

Fire Risk Assessment

Mandarin Wharf, Flats 1-25

Version 5

4 September 2023



Review Date: 4 September 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	Escape Routes & Fire Spread	Construction and Glazing	It is recommended to conduct a full fire stopping survey of this building to ensure there is adequate fire stopping to support the stay-put policy in place.	Medium	Identified		
2	Fire Prevention	Gas	Provide a barrier for the gas meters in the following locations to prevent against accidental damage: Gas meters provided within the bin store. Version 4 - 17/11/21 This task is still outstanding.	Medium	Identified		
3	Escape Routes & Fire Spread	Construction and Glazing	Provide fire stopping at the following locations: There are numerous pipe and cable penetrations in the bin store, and plant rooms in this area which require fire stopping. Version 4 - 17/11/21 This task is still outstanding.	High	Identified		

4	Escape Routes & Fire Spread	Construction and Glazing	Should it become apparent that the timescale for the completion of the CHPKFE recommended external wall remedial work is going to be protracted, then additional interim fire safety measures should be considered in line with the NFCC Guidance Document “Simultaneous Evacuation Guidance- Guidance to support a temporary change to a simultaneous evacuation strategy in purpose built blocks of flats”	High	Identified
5	Escape Routes & Fire Spread	Construction and Glazing	<p>CHPKFE consider that the following remedial works are required to the external walls to achieve an adequate level of safety:</p> <ul style="list-style-type: none"> - Replacement of the ACM Cladding to the top two floors, - Installation of suitable and sufficient cavity barriers behind the same cladding. 	High	Identified
6	Signs & Notices	Other Signage	Provide smoke vent door signs on the smoke shaft doors.	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@qfsm ltd.co.uk.

Executive Summary

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

Records for the testing and maintenance of fire safety related systems are not kept on site. These are managed centrally and are held at the ISHA Head Office.

This is a mixed use building with purpose-built self-contained flats occupying the first second and third floors, with commercial units occupying the ground floor. Flats are accessed via extended protected corridors with AOV into shaft provided. The single protected staircase has an AOV at the head of the stair. Manual smoke vent actuators are provided for fire service use located in the main entrance, and at the head of the stairs. Additional manual smoke vent actuators are located within corridors.

Flats are provided with FD30S SC flat entrance doors, and doors which open onto the entrance hallway of flats are fire resisting.

Dry risers have FD60S fire doors installed, and staircase doors are FD30S SC.

A dry rising main is provided with dry riser outlets on each level of the staircase.

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 building was found to be generally well maintained with the standard of housekeeping considered satisfactory, with common areas clear of combustible materials and obstructions

There are cable penetrations in the bin store and plant rooms 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. This is in the main part due to concerns over compartmentation/fire stopping within this building.

VERSION 3:

CHPK Fire Engineering Ltd have produced a report, "Fire Safety Review of External Walls and Attachments" dated 26 May 2021, following their intrusive survey of the external walls of this building.

They have identified that the building has 4 main external wall types, and these are detailed on p9 of their report.

They have concluded that in the event of a fire, Wall Types 1, 2 and 3 would be unlikely or very unlikely to result in the fire spreading either within the external wall cavity or across the surface of the external wall.

They have concluded that in the event of a fire, Wall Type 4 would be likely to result in the fire spreading within the external wall cavity or across the surface of the external wall. This wall type is found on the 3rd and 4th floors on the front facade only.

Given the existing fire safety measures within this building, whilst the overall risk may be considered low, CHPK would conclude that the overall fire risk due to the external wall and balconies is moderate. The potential life safety consequences are considered moderate which is where a fire could result in injury to one or more occupants, but unlikely to involve

multiple fatalities.

ISHA have stated (23.09.21) that they do not yet have a confirmed timescale for remedial works to commence on this building. They are in the process of obtaining high level quotes for the recommended remedial work. Should it become apparent that the timescale for the completion of this work is going to be protracted, then additional interim fire safety measures should be considered in line with the NFCC Guidance Document “Simultaneous Evacuation Guidance- Guidance to support a temporary change to a simultaneous evacuation strategy in purpose built blocks of flats”

VERSION 4 - 17/11/21

This is the annual review of the fire risk assessment and it is noted that there are a number of outstanding actions from the previous assessment.

These actions should be completed and evidence provided so that this fire risk assessment can be updated.

This new version was created on 04/09/2023 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

Mandarin Wharf, Flats 1-25

Address line 2

De Beauvoir Estate

Town

Hackney

Postcode

N1 5SB

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	25
Number of stair cores	1
Approach to flats	<ul style="list-style-type: none">• Via protected lobbies / corridors
Approximate period of construction	2010-2020
Is the top occupied storey over 18 metres above access level?	No

Construction details

The building is of mixed use with commercial units occupying the ground floor which are imperforate to the flats above. Masonry construction, with intermediate concrete floors and a flat roof. The front of the building is accessed via De Beauvoir Crescent whilst the rear of the building is located directly on the towpath of the Regents Canal.

Access to common area via secure door entry system at front elevation, with flats accessed from protected corridors at each floor level above ground floor.

Passenger lift provided at each floor level.

Service riser cupboards at each floor, cleaners store at ground floor level under-stair.

Dry Riser inlet located at front elevation, with outlets in stairwell at each floor level above.

Private balconies are located at the rear elevation of the building overlooking the regents canal, however these are inset balconies i.e. have no protruding deck.



External walls – Rear elevation.



Front elevation, with unidentified external wall system on 3rd floor.

External wall details

The external walls at the front elevation of the building are of brick/mortar construction on the ground, 1st and 2nd floor levels, as are the external walls at the rear elevation.

The third floor appears to have some cladded external wall system fitted. This could not be identified within the scope of this fire risk assessment.

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

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

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

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

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

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

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

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

- The complexity of the building; and
- The premises' emergency plan including an assessment of the adequacy of any staffing levels for the type of evacuation method employed.

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

Are there any private balconies?

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 key operated 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.



Key operated electrical sockets in common corridors

Gas

Are gas installations and appliances free from any obvious defect?

N/A

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

No



Gas meters located in bin store.

Heating

Are fixed heating installations free from any obvious defect?

N/A

Are portable heaters used?

No

Cooking

Does cooking take place on the premises?

No

Comments

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

Arson

Is security against arson reasonable?

Yes

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

Yes

Comments

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

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

Housekeeping

Is accumulation of combustibles or waste avoided?

Yes

Are there appropriate storage facilities for combustible & hazardous materials?

N/A

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

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.

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

Riser Doors

- FD30

Staircase Doors

- FD30S self-closing

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?

N/A

Are doors kept locked where appropriate?

Yes

Comments

Riser cupboard doors have intumescent strips fitted, but do not have the required cold smoke seals. The intumescent strips have also been poorly fitted and many are loose and should be refitted.

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 23 which has an entrance door fitted to FD30S SC standard, and the internal doors which open onto the entrance hallway are fire resisting.

The remainder of flat front doors within the building could not be assessed due to access. However, these all appear to be of the same age, condition and design of those which were accessed and were probably all installed at the same time. It is therefore reasonable to assume that they are of the same fire resisting standard.

The provision and condition of self closing devices, intumescent strips/cold smoke seals, and effective door closing action of these doors however could not be assessed and this should be confirmed ensure all doors afford FD30S SC standard of fire resistance.



It was not possible to access this door due to availability of fob



Door hinges to BS1935 and CE1121 on FD60S riser doors



Door hinges to BS1935 and CE1121 on FD30S staircase doors

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:

- Staircases

Staircase Glazing

- 30 mins E

Is glazing reasonable and free from any obvious defects?

Yes

Comments

A suspended-ceiling tile had been removed between flats 15 and 16 on the 3rd floor prior to the inspection, presumably by contractors.

Advantage was taken of this access to the space above the suspended-ceiling, and photographs taken of the locations where pipe and cables penetrated into flats, to assess the provision and standard of fire stopping.

It is apparent that there are numerous pipe and cable penetrations into these flats from the common corridor that have no fire stopping installed. Fire stopping should be installed and it is recommended that a full fire stopping survey is undertaken throughout the building to ensure there is adequate compartmentation provided to support the stay-put policy which is in place.

Version 4 - the fire stopping above flats 15 and 16 has been completed.



“Pyroguard” acid etching on staircase door glazing and glazed panel



Example of installed fire stopping in riser cupboards.



Example of fire stopping certification labels in risers



Version 4 - 17/11/21 evidence of fire stopping above flat 15

Dampers, Ducts & Chutes

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

Yes

Comments

No Dampers, Ducts or Chutes evident.

Smoke Ventilation

Areas where smoke ventilation is expected:

- Corridors
- Staircases

Corridors

- Natural Vent into Shaft - Automatic

Staircases

- Natural Vent - Automatic

Is smoke ventilation reasonable and free from any obvious defects?

Yes



Smoke vent actuator for head of stairs
clearly identified

Detection & Warning

Is an electrical fire alarm system expected?

No

Why not?

Purpose-built flats

Is a fire detection and/or alarm system provided?

Yes

Areas covered

- Communal areas

Communal Areas

System Category

- BS 5839 Pt1 Category L5

Cause & Effect

- Operates smoke ventilation

Control Equipment

Is the control equipment suitably located?

N/A

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

N/A

Manual Fire Alarms

Are there sufficient means of manually raising an alarm?

N/A

Are manual callpoints appropriately located and free from obvious defect?

N/A

Automatic Fire Detection

Is there sufficient provision of automatic fire detection?

N/A

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

N/A

Comments

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

Access was gained into flat 25 which has 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

Fixed Systems

Are any fixed systems provided?

No

Is provision of fixed systems reasonable?

Yes

Fire Service Facilities

Are any fire service facilities provided?

Yes

Types of facility

- Dry rising main
- Smoke ventilation

Is provision of fire service facilities reasonable?

Yes



Dry riser outlet provided on each floor within the staircase



AOV in staircase is provided with additional manual smoke vent actuators



Floor numbers are clearly identified

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



“Fire door keep locked” signage on riser cupboard doors



“Fire door keep shut” signage on staircase doors

Other Signs & Notices

Is there suitable signage for fire service facilities?

Minor Defects

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

Smoke Vent signs should be provided on the smoke shaft doors.

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 of outside organisations of the action to take in the event of 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	Escape Routes & Fire Spread
Sub Category	Construction and Glazing
Action Required	It is recommended to conduct a full fire stopping survey of this building to ensure there is adequate fire stopping to support the stay-put policy in place.
Priority	Medium
Status	Identified
Owner	Customer Homes
Due Date	14 January 2021

Task 2

Source Version	1
Category	Fire Prevention
Sub Category	Gas
Action Required	Provide a barrier for the gas meters in the following locations to prevent against accidental damage: Gas meters provided within the bin store. Version 4 - 17/11/21 This task is still outstanding.
Priority	Medium
Status	Identified
Owner	Customer Homes
Due Date	14 January 2021



Task 3

Source Version	1
Category	Escape Routes & Fire Spread
Sub Category	Construction and Glazing
Action Required	Provide fire stopping at the following locations: There are numerous pipe and cable penetrations in the bin store, and plant rooms in this area which require fire stopping. Version 4 - 17/11/21 This task is still outstanding.
Priority	High
Status	Identified
Owner	Customer Homes
Due Date	16 July 2020



Task 4

Source Version	3
Category	Escape Routes & Fire Spread
Sub Category	Construction and Glazing
Action Required	Should it become apparent that the timescale for the completion of the CHPKFE recommended external wall remedial work is going to be protracted, then additional interim fire safety measures should be considered in line with the NFCC Guidance Document “Simultaneous Evacuation Guidance- Guidance to support a temporary change to a simultaneous evacuation strategy in purpose built blocks of flats”
Priority	High
Status	Identified
Owner	Customer Homes
Due Date	2 January 2022

Task 5

Source Version	3
Category	Escape Routes & Fire Spread
Sub Category	Construction and Glazing
Action Required	CHPKFE consider that the following remedial works are required to the external walls to achieve an adequate level of safety: - Replacement of the ACM Cladding to the top two floors, - Installation of suitable and sufficient cavity barriers behind the same cladding.
Priority	High
Status	Identified
Owner	Customer Homes
Due Date	2 January 2022

Task 6

Source Version	4
Category	Signs & Notices
Sub Category	Other Signage
Action Required	Provide smoke vent door signs on the smoke shaft doors.
Priority	Low
Status	Identified
Owner	Neighbourhood Services
Due Date	17 November 2022



Risk Score

Risk Score

Moderate Risk

Next Assessment Due

4 September 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.