedial work.</p> <p>03/10 2023 This task remains outstanding.</p>	Low	Identified
5	Escape Routes & Fire Spread	Fire Doors	<p>Repair the following doors to an FD30S standard:</p> <p>Cupboard at base of stairs, basement level.</p> <p>03/10/22023 This task remains outstanding.</p>	Medium	Identified
6	Fire Management	Testing & Maintenance	<p>The firefighting lifts should be tested and serviced in accordance with the recommendations of BS 9999.</p> <p>03/10 2023 There is no evidence this task has been carried out so this task remains identified.</p>	Low	Identified
7	Fire Management	Testing & Maintenance	<p>The emergency lighting system should be tested and serviced in line with the recommendations of BS 5266.</p> <p>03/10 2023 There is no evidence this has been carried out so this task remains identified.</p>	Low	Identified

8	Fire Management	Testing & Maintenance	<p>The fire alarm system provided within flats should be tested and serviced in line with the recommendations of BS 5839-6.</p> <p>03/10 2023 There is no evidence this has been carried out so this task remains identified.</p>	Advisory	Identified
9	Fire Management	Testing & Maintenance	<p>The common fire alarm system should be tested and serviced in line with the recommendations of BS 5839-1.</p> <p>03/10/2023 This task is still outstanding.</p>	High	Identified
10	Detection & Warning	Audibility	<p>Confirm that the audibility of the fire alarm system is in accordance with the recommendations of BS 5839-1.</p> <p>03/10 2023 There is no evidence this survey has been carried out so this task remains identified.</p>	Medium	Identified

11	Detection & Warning	Automatic Fire Detection	<p>Conduct a full compartmentation survey of this building. Should this confirm the compartmentation in the building is of a sufficient standard to support a stay put policy then consider removal of the fire detection & alarm system from communal areas, as it conflicts with national guidance which recommends a stay-put policy for buildings of this type.</p> <p>Should the survey reveal there is not sufficient compartmentation to support a stay put policy then the provided fire alarm should be upgraded to a BS5839-1 L3 fire alarm to be provided in the common parts, interlinked to a heat detector/sounders in the entrance hallways of each flat. A fire alarm to at least BS5839-6 LD3 should be provided in each flat (not interlinked)</p> <p>03/10/23 There is no evidence this survey has been carried out so this task remains identified.</p>	Medium	Identified
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12	Detection & Warning	Control Equipment	<p>The fire alarm panel is in a fault condition. The panel should be serviced by an engineer.</p> <p>There is a fault on the control panel - showing zone 5 to be in a fault condition (Common Stairs and Hallway)</p> <p>03/10/2023 This task is still outstanding.</p>	High	Identified
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13	Escape Routes & Fire Spread	Construction and Glazing	<p>Conduct a fire stopping survey of the building, particularly within riser cupboards.</p> <p>03/10 2023 There is no evidence this survey has been carried out so this task remains identified.</p>	Medium	Identified
14	Fire Prevention	Housekeeping	<p>The storage of combustible items in riser cupboards should be prohibited.</p> <p>03/10/2023 This task is still outstanding.</p>	High	Identified
15	Escape Routes & Fire Spread	Fire Doors	<p>Adjust the self-closing device on the following doors:</p> <p>Flat 5</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.

47-49 Beaver house was originally two separate dwellings that have been converted and combined into one building. One staircase has been maintained accessing all floors, the other has been replaced by a single car lift (with fire fighting isolation controls)

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.

Based on those sampled, it is reasonably assumed that all flats are provided with a BS 5839 Part 6 fire alarm system comprising of a mains powered (with integral battery backup) smoke alarm in the hallway, meeting an LD3 installation standard. This meets the minimum expectation for a flat in a purpose built, general needs, block of flats.

The building was found to be generally well maintained and clear of combustable items in common parts, however there should be no combustibles stored in riser cupboards as was found in all that were inspected. Of particular concern is many gas riser cupboards had a large amount of items tightly packed within, which could cause damage to the gas pipe work.

There is a BS5839-1 fire alarm provided in the common parts of this building. This may be 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 (general needs, purpose built, self contained flats). A letter dated 6th January 2020 from QFSM Ltd to ISHA regarding the provision of fire alarms in common parts of blocks of flats offers guidance and recommendations on this matter and this letter should be referred to when considering whether this is a necessary provision, or if it is considered a necessary provision whether this fire alarm is of the Standard required.

It should also be noted that the fire alarm panel was found to be in a fault condition and this should be serviced as soon as possible by a qualified engineer. Discussion with a resident identified that only half of the building has an operational fire alarm system and it appears that the other half may be defective. It is imperative that all fire safety systems in the building are subject to a robust testing and maintenance regime, specifically the fire alarms, the emergency lighting system and the fire fighting lift. It is of some concern that this fire alarm panel was noted as being in the same fault condition in the previous fire risk assessment.

There are some fire stopping recommendations as detailed within this report.

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 due to concerns as to whether the provided fire alarm system is suitable and sufficient for its intended purpose, and that it is evident that this fire alarm is currently defective and requires servicing/repair.

This new version was created on 03/10/2023 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

47-49 Beaver House

Address line 2

Highbury Park

Town

Islington

Postcode

N5 1TH

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	Converted, self-contained flats
Number of floors - ground and above	4
Number of floors - below ground	1
Number of flats	15
Number of stair cores	1
Approach to flats	<ul style="list-style-type: none">• Direct from stair
Approximate period of construction	Pre 1900
Is the top occupied storey over 18 metres above access level?	No

Construction details

Traditional brick construction with intermediate timber floors and stairs and a parapet roof.

Access to common area via the intercom secure main entrance controlled by the residents.

All flats are accessed directly off the stairwell. Flats 1-2 are located at basement level, flats 3-5 at ground floor, flats 6-7 at first floor, flats 8-9 at second floor and flats 10-11 at third floor level.

A passenger lift with fire override switch is accessed within the entrance hall which provides access to all floors.

Each floor contains two riser cupboards accessed directly off the stairwell.

A lift motor room is accessed externally to the rear of the building at basement level.

A rear exit is accessed off the ground floor hall which provides access to an enclosed rear garden.



External walls – rear elevation

External wall details

The external walls on both front and rear elevation of this building are of brick/mortar construction, these are the original walls with no additional external wall system fitted..

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.

There are electrical sockets in the common areas, presumably for use by cleaning staff. These were in good condition and showed no evidence of misuse by residents or visitors.



Electrical sockets provided in common areas.

Gas

Are gas installations and appliances free from any obvious defect?

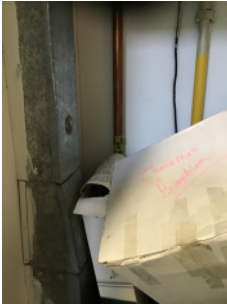
Yes

Is gas equipment protected/located so as not to be prone to accidental damage?

No

Comments

Gas riser cupboards are being used as general storage which could damage gas pipe work.



Gas riser cupboard being used as general storage

Heating

Are fixed heating installations free from any obvious defect?

Yes

Are portable heaters used?

No

Comments

There are electrical storage heaters in common areas on each floor level. These appear in good condition with no apparent damage visible.



Storage heaters used in 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

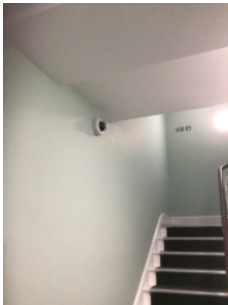
Is there a reasonable absence of external fuels and ignition sources?

Yes

Comments

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

CCTV covers the main entrances on the ground floor. Whilst these cameras may have been installed for security purposes they also serve to reduce the risk of deliberate fire setting.



CCTV is provided.

Housekeeping

Is accumulation of combustibles or waste avoided?

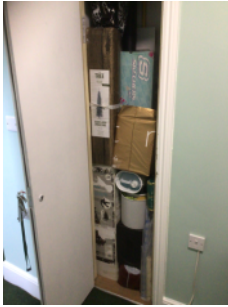
No

Are there appropriate storage facilities for combustible & hazardous materials?

N/A

Comments

Combustibles should not be stored within riser cupboards, or be present in the common escape routes. A high volume of combustibles were found in all riser cupboards.



Example of high volume of combustibles in riser cupboards



Example of high volume of combustibles in riser cupboards

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?

Yes

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.



Alternative exit from basement flats

Dimensions

Are travel distances reasonable?

Yes

Is there sufficient exit capacity?

Yes

Comments

There is a large garden to the rear of the building accessed from the rear of the ground floor level. However, this garden does not provide an escape route to absolute safety.

Fire Doors

Doors which are expected to be fire resisting:

- Electrical Cupboards
- Flats
- Lift Machine Room
- Risers

Electrical Cupboard Doors

- FD30S

Flat Doors

- FD30 self-closing (notional)

Lift Machine Room Doors

- Not confirmed

Riser Doors

- FD30S

Are fire doors to a suitable standard?

Yes

Is there suitable provision of self-closing devices?

Yes

Is there suitable provision of hold-open devices?

Minor Defects

Are doors kept locked where appropriate?

Yes

Comments

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

Access was gained into flat 8 which has an entrance door fitted to FD30SC standard, however the internal doors which open onto the entrance hallway are not fire resisting.

There are no cold smoke seals fitted to this door, however, there are door stops fitted of at least 25mm, and with the addition of a common smoke alarm in the property this is considered reasonable.

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.

VERSION 2: Due to current government guidelines regarding the current COVID-19 pandemic, access into flats to confirm the provision and standard of fire resisting flat entrance doors was not possible. Inspection of flat entrance doors was made by external examination only, taking into account the age and condition of the doors, and where possible referring to previous FRAs where more detailed information regarding flat entrance doors and fire alarm provision may be found. All flat entrance doors appeared to be in good condition, with no obvious visible damage or defects and therefore it can reasonably assume they would afford the same level of fire resistance as found in the previous FRA.

The cupboard door at the base of the stairs on the basement level has had the lock removed. However the lock aperture has not been filled and therefore the fire resisting integrity of the door has been compromised. It is recommended that this door is repaired to an FD30S standard of fire resistance. A lock should also be fitted and this door kept locked shut.



Example of flat entrance doors in the building.



Certification of recently installed FR doors in riser cupboards

Construction & Glazing

Are escape routes protected with suitable walls and floors?

Yes

Is there adequate compartmentation?

Minor Defects

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 electrical intake cupboard has been fire stopped by “Cavendish Construction” on 15.12.2018.

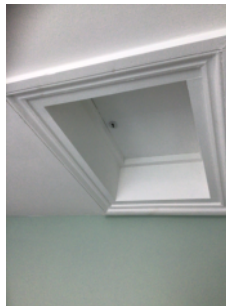
However the riser cupboards have not and there are some concerns around pipe and cable penetrations within these risers. There is a common fire alarm provided which is a reasonable compensatory measure, however, this does contradict national guidance for flats converted to a stay put standard. There are also concerns that this provided fire alarm does not meet the standard should it be considered necessary for a simultaneous evacuation policy (please see detection and alarm section of this report).

It should be considered to conduct a full fire stopping survey of the building, address any compartmentation remedial work required and adopt a stay put strategy as would be usual for a building of this type, or upgrade the existing fire alarm.

It was not possible to access the roof space. It should be confirmed that there is adequate compartmentation provided within the roof space between flats and between flats and the common areas.



Fire stopping certification label in the electrical intake cupboard.



It was not possible within the scope of this FRA to access the roof space

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:

- None

Is smoke ventilation reasonable and free from any obvious defects?

Yes

Comments

Smoke ventilation is not required as there is a simultaneous evacuation strategy in place in this building. However, as noted elsewhere in this report it is unusual to have a simultaneous evacuation strategy in a building containing flats converted to a stay put standard. Should the decision be made to remove the fire alarm and revert to a stay put strategy then there are openable windows on each floor in the staircase.

Detection & Warning

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 Pt1 Category L3

Cause & Effect

- Sounds alarm in whole building

Control Equipment

Is the control equipment suitably located?

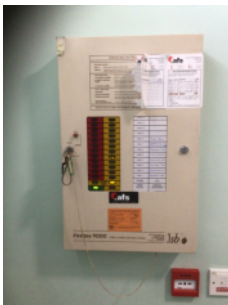
Yes

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

No

Comments

There is a fault on the control panel - showing zone 5 to be in a fault condition (Common Stairs and Hallway)



The FA panel remains in a fault condition, as noted in the previous FRA

Manual Fire Alarms

Are there sufficient means of manually raising an alarm?

Yes

Are manual callpoints appropriately located and free from obvious defect?

Yes

Comments

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

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

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 8 which has a fire alarm provided to BS5839-6 Category LD3 standard. 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.

There is a BS5839-1 fire alarm provided in the common parts of this building. This may have been provided due to the 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 (general needs, purpose built, self contained flats). It is recommended to consider addressing the compartmentation concerns in the building, and then removing the fire alarm as per this guidance, or ensure the fire alarm is of a standard and category correct for this type of building.

Discussion with a resident confirmed that should the fire alarm actuate, the fire alarm sounds throughout the whole building.

Discussion with another resident revealed that the fire alarm only sounds in one half of the building (the No.47 half of the building), and that when the fire alarm sounds that residents knock one another's doors to alert each other of a fire alarm.

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.

Should the decision be made to maintain the common fire alarm provision, then it should be confirmed that it meets the LACoRS Fire detection and alarm system recommendations; for a Five- or six-storey building converted into self-contained flats, which is:

A mixed system:

- Grade A: 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)

Audibility

Are there adequate means of alerting all relevant persons?

No

Comments

Confirm that the audibility of the fire alarm system is in accordance with the recommendations of BS 5839-1.

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

- Fire fighting lift

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:

- Borrowed light

Is this provision reasonable?

Yes

Method of emergency lighting of other areas:

- Not applicable

Is this provision reasonable?

Yes

Comments

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

Signs & Notices

Escape Routes

Is escape route signage necessary?

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?

No

Is there signage suitable for automatic fire doors?

N/A

Comments

Provide "Fire Door Keep Locked Shut" signs on the riser cupboard doors, and the cupboard door in the lower ground floor level.

Other Signs & Notices

Is there suitable signage for fire service facilities?

Yes

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?

Yes



Example of the provided fire action notices

Fire Safety Management

Procedures & Arrangements

Current evacuation policy

Simultaneous

Further details

As noted elsewhere in this fire risk assessment, the provision of a common fire alarm suggests there is a simultaneous evacuation strategy in place in this building. This contradicts national guidance for a building of this type.

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?

Yes

Are there suitable arrangements for the evacuation of disabled people?

Yes

Comments

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

Training & Drills

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	Gas
Action Required	Gas riser cupboards should not be used as general storage as this may damage the pipe work. 03/10/2023 This task is still outstanding.
Priority	Medium
Status	Identified
Owner	Neighbourhood Services
Due Date	12 February 2021

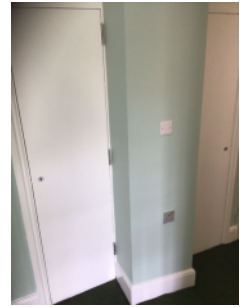


Task 2

Source Version	2
Category	Detection & Warning
Sub Category	Manual Fire Alarms
Action Required	Consider removal of the fire alarm system from communal areas, as it conflicts with national guidance which recommends a stay-put policy for buildings of this type. 03/10/2023 This task is still outstanding.
Priority	Advisory
Status	Identified
Owner	Customer Homes
Due Date	12 March 2023

Task 3

Source Version	2
Category	Signs & Notices
Sub Category	Fire Door Signage
Action Required	Provide "Fire Door Keep Locked Shut" signs on the riser cupboard doors, and the cupboard door in the lower ground floor level.
	03/10/2023 This task is still outstanding.
Priority	Low
Status	Identified
Owner	Customer Homes
Due Date	12 March 2022



Task 4

Source Version	2
Category	Escape Routes & Fire Spread
Sub Category	Construction and Glazing
Action Required	Provide fire stopping around cable penetrations in the following locations: There are some minor fire stopping issues in the lift motor room which require remedial work.
	03/10 2023 This task remains outstanding.
Priority	Low
Status	Identified
Owner	Customer Homes
Due Date	12 March 2022



Task 5

Source Version	2
Category	Escape Routes & Fire Spread
Sub Category	Fire Doors
Action Required	Repair the following doors to an FD30S standard: Cupboard at base of stairs, basement level. 03/10/22023 This task remains outstanding.
Priority	Medium
Status	Identified
Owner	Customer Homes
Due Date	10 September 2021



Task 6

Source Version	1
Category	Fire Management
Sub Category	Testing & Maintenance
Action Required	The firefighting lifts should be tested and serviced in accordance with the recommendations of BS 9999. 03/10 2023 There is no evidence this task has been carried out so this task remains identified.
Priority	Low
Status	Identified
Owner	Neighbourhood Services
Due Date	12 February 2022

Task 7

Source Version	1
Category	Fire Management
Sub Category	Testing & Maintenance
Action Required	The emergency lighting system should be tested and serviced in line with the recommendations of BS 5266. 03/10 2023 There is no evidence this has been carried out so this task remains identified.
Priority	Low
Status	Identified
Owner	Neighbourhood Services
Due Date	12 February 2022

Task 8

Source Version	1
Category	Fire Management
Sub Category	Testing & Maintenance
Action Required	The fire alarm system provided within flats should be tested and serviced in line with the recommendations of BS 5839-6. 03/10 2023 There is no evidence this has been carried out so this task remains identified.
Priority	Advisory
Status	Identified
Owner	Neighbourhood Services
Due Date	12 February 2023

Task 9

Source Version	1
Category	Fire Management
Sub Category	Testing & Maintenance
Action Required	The common fire alarm system should be tested and serviced in line with the recommendations of BS 5839-1. 03/10/2023 This task is still outstanding.
Priority	High
Status	Identified
Owner	Neighbourhood Services
Due Date	14 August 2020



Task 10

Source Version	1
Category	Detection & Warning
Sub Category	Audibility
Action Required	Confirm that the audibility of the fire alarm system is in accordance with the recommendations of BS 5839-1. 03/10 2023 There is no evidence this survey has been carried out so this task remains identified.
Priority	Medium
Status	Identified
Owner	Customer Homes
Due Date	12 February 2021

Task 11

Source Version	1
Category	Detection & Warning
Sub Category	Automatic Fire Detection
Action Required	<p>Conduct a full compartmentation survey of this building. Should this confirm the compartmentation in the building is of a sufficient standard to support a stay put policy then consider removal of the fire detection & alarm system from communal areas, as it conflicts with national guidance which recommends a stay-put policy for buildings of this type.</p> <p>Should the survey reveal there is not sufficient compartmentation to support a stay put policy then the provided fire alarm should be upgraded to a BS5839-1 L3 fire alarm to be provided in the common parts, interlinked to a heat detector/sounders in the entrance hallways of each flat. A fire alarm to at least BS5839-6 LD3 should be provided in each flat (not interlinked)</p> <p>03/10/23 There is no evidence this survey has been carried out so this task remains identified.</p>
Priority	Medium
Status	Identified
Owner	Customer Homes
Due Date	12 February 2021

Task 12

Source Version	1
Category	Detection & Warning
Sub Category	Control Equipment
Action Required	<p>The fire alarm panel is in a fault condition. The panel should be serviced by an engineer.</p> <p>There is a fault on the control panel - showing zone 5 to be in a fault condition (Common Stairs and Hallway)</p> <p>03/10/2023 This task is still outstanding.</p>
Priority	High
Status	Identified
Owner	Customer Homes
Due Date	14 August 2020



Task 13

Source Version	1
Category	Escape Routes & Fire Spread
Sub Category	Construction and Glazing
Action Required	Conduct a fire stopping survey of the building, particularly within riser cupboards.
	03/10 2023 There is no evidence this survey has been carried out so this task remains identified.
Priority	Medium
Status	Identified
Owner	Customer Homes
Due Date	12 February 2021

Task 14

Source Version	1
Category	Fire Prevention
Sub Category	Housekeeping
Action Required	The storage of combustible items in riser cupboards should be prohibited.
	03/10/2023 This task is still outstanding.
Priority	High
Status	Identified
Owner	Neighbourhood Services
Due Date	13 May 2020



Task 15

Source Version	3
Category	Escape Routes & Fire Spread
Sub Category	Fire Doors
Action Required	Adjust the self-closing device on the following doors: Flat 5
Priority	Medium
Status	Identified
Owner	Customer Homes
Due Date	2 April 2024

Risk Score

Risk Score

Moderate Risk

Next Assessment Due

3 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.