

Fire Risk Assessment

Delta House

Version 3

31 August 2023



Review Date: 31 August 2024

Score: Moderate 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	Fire Prevention	Housekeeping	Although only small amounts were evident, the storage of combustible items in lift motor rooms should be prohibited.	Medium	Identified		
2	Fire Prevention	Lightning	The lightning protection should be periodically inspected by a competent person, to the frequency recommended in BS EN 62305.	Medium	Identified		
3	Signs & Notices	Escape Route Signage	Provide signage to indicate the location of the electromagnetic gate release device at the main gate.	Medium	Identified		
4	Escape Routes & Fire Spread	Fire Doors	The following doors should be kept locked shut: A high number of riser doors were found to be unlocked at the time of this inspection.	Low	Identified		
5	Escape Routes & Fire Spread	Ease of Use	Although the amount of items currently in escape routes is not unreasonable, routes should be monitored to ensure that a build-up of items does not impede escape.	Low	Identified		
6	Escape Routes & Fire Spread	Ease of Use	Bikes should not be stored as to obstruct escape routes.	Medium	Identified		

7	Escape Routes & Fire Spread	Ease of Use	The stair nosings in the following locations are loose and should be re-fixed or replaced: Within the eastern staircase.	Low	Identified
8	Escape Routes & Fire Spread	Smoke Ventilation	Repair the smoke vent actuators in the following locations: The manual smoke vent actuator at the base of the west staircase is showing a fault light and should be serviced/repared immediately	High	Identified
9	Fire Prevention	Gas	The gas meter cupboard is being used for general storage which may cause damage to the gas installations. This cupboard should not be used for storage, or an appropriate barrier or enclosure provided to ensure the installations are protected from damage.	Medium	Identified
10	Fire Prevention	Arson	Communication between owners/occupiers of the retail outlets occupying the ground floor level of the building should be sought to ensure bins and combustibles are not kept near to the building, especially against staircases.	Medium	Identified
11	Escape Routes & Fire Spread	Fire Doors	Confirm that flat front doors, inspection of which was not possible, are to an FD30S self-closing standard. Flats 1, 2, 14, 15, 30, 44 and 45	High	Identified

12	Escape Routes & Fire Spread	Fire Doors	<p>Install a self-closing device on the following doors:</p> <p>Entrance door to flat 31.</p> <p>Version 2: It was possible to access this flat to confirm whether this recommended Remedial work has been completed.</p> <p>Upon testing the doors self closing device failed to overcome the door frame and latch without physical assistance and therefore needs adjustment.</p>	High	Identified
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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.

Due to the configuration of the premises, the majority of the flats have 2 means of escape/directions of travel from their front doors. The tight angle at the eastern apex of the building means that it can be considered that there is only one direction of escape provided for flats in this location. It is therefore necessary for these flat entrance doors to afford at least an FD30S SC standard of fire resistance. There is also a fourth floor provided in this corner which contains flats 44-47. This floor is only served by one staircase. It was noted that there are a considerable amount of obstructions and combustibles located in this area. Whilst this common balcony serves only four flats it is still imperative that it is kept clear of obstructions.

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.

The wall, floors and stairs in the common areas are of masonry/concrete construction. The building was found to be generally well maintained and clear of combustible items in common parts.

As expected, there is no common fire detection and alarm system, which supports the Stay Put strategy appropriate for the building.

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 LD2 installation standard. This meets the minimum expectation for a flat in a purpose built, general needs, block of flats.

The ground floor of the building is occupied by various commercial outlets, cafes and offices. These appear imperforate to the flats above. The vehicular entrance to the central courtyard is shared by residents and the ground floor occupants.

The manual smoke vent actuator in the western staircase is showing a fault light and should be serviced/repared immediately.

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 tolerable 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 a program of painting and decorating has taken place throughout the building, with flat entrance doors all appearing to be in good condition. However, 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, or the provision and standard of fire alarms within flats 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.

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.

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.

The wall, floors and stairs in the common areas are of masonry/concrete construction.

As expected, there is no common fire detection and alarm system, which supports the Stay Put strategy appropriate for the building.

The standard of housekeeping throughout the building was found to be unsatisfactory, with the exception of an unacceptable amount of combustible items and obstructions located on some common balconies.

Giving consideration to the general fire safety arrangements within the building, and the tasks recommended as detailed within this report, it is assessed that this building presents a moderate risk.

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

Premises Details

Building Information

Address line 1	Delta House
Address line 2	Flats 1-7
Town	Hackney
Postcode	N1 7SP

FRA Type	Type 1 - Common parts only (non-destructive)
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Description	A Type 1 fire risk assessment has been conducted at this building. This means the inspection of the building has been non-destructive. As well as considering the arrangements for means of escape, the fire risk assessment has included, where possible, the examination of a sample of flat entrance doors. It has also considered, so far as reasonably practicable, the separating construction between the flats and the common parts without any intrusive examination of construction. This Type of fire risk assessment has not involved entry to flats beyond the area of the flat entrance door.
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Client	ISHA
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Use	Purpose-built, self-contained flats
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Number of floors - ground and above	5
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Number of floors - below ground	0
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Number of flats	47
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Number of stair cores	3
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Approach to flats

- Via balconies / decks

Approximate period of construction

1960-1980

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

No

Construction details

Masonry construction with solid concrete intermediate floors and a flat roof.

Access to common areas via secure entry systems at front & side elevations, with flats accessed from open deck balconies at each floor level above ground floor level.

2nr passenger lifts provided to all floor levels.

Service/riser cupboards noted throughout common areas.

This building forms a triangle, with a central courtyard, with flats having access from common balconies.

The building is a mixed use building, with the ground floor occupied by various offices, commercial outlets and a cafe. These appear to be imperforate to the flats above, so far as the scope of this fire risk assessment allows.



External walls (courtyard side) of the building



External walls (outside) of the building



Commercial units occupy the ground floor of the building.



Commercial units occupy the ground floor of the building.



External walls (outside) of the building

External wall details

External walls on the exterior side of the building are of brick/mortar construction with no combustable external wall systems evident within the scope of this Fire risk assessment. External walls on the inside (the courtyard side) of the building are of block/mortar construction. Again there are no combustable external wall system is evident within the scope of this fire risk assessment.

Fire Risk Assessment

Delta House

Version 3

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

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 are provided in the common Staircases.

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

The gas meter cupboard is being used for general storage which may cause damage to the gas installations. This cupboard should not be used for storage, or an appropriate barrier or enclosure provided to ensure the installations are protected from damage.



Gas meters located in a bespoke cupboard.



Heavy cleaning machinery located against gas installations.



The first floor gas meter cupboard.

Heating

Are fixed heating installations free from any obvious defect?

N/A

Are portable heaters used?

No

Comments

There is no heating provision in the common areas.

Cooking

Does cooking take place on the premises?

No

Comments

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

Arson

Is security against arson reasonable?

No

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

No

Comments

The ground level fire escape door from the east staircase requires adjustment as it is difficult to close and was found to be ajar at the time of this inspection. This leaves the building exposed to intruders which may present an arson risk. Also, considering this door is difficult to close, there is also the risk that should it be closed it will jam shut and will not open.

Communication between owners/occupiers of the retail outlets occupying the ground floor level of the building should be made to ensure bins and combustibles are not kept near to the building, especially against staircases. This door was observed as being used for general access during this inspection.

Housekeeping

Is accumulation of combustibles or waste avoided?

No

Are there appropriate storage facilities for combustible & hazardous materials?

N/A

Comments

Although only small amounts were evident, the storage of combustible items in lift motor rooms 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

Comments

There is some extensive decorating work which is almost completed. Decorators were in the process of finishing off the required work. there was no evidence of any hot work or activity which compromised the fire safety of the building.

Smoking

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

Yes

Comments

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



No smoking signage is provided.

Dangerous Substances

Are dangerous substances present, or liable to be present?

No

Lightning

Is a lightning protection system installed?

Yes

Is the lightning protection system free from any obvious defect?

Yes

Is the lightning protection system periodically inspected?

Not Known

Comments

The Electricity at Work Regulations state that Lightning Protection systems should be serviced and maintained in accordance with the recommendations of BS EN 62305 at maximum intervals of twelve months. The system, including all lightning conductors and earth grounding installations, should be visually inspected and tested by a suitably qualified electrical engineer.



Lightning system earth rod.

Escape Routes & Fire Spread

Ease of Use

Are exits easily and immediately openable?

Minor Defects

Do fire exits open in direction of escape where necessary?

No

Are escape routes unobstructed and safe to use?

Minor Defects

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 four staircases serving the building. The staircase in the southern corner of the building serves the first second and third floors, the staircase in the eastern corner serves the first floor only. The staircase on the northern side of the building serves the first second and third floors, whilst the staircase in the Eastern corner of the building is only accessed from the first floor and serve the second third and fourth floors.

There are a small number of items located in the common areas, which whilst currently do not present a significant risk, these areas should be monitored to ensure they do not build up.

The push-bar panic exit device on the fire exit door at the base of staircase, western corner of the building , should be repaired so that can easily opened in the event of fire:



The panic exit device requires urgent repair.

Dimensions

Are travel distances reasonable?

Yes

Is there sufficient exit capacity?

Yes

Fire Doors

Doors which are expected to be fire resisting:

- Flats
- Risers
- Staircases

Flat Doors

- FD30S self-closing (notional)

Riser Doors

- FD30

Staircase Doors

- FD30S self-closing (notional)

Are fire doors to a suitable standard?

No

Is there suitable provision of self-closing devices?

No

Is there suitable provision of hold-open devices?

N/A

Are doors kept locked where appropriate?

No

Comments

The layout of the building means the majority of flats in the building have two directions of escape provided. It is only the flats located in the eastern corner which would need to be passed by escaping occupants of other flats and therefore it is these which should afford an FD30SC standard of fire resistance.

These are Flats 1, 2, 14, 15, 30, 31, 44 and 45.

Access was gained into flat 31 where it was found that the FED to this flat was an FD30S SC door, however the door did not close on the action of the self closing device alone. This door should be rehung or the self closing device adjusted to ensure it fully closes on the action of the self closing device. It was noted that the internal doors which open onto the entrance hallway were fire resisting.

It should be confirmed that the entrance doors to Flats 1, 2, 14, 15, 30, 44 and 45 afford at least an FD30SC standard of fire resistance.

There are no intumescent strips or cold smoke seals fitted to riser cupboard doors within the enclosed staircases. These should be fitted to ensure these doors afford an FD30S standard of fire resistance and it should be ensured that these doors are kept locked shut.

The staircase door on the third floor outside flat 39 was found to be wedged open. The fire resisting staircase doors should not be wedged open as they are required to protect the staircase.

The staircase doors on the 1st floor opposite flat 8, and the 2nd floor adjacent to flat 27 requires rehangng to ensure they fully close.

Both doors to the bin store from the southern staircase do not fully close on the action of the self-closing device. Neither are they fitted with intumescent strips and cold smoke seals. It is imperative that these doors are maintained to a high standard as they open directly onto the staircase.

Construction & Glazing

Are escape routes protected with suitable walls and floors?

Yes

Is there adequate compartmentation?

Yes

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

Yes

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

- Staircases

Staircase Glazing

- Georgian wired

Is glazing reasonable and free from any obvious defects?

Yes

Comments

There are glazed vision panels in flat entrance doors and glazing to flat windows, however these are all above 1.1m from their respective balcony decks so is not required to be FR.

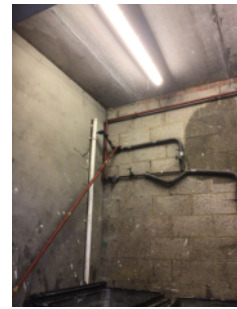
The bin store appears imperforate to the flats above (within the scope of this fire risk assessment)



Showing glazed fanlights in doors and glazed flat windows (all above 1.1m)



Windows and door glazing all above 1.1 m on common balconies.



The bin store appears imperforate to the flats above



Good standard of compartmentation within the 1st floor electrical cupboard

Dampers, Ducts & Chutes

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

Yes

Comments

No Dampers, Ducts or Chutes evident.

Smoke Ventilation

Areas where smoke ventilation is expected:

- Staircases

Staircases

- Openable Windows
- Openable Doors
- Natural Vent - Manual

Is smoke ventilation reasonable and free from any obvious defects?

No

Comments

The building is served by three staircases. The staircase at the south and east in corners of the building are provided with openable windows for means of smoke ventilation. The staircase in the northern section of the building as a manually opening vent at the head of the staircase, however the manual smoke vent actuator is showing a fault light and should be serviced/repared immediately.

Detection & Warning

Control Equipment

Is an electrical fire alarm system expected?

No

Why not?

Purpose-built flats

Is a fire detection and/or alarm system provided?

No

Is the control equipment suitably located?

N/A

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

N/A

Manual Fire Alarms

Are there sufficient means of manually raising an alarm?

N/A

Are manual callpoints appropriately located and free from obvious defect?

N/A

Automatic Fire Detection

Is there sufficient provision of automatic fire detection?

N/A

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

N/A

Comments

As part of this Type 3 Fire Risk Assessment access was gained into sample flats to assess the provision and suitability of fire alarms.

Access was gained into flats 11 and 31 which have a fire alarm provided to BS5839-6 LD2 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.

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

Comments

Fire extinguishers are not required or desirable in the common areas of a purpose built, general needs block of flats as flat occupants would not necessarily be trained in their use and limitations. Furthermore there is no expectation that flat occupants would leave a fire in their flat to retrieve an extinguisher and then return to fight the fire, since it is likely to have developed significantly in their absence.

Fixed Systems

Are any fixed systems provided?

No

Is provision of fixed systems reasonable?

Yes

Fire Service Facilities

Are any fire service facilities provided?

Yes

Types of facility

- Smoke ventilation

Is provision of fire service facilities reasonable?

No

Comments

The manual smoke control located at the base of the western staircase was found to be showing a fault light. A task has been generated in the "Smoke Ventilation" section of this report.



Floor numbers are clearly marked within the staircases.

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
- Maintained emergency lighting (local)

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?

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?

Yes

Are fire action notices suitable?

Yes

Are there suitable notices for fire extinguishers?

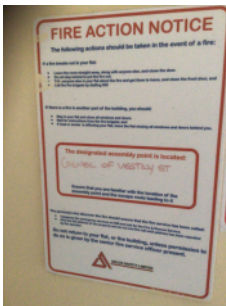
N/A

Is there suitable zone information for the fire alarm system?

N/A

Comments

Fire Action notices are displayed that correctly reflect the Stay Put strategy in place for this building.



The provided fire action notice.

Fire Safety Management

Procedures & Arrangements

Current evacuation policy	Stay Put
Are fire action procedures suitable and appropriately documented?	Not Known
Are there suitable arrangements for calling the fire service?	N/A
Is there a suitable fire assembly point?	N/A
Are there suitable arrangements for the evacuation of disabled people?	Yes

Comments

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

Training & Drills

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

Comments

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

Testing & Maintenance

Was testing & maintenance information available?	No
Are fire extinguishers subject to suitable test & maintenance?	Yes

Comments

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

Record Keeping

Were fire safety records available?

No

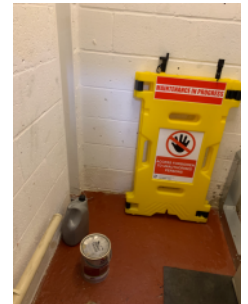
Comments

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	Housekeeping
Action Required	Although only small amounts were evident, the storage of combustible items in lift motor rooms should be prohibited.
Priority	Medium
Status	Identified
Owner	Neighbourhood Services
Due Date	10 February 2021



Task 2

Source Version	2
Category	Fire Prevention
Sub Category	Lightning
Action Required	The lightning protection should be periodically inspected by a competent person, to the frequency recommended in BS EN 62305.
Priority	Medium
Status	Identified
Owner	Neighbourhood Services
Due Date	26 August 2021



Task 3

Source Version	2
Category	Signs & Notices
Sub Category	Escape Route Signage
Action Required	Provide signage to indicate the location of the electromagnetic gate release device at the main gate.
Priority	Medium
Status	Identified
Owner	Neighbourhood Services
Due Date	26 August 2021

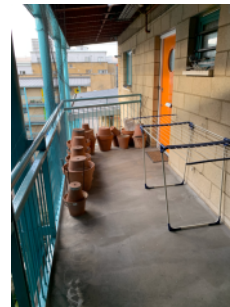


Task 4

Source Version	1
Category	Escape Routes & Fire Spread
Sub Category	Fire Doors
Action Required	The following doors should be kept locked shut: A high number of riser doors were found to be unlocked at the time of this inspection.
Priority	Low
Status	Identified
Owner	Neighbourhood Services
Due Date	10 February 2022

Task 5

Source Version	1
Category	Escape Routes & Fire Spread
Sub Category	Ease of Use
Action Required	Although the amount of items currently in escape routes is not unreasonable, routes should be monitored to ensure that a build-up of items does not impede escape.
Priority	Low
Status	Identified
Owner	Neighbourhood Services
Due Date	10 February 2022



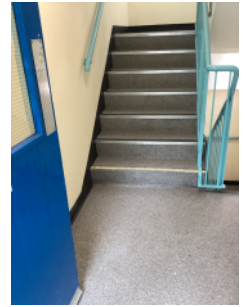
Task 6

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.
Priority	Medium
Status	Identified
Owner	Neighbourhood Services
Due Date	10 February 2021



Task 7

Source Version	1
Category	Escape Routes & Fire Spread
Sub Category	Ease of Use
Action Required	The stair nosings in the following locations are loose and should be re-fixed or replaced: Within the eastern staircase.
Priority	Low
Status	Identified
Owner	Customer Homes
Due Date	10 February 2022



Task 8

Source Version	1
Category	Escape Routes & Fire Spread
Sub Category	Smoke Ventilation
Action Required	Repair the smoke vent actuators in the following locations: The manual smoke vent actuator at the base of the west staircase is showing a fault light and should be serviced/repared immediately
Priority	High
Status	Identified
Owner	Customer Homes
Due Date	12 August 2020



Task 9

Source Version	1
Category	Fire Prevention
Sub Category	Gas
Action Required	The gas meter cupboard is being used for general storage which may cause damage to the gas installations. This cupboard should not be used for storage, or an appropriate barrier or enclosure provided to ensure the installations are protected from damage.
Priority	Medium
Status	Identified
Owner	Neighbourhood Services
Due Date	10 February 2021



Task 10

Source Version	1
Category	Fire Prevention
Sub Category	Arson
Action Required	Communication between owners/occupiers of the retail outlets occupying the ground floor level of the building should be sought to ensure bins and combustibles are not kept near to the building, especially against staircases.
Priority	Medium
Status	Identified
Owner	Neighbourhood Services
Due Date	10 February 2021



Task 11

Source Version	1
Category	Escape Routes & Fire Spread
Sub Category	Fire Doors
Action Required	Confirm that flat front doors, inspection of which was not possible, are to an FD30S self-closing standard. Flats 1, 2, 14, 15, 30, 44 and 45
Priority	High
Status	Identified
Owner	Customer Homes
Due Date	12 August 2020

Task 12

Source Version	1
Category	Escape Routes & Fire Spread
Sub Category	Fire Doors
Action Required	Install a self-closing device on the following doors: Entrance door to flat 31. Version 2: It was possible to access this flat to confirm whether this recommended Remedial work has been completed. Upon testing the doors self closing device failed to overcome the door frame and latch without physical assistance and therefore needs adjustment.
Priority	High
Status	Identified
Owner	Customer Homes
Due Date	12 August 2020

Risk Score

Risk Score

Moderate Risk

Next Assessment Due

31 August 2024

Likelihood	Potential Consequence		
	Slight Harm	Moderate Harm	Extreme Harm
High	Moderate	Substantial	Intolerable
Medium	Tolerable	Moderate	Substantial
Low	Trivial	Tolerable	Moderate

Likelihood

Low Unusually low likelihood of fire as a result of negligible potential sources of ignition.

Medium Normal fire hazards (e.g. potential ignition sources) for this type of occupancy, with fire hazards generally subject to appropriate controls (other than minor shortcomings).

High Lack of adequate controls applied to one or more significant fire hazards, such as to result in significant increase in likelihood of fire.

Consequence

Slight Outbreak of fire unlikely to result in serious injury or death of any occupant (other than an occupant sleeping in a room in which a fire occurs).

Moderate Outbreak of fire could foreseeably result in injury (including serious injury) of one or more occupants, but it is unlikely to involve multiple fatalities.

Extreme Significant potential for serious injury or death of one or more occupants.