

Fire Risk Assessment

Menard Court

Version 4

7 September 2023



Review Date: 7 September 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	Housekeeping	<p>The storage of combustible items in communal areas is excessive and should be reduced.</p> <p>07/09/2023 This task is still outstanding.</p>	Medium	Identified		
2	Escape Routes & Fire Spread	Fire Doors	<p>Re-hang the following doors to reduce the gaps, and to ensure it fully closes on the action of the provided self-closing device:</p> <p>Staircase door, first floor.</p> <p>07/09/2023 This task is still outstanding.</p>	Medium	Identified		

3	Signs & Notices	Other Signage	<p>The provided fire action notice is that for a Stay Put policy. However, there is a fire alarm provided in the common areas which contradicts this policy as persons would probably simultaneously evacuate on hearing the fire alarm. A decision should be made regarding the evacuation policy to be adopted (please see Automatic Fire Detection of this report) and the correct fire action notice provided to ensure residents and visitors have the correct information and instruction as to the actions to be taken in the event of a fire.</p> <p>07/09/2023 This task is still outstanding.</p>	Medium	Identified
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4	Detection & Warning	Audibility	<p>The fire detection system is only required for the purposes of operating smoke vents. Fire alarm sounders are not therefore required, and conflict with national guidance which recommends a stay-put policy for buildings of this type. Consideration should be given to removing the sounders.</p> <p>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 the fire alarm is of the Standard required.</p> <p>07/09/2023 This task is still outstanding.</p>	Advisory	Identified
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5	Detection & Warning	Manual Fire Alarms	<p>Consider removing manual call points from public areas to reduce the likelihood of false alarms. (See “automatic fire detection section of this report)</p> <p>07/09/2023 This task is still outstanding.</p>	Advisory	Identified
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6	Escape Routes & Fire Spread	Construction and Glazing	<p>Due to the number of penetrations evident in riser cupboards, it is recommended to conduct a full fire stopping survey of this building. This would also enable an informed decision to be made as to whether to maintain the provision of a common fire alarm in the building, or remove it as per national guidance (see detection and alarm section of this report).</p> <p>07/09/2023 This task is still outstanding.</p>	Medium	Identified
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7	Detection & Warning	Automatic Fire Detection	<p>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>07/09/2023 This task is still outstanding.</p>	Advisory	Identified
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8	Escape Routes & Fire Spread	Fire Doors	Install a self-closing device on the following doors:	High	Identified
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Access was gained into flats 7 and 8, where it was found these flats had entrance doors to FD30S standard, however they did not have self closing devices fitted. The resident of Flat 8 reported that one of the occupants is disabled and it would not be possible to open a door fitted with a conventional hydraulic self closing device. A self closing device should be fitted to the door to flat 7, and It should be sought to provide an acceptable alternative self closing device to the entrance door to flat 8, such as a free-swing device interlinked with the fire alarm.

07/09/2023
This task is still outstanding.

9	Escape Routes & Fire Spread	Ease of Use	There is a security gate across the entrance door to flats 25 and 26. Residents should be advised of the dangers of locked security gates in the event of a fire to ensure that they are able to exit quickly in an emergency.	Advisory	Identified
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07/09/2023
This task is still outstanding.

10	Escape Routes & Fire Spread	Construction and Glazing	<p>Provide fire stopping around cable penetrations in the following locations:</p> <p>The electrical riser cupboards on each floor.</p> <p>VERSION 2: It is evident that the remedial work recommended in this task is yet to be completed</p> <p>07/09/2023 This task is still outstanding.</p>	High	Identified
11	Escape Routes & Fire Spread	Fire Doors	<p>Confirm that flat front doors, inspection of which was not possible, are to an FD30S self-closing standard.</p> <p>07/09/2023 External self closing devices have been fitted but many have been removed, it is recommended all flat doors are inspected and for the reason this task is still outstanding.</p>	Low	Identified
12	Escape Routes & Fire Spread	Ease of Use	<p>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.</p> <p>VERSION 2: These areas were still found to have obstructions present.</p> <p>07/09/2023 This task is still outstanding.</p>	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.

There is a common fire alarm provided in the building which contradicts national guidance for a building of this type. 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 the fire alarm is of the Standard required. Due to the number of penetrations evident in riser cupboards, it is recommended to conduct a full fire stopping survey of this building. This would also enable an informed decision to be made as to whether to maintain the provision of a common fire alarm in the building, or remove it as per this national guidance (see detection and alarm section of 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.

VERSION 3, 13/01/2021.

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 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.

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.

The standard of housekeeping in some parts of the building was found to be unsatisfactory, with the exception of an unacceptable amount of combustible items and obstructions located in riser cupboards and common corridors.

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.

There are cable penetrations in the riser cupboards 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.

The provided Fire Action Notice is incorrect and is one intended for a building with a stay put evacuation policy in place. The provision of a common fire alarm suggests this building has a simultaneous evacuation policy and it is imperative that the correct Fire Action Notice is provided to ensure residents and visitors are aware of the action they should take in the event of a fire.

Giving consideration to the general fire safety arrangements within the building, and the tasks recommended as detailed within this report, it is assessed that this building presents a moderate risk. This is in the main part due to concerns over the current state of the AOV in the staircase, and the provision of a common fire alarm which is both unsuitable to fully support a simultaneous evacuation strategy, and would not normally be expected in a purpose-built block of flats.

This new version was created on 07/09/2023 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

Building Information

Address line 1	Menard Court
Address line 2	Galway Street
Town	Islington
Postcode	EC1V 3SW

FRA Type	Type 3 – Common parts and flats (non-destructive)
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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
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Use	Purpose-built, self-contained flats
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Number of floors - ground and above	6
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Number of floors - below ground	0
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Number of flats	29
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Number of stair cores

1

Approach to flats

- Via protected lobbies / corridors

Approximate period of construction

1980-1990

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

No

Construction details

A mixed-use building of six floors, of concrete, brick and steel construction containing 29 purpose built self contained flats.

The ground floor of the building is currently occupied by a nursery forward/child care centre which appears to be imperforate to the rest of the building.

There is a single central staircase with flats being accessed from this staircase via protected corridors. There are also flats with external common balcony access, although there are only a maximum of 2 flats per balcony.



Side elevation



Front elevation showing "inset" balconies.



Side elevation, also showing childcare/nursery occupying ground floor.



Front elevation



Private balconies, steel framed, steel deck, glazed up stands.



Common balconies, no more than two flats accessed per common balcony.



Rear elevation also showing common balconies.

External wall details

The front and side elevations of the building are rendered. The substrate to which this render has been applied cannot be confirmed within the scope of this fire risk assessment. The rear elevation is of brick/mortar construction.

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

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

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

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

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

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

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

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

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

Are there any private balconies?

Yes

Private balcony details

Some private balconies are inset, i.e. have no protruding deck.

Other private balconies are steel framed with a steel deck and glazed upstands.

People

Are there any people especially at risk from fire?

Not Known

Comments

There appears to be a fault in the ventilation system on the 5th floor. The motor mechanism which opens the vent in the 5th floor corridor is continually operating, even though the vent is shut. It is showing as being open on the controls at ground floor level. There is obviously a fault on this system.

There is damage to some fire resisting doors within the building, as detailed within this report. These should be repaired or replaced as soon as possible to ensure the escape routes through the building are protected.

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

Fire Prevention

Electrical

Are electrical installations and appliances free from any obvious defect?

Yes

Are fixed installations periodically inspected and tested?

Not Known

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.

A requirement introduced in 2015 in BS 7671 which covers electrical installations in the UK, states that all new wiring systems are to use metal, rather than plastic, to support cables in escape routes, to prevent their premature collapse in the event of a fire.

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.

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?

N/A

Comments

There is no gas provision or equipment in the common areas.

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?

Yes

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

Yes

Comments

Access into the building via a secured main entrance door.

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



CCTV camera provided in the entrance hallway.

Housekeeping

Is accumulation of combustibles or waste avoided?

Yes

Are there appropriate storage facilities for combustible & hazardous materials?

N/A

Comments

Many common parts were found to contain combustible items which may also present an obstruction in the event of a fire.

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

Whilst "No Smoking" signage is provided, there was some evidence of smoking taking place in the common parts of the building.

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

There is a security gate across the entrance door to flats 25, 26, and 29. Residents should be advised of the dangers of locked security gates in the event of a fire to ensure that they are able to exit quickly in an emergency.

There is an emergency release device on the main entrance door to the ground floor lobby. This was checked to be working during the review and it is assumed that it fails safe to open in the event of a mains failure although this could not be checked.

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.



Electromagnetic door release, with additional emergency door release device

Dimensions

Are travel distances reasonable?

Yes

Is there sufficient exit capacity?

Yes

Fire Doors

Doors which are expected to be fire resisting:

- Cupboards
- Electrical Cupboards
- Flats
- Staircases

Cupboard Doors

- FD30S

Electrical Cupboard Doors

- FD30S

Flat Doors

- Not fire resisting
- FD30S self-closing

Staircase Doors

- FD30S self-closing

Are fire doors to a suitable standard?

No

Is there suitable provision of self-closing devices?

Yes

Is there suitable provision of hold-open devices?

N/A

Are doors kept locked where appropriate?

Yes

Comments

As part of this Type 3 Fire Risk Assessment, access was gained into a sample flat to assess the suitability of flat entrance doors, and any internal doors which open onto the entrance hallway.

Access was gained into flats 26 and 28 which have an entrance door fitted to FD30S SC standard, and the internal doors which open onto the entrance hallway are fire resisting.

However Flat 28, the door has been severely damaged, probably by forced entry to a level of which its fire resistance has been compromised. It should be replaced with a door that affords at least a FD30S SC standard of fire resistance.

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

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

The staircase is protected from the electrical and data distribution cupboard on the ground floor by an inner FD30S door, and an outer FD30S SC door. The outer door is secured with an FB2 Key. The inner door which accesses the data and electrical installations is secured with a GP barrel lock. This door has suffered severe damage by forced entry and needs to be replaced.

VERSION 2: The damaged entrance door to flat 28 identified in the previous FRA has been replaced.

Access was gained into flats 7 and 8, where it was found these flats had entrance doors to FD30S standard, however they did not have self closing devices fitted. The resident of Flat 8 reported that one of the occupants is disabled and it would not be possible to open a door fitted with a conventional hydraulic self closing device. A self closing device should be fitted to the door to flat 7, and It should be sought to provide an acceptable alternative self closing device to the entrance door to flat 8, such as a free-swing device interlinked with the fire alarm.

VERSION 3:

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.

Construction & Glazing

Are escape routes protected with suitable walls and floors?

Yes

Is there adequate compartmentation?

No

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

Yes

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

- Staircases

Staircase Glazing

- Georgian wired

Is glazing reasonable and free from any obvious defects?

Yes

Comments

A water and electrical riser ascends through all floors and is accessed at each floor level by an FD30S door.

Within each electrical riser cupboard, it is observed that electrical and data cabling penetrates through the riser cupboard and into the common corridor. There are inspection hatches already in place within ceilings. Accessing these hatches confirms that the cabling is not fire stopped at it penetrates from the riser cupboard into the common parts above the acoustic ceiling.

There are a number of cable penetrations into common areas from riser cupboards on each floor.



Cables penetrating from electrical riser cupboards into common parts.



Cables penetrating from electrical riser cupboards into common parts.



Cables penetrating from electrical riser cupboards into common parts.



Cables penetrating from electrical riser cupboards into common parts.

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 - Automatic

Staircases

- Openable Windows (with restrictors)
- Natural Vent - Automatic

Is smoke ventilation reasonable and free from any obvious defects?

No

Comments

It should be confirmed whether the window AOV on the fifth floor of the staircase is operable. A resident reports that recently the window was jammed in the open position and that an engineer has visited and in his opinion disconnected this window vent.

It is imperative that this AOV (window) is fully serviceable in order keep the staircase clear of smoke in the event of a fire.



Smoke vent controls.

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?

Yes

Areas covered

- Communal areas

Communal Areas

System Category

- BS 5839 Pt1 Category L5

Cause & Effect

- Sounds alarm in communal areas
- Operates smoke ventilation

Is the control equipment suitably located?

Yes

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

Yes



Fire Alarm control panel

Manual Fire Alarms

Are there sufficient means of manually raising an alarm?

Minor Defects

Are manual callpoints appropriately located and free from obvious defect?

Minor Defects

Comments

Consider removing manual call points from public areas to reduce the likelihood of false alarms. (See “automatic fire detection section of this report)

Automatic Fire Detection

Is there sufficient provision of automatic fire detection?

Yes

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

Yes

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 flats 7, 8 and 26 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.

It was noted that there is a fire alarm provided in the common areas. Discussion with residents indicated that this system is not interlinked to the fire alarms provided in flats. This contradicts national guidance for a building of this type (general needs, self contained, purpose built flats) which recommends that a stay-put policy be adopted and fire alarms provided within flats only.

These fire alarm systems may have been provided due to concerns over compartmentation, and where this is the case it has been deemed that a simultaneous evacuation policy is appropriate. If this is the case however, then the provided fire alarm is not suitable to support such a policy.

Despite obvious good intentions, this has resulted in a 'worst case scenario', where a simultaneous evacuation policy has been put in place without adequate audibility in place to ensure occupants are alerted to the fire in sufficient time to leave the building as the evacuation policy dictates.

In order to fully support a simultaneous evacuation policy, it is recommended that BS 5839-1 Category L3 standard fire detection is provided in the common parts with a heat detector/sounder located in the entrance hallway of each flat, with a BS5839-6 Category LD3 standard provided as a minimum within each flat (not interlinked to the common area system).

In summary, in 'general needs' blocks containing purpose-built self-contained flats, and/or where a compartmentation survey has confirmed that the building has sufficient compartmentation to support a stay-put policy, then consideration should be given to remove any fire alarm from the common parts of these buildings. Should a survey raise concerns over the compartmentation in the building to such a degree that it would not be practicable to remedy the situation, then a fire alarm should be provided to the Category detailed above.

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.

NB: It is imperative that any smoke detection provided for the actuation of the smoke ventilation system should remain. It is only fire alarm sounders which would not normally be expected in a building of this type.

Audibility

Are there adequate means of alerting all relevant persons?

No

Comments

The fire detection system is only required for the purposes of operating smoke vents. Fire alarm sounders and manual call points are not therefore required, and conflict with national guidance which recommends a stay-put policy for buildings of this type. Consideration should be given to removing the sounders and call points. (See Automatic Fire Detection section of this report).

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

- Smoke ventilation
- Entrance door override

Is provision of fire service facilities reasonable?

Yes

Comments

There are concerns regarding the window AOV at the head of the staircase. Please see comment and task within the escape routes and fire spread section of this fire risk assessment.



Floor numbers are clearly identified within the staircase

Lighting

Normal Lighting

Is there adequate lighting of internal escape routes?

Yes

Is there adequate lighting of external escape routes?

N/A

Is there adequate lighting in risk critical areas?

N/A

Emergency Lighting

Method of emergency lighting of internal escape routes:

- Non-maintained emergency lighting (local)

Is this provision reasonable?

Yes

Method of emergency lighting of external escape routes:

- Borrowed light

Is this provision reasonable?

Yes

Method of emergency lighting of other areas:

- Borrowed light

Is this provision reasonable?

Yes

Comments

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

The external area at the front of the building benefits from borrowed lighting provided by street lights.

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?

No

Are there suitable notices for fire extinguishers?

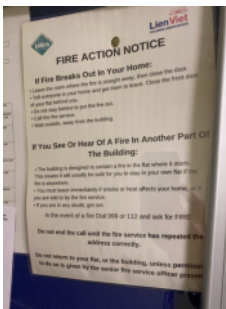
N/A

Is there suitable zone information for the fire alarm system?

Yes

Comments

The provided fire action notice is that for a Stay Put policy. However, there is a fire alarm provided in the common areas which contradicts this policy as persons would probably simultaneously evacuate on hearing the fire alarm. A decision should be made regarding the evacuation policy to be adopted (please see Automatic Fire Detection of this report) and the correct fire action notice provided to ensure residents and visitors have the correct information and instruction as to the actions to be taken in the event of a fire.



Fire action notice for a stay put policy.

Fire Safety Management

Procedures & Arrangements

Current evacuation policy

Simultaneous

Further details

The provision of a common fire alarm suggests there is a simultaneous evacuation strategy in place within the building. As previously stated within this report this is unusual for purpose built blocks of flats. Please see comments and tasks within the fire detection and alarm section of this fire risk assessment regarding this matter.

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?

No

Comments

The current provided fire action notice is incorrect. It should be ensured that employees from outside organisations are given information on the action to take in the event of a fire.

Testing & Maintenance

Was testing & maintenance information available?

No

Are fire extinguishers subject to suitable test & maintenance?

N/A

Comments

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

Record Keeping

Were fire safety records available?

No

Comments

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

Tasks

Task 1

Source Version	3
Category	Fire Prevention
Sub Category	Housekeeping
Action Required	The storage of combustible items in communal areas is excessive and should be reduced. 07/09/2023 This task is still outstanding.
Priority	Medium
Status	Identified
Owner	Neighbourhood Services
Due Date	14 July 2021



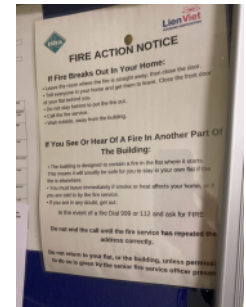
Task 2

Source Version	3
Category	Escape Routes & Fire Spread
Sub Category	Fire Doors
Action Required	Re-hang the following doors to reduce the gaps, and to ensure it fully closes on the action of the provided self-closing device: Staircase door, first floor. 07/09/2023 This task is still outstanding.
Priority	Medium
Status	Identified
Owner	Customer Homes
Due Date	14 July 2021



Task 3

Source Version	2
Category	Signs & Notices
Sub Category	Other Signage
Action Required	The provided fire action notice is that for a Stay Put policy. However, there is a fire alarm provided in the common areas which contradicts this policy as persons would probably simultaneously evacuate on hearing the fire alarm. A decision should be made regarding the evacuation policy to be adopted (please see Automatic Fire Detection of this report) and the correct fire action notice provided to ensure residents and visitors have the correct information and instruction as to the actions to be taken in the event of a fire.
	07/09/2023 This task is still outstanding.
Priority	Medium
Status	Identified
Owner	Neighbourhood Services
Due Date	5 January 2021



Task 4

Source Version	2
Category	Detection & Warning
Sub Category	Audibility
Action Required	The fire detection system is only required for the purposes of operating smoke vents. Fire alarm sounders are not therefore required, and conflict with national guidance which recommends a stay-put policy for buildings of this type. Consideration should be given to removing the sounders.
	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 the fire alarm is of the Standard required.
	07/09/2023 This task is still outstanding.
Priority	Advisory
Status	Identified
Owner	Customer Homes
Due Date	5 January 2023

Task 5

Source Version	2
Category	Detection & Warning
Sub Category	Manual Fire Alarms
Action Required	Consider removing manual call points from public areas to reduce the likelihood of false alarms. (See “automatic fire detection section of this report)
	07/09/2023 This task is still outstanding.
Priority	Advisory
Status	Identified
Owner	Customer Homes
Due Date	5 January 2023



Task 6

Source Version	2
Category	Escape Routes & Fire Spread
Sub Category	Construction and Glazing
Action Required	Due to the number of penetrations evident in riser cupboards, it is recommended to conduct a full fire stopping survey of this building. This would also enable an informed decision to be made as to whether to maintain the provision of a common fire alarm in the building, or remove it as per national guidance (see detection and alarm section of this report).
	07/09/2023 This task is still outstanding.
Priority	Medium
Status	Identified
Owner	Customer Homes
Due Date	5 January 2021

Task 7

Source Version	2
Category	Detection & Warning
Sub Category	Automatic Fire Detection
Action Required	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.
	07/09/2023 This task is still outstanding.
Priority	Advisory
Status	Identified
Owner	Customer Homes
Due Date	5 January 2023

Task 8

Source Version	2
Category	Escape Routes & Fire Spread
Sub Category	Fire Doors
Action Required	Install a self-closing device on the following doors:

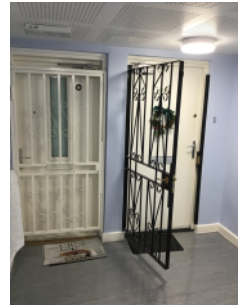
Access was gained into flats 7 and 8, where it was found these flats had entrance doors to FD30S standard, however they did not have self closing devices fitted. The resident of Flat 8 reported that one of the occupants is disabled and it would not be possible to open a door fitted with a conventional hydraulic self closing device. A self closing device should be fitted to the door to flat 7, and It should be sought to provide an acceptable alternative self closing device to the entrance door to flat 8, such as a free-swing device interlinked with the fire alarm.



	07/09/2023 This task is still outstanding.
Priority	High
Status	Identified
Owner	Customer Homes
Due Date	7 July 2020

Task 9

Source Version	1
Category	Escape Routes & Fire Spread
Sub Category	Ease of Use
Action Required	There is a security gate across the entrance door to flats 25 and 26. Residents should be advised of the dangers of locked security gates in the event of a fire to ensure that they are able to exit quickly in an emergency.
	07/09/2023 This task is still outstanding.
Priority	Advisory
Status	Identified
Owner	Neighbourhood Services
Due Date	9 December 2021



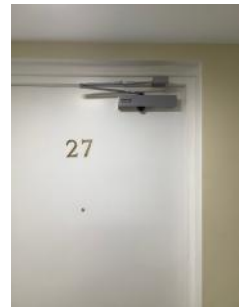
Task 10

Source Version	1
Category	Escape Routes & Fire Spread
Sub Category	Construction and Glazing
Action Required	Provide fire stopping around cable penetrations in the following locations: The electrical riser cupboards on each floor. VERSION 2: It is evident that the remedial work recommended in this task is yet to be completed
	07/09/2023 This task is still outstanding.
Priority	High
Status	Identified
Owner	Customer Homes
Due Date	7 January 2019



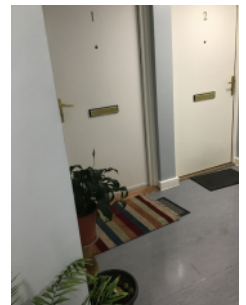
Task 11

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. 07/09/2023 External self closing devices have been fitted but many have been removed, it is recommended all flat doors are inspected and for the reason this task is still outstanding.
Priority	Low
Status	Identified
Owner	Customer Homes
Due Date	10 December 2019



Task 12

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. VERSION 2: These areas were still found to have obstructions present. 07/09/2023 This task is still outstanding.
Priority	Low
Status	Identified
Owner	Neighbourhood Services
Due Date	10 December 2019



Risk Score

Risk Score

Moderate Risk

Next Assessment Due

7 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.