

Fire Risk Assessment

Newhall Court

Version 3

31 August 2023



Review Date: 31 August 2024

Score: Moderate Risk

Assessor: Mark Thomas

Contents

1 Action Plan Summary	3
2 Introduction	5
3 Executive Summary	6
4 Premises Details	7
5 Fire Prevention	10
6 Escape Routes & Fire Spread	13
7 Detection & Warning	19
8 Firefighting	22
9 Lighting	23
10 Signs & Notices	24
11 Fire Safety Management	25
12 Tasks	27
13 Risk Score	30

Action Plan Summary

Task No.	Category	Sub Category	Action Required	Priority	Status	Action Taken	Date Completed
1	Escape Routes & Fire Spread	Ease of Use	A requirement introduced in 2015 in BS 7671 which covers electrical installations in the UK, states that all new wiring systems to use metal, rather than plastic, to support cables in escape routes, to prevent their premature collapse in the event of a fire.	Advisory	Identified		
2	Escape Routes & Fire Spread	Construction and Glazing	Confirm that any inspection hatches are appropriately fire rated, and are replaced after use by contractors. (It was noted that many have been let open)	Medium	Identified		
3	Detection & Warning	Automatic Fire Detection	This 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.	Advisory	Identified		

4	Escape Routes & Fire Spread	Construction and Glazing	<p>Whilst it is evident that a comprehensive program of fire stopping has been carried out within this building, there is a duct which passes from the ground floor staircase through to the ground floor corridor, there are numerous vents from this duct into the common areas. It cannot be confirmed without any protection is afforded (such as dampers) Where is this duct passes through compartment walls. It is recommended to conduct a fire stopping survey of this area to ensure compartmentation is provided and the staircase remains protected</p>	Medium	Identified
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5	Escape Routes & Fire Spread	Smoke Ventilation	<p>The smoke vent in the Staircase on the 4th floor requires repair. This window did not open when the smoke ventilation was tested at the time of this inspection, however it would be expected to have an AOV within the staircase at this level. It is not clear whether this window has any automatic opening mechanism installed, however it may be reasonably assumed that it is opened automatically using the same chain-opening method as found in the neighbouring buildings.</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.

It was noted that a large number of tasks recommended in the previous FRA have been completed, however, some remain as detailed within this report.

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.

There is a BS5839-6 fire alarm provided in the common parts of this building. This may be provided due to concerns over compartmentation within the building. No documentation regarding the cause and effect of the system was available and it cannot be confirmed whether the fire alarm in the common areas is interlinked to those installed within flats. The provision of a common fire alarm system contradicts National Guidance for a building of this type (general needs, purpose built, self contained flats). A letter dated 6th January 2020 from QFSM Ltd to ISHA regarding the provision of fire alarms in common parts of blocks of flats offers guidance and recommendations on this matter and this letter should be referred to when considering whether this is a necessary provision, or if it is considered a necessary provision whether this fire alarm is of the Standard required.

It was noted that the AOV in the fourth floor corridor is defective (it has also been screwed shut), this should be repaired and tested as soon as possible.

It is evident that a comprehensive program of Fire stopping has been conducted within riser cupboards following recommendations of the previous fire risk assessment.

A recommendation in the previous fire risk assessment was for intumescent strips and cold smoke seals to be installed on riser cupboard doors, this has been completed.

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 risk rating has been considered in the most part due to concerns regarding the current provision of automatic smoke ventilation in the staircase.

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

Address line 1

Newhall Court

Address line 2

Flats 1-17

Town

Islington

Postcode

N1 8RH

FRA Type

Type 1 - Common parts only (non-destructive)

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.

Client

ISHA

Building Information

Use	Purpose-built, self-contained flats
Number of floors - ground and above	4
Number of floors - below ground	0
Number of flats	16
Number of stair cores	1
Approach to flats	<ul style="list-style-type: none">• Via protected lobbies / corridors• Direct external access
Approximate period of construction	2000-2010
Is the top occupied storey over 18 metres above access level?	No

Construction details

Masonry construction (part rendered), intermediate concrete floors and a flat roof.

Access to common area via secure door entry system at front elevation (with Fire Switch), with flats accessed from lobbies at each floor.

Flat 4 has direct external access at front elevation.

Service/riser cupboards at each floor.

Passenger lift provided.

Enclosed rear yard containing bicycle store.



External walls – rear elevation



External walls - front elevation

External wall details

The front and rear elevations of the building are of brick/motor construction. Most of the surface of the rear elevation and part of the surface of the front elevation have a render applied. It cannot be confirmed within the scope of this fire risk assessment the substrate to which this render has been applied.

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.

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.

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 installations 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 was gained into this 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 is provided.

Housekeeping

Is accumulation of combustibles or waste avoided?

No

Are there appropriate storage facilities for combustible & hazardous materials?

No

Comments

Large quantity of paint and other combustible items located in the ground floor electrical cupboard.



Paint located in the electrical cupboard

Building Works

Are there any hot works being carried-out at this time?

No

Are the premises free of any obvious signs of incorrect hot work procedures in the past?

Yes

Smoking

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

Yes

Comments

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

Dangerous Substances

Are dangerous substances present, or liable to be present?

No

Lightning

Is a lightning protection system installed?

No

Comments

There is no lightning protection visible, However, if there is lightening protection in place it should be periodically inspected by a competent person, to the frequency recommended in BS EN 62305.

Escape Routes & Fire Spread

Ease of Use

Are exits easily and immediately openable?

Yes

Do fire exits open in direction of escape where necessary?

N/A

Are escape routes unobstructed and safe to use?

No

Are there reasonable measures for the evacuation of disabled people?

Yes

Comments

No specific occupancy risk identified. 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.

The provision of thumb turn devices on final exits means the doors can be opened without the use of a key.

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

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.

Dimensions

Are travel distances reasonable?

Yes

Is there sufficient exit capacity?

Yes

Fire Doors

Doors which are expected to be fire resisting:

- Electrical Cupboards
- Flats
- Lobbies
- Risers

Electrical Cupboard Doors

- FD30

Flat Doors

- FD30S self-closing

Lobby Doors

- FD30 self-closing

Riser Doors

- FD30

Are fire doors to a suitable standard?

Minor Defects

Is there suitable provision of self-closing devices?

Yes

Is there suitable provision of hold-open devices?

N/A

Are doors kept locked where appropriate?

Yes

Comments

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

Access was gained into flats 12 and 14 which have 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.

VERSION 2:

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

It is understood that communal doors are inspected regularly by neighbourhood officers and formally recorded in the quarterly/6 monthly estate inspections with residents. Records are held with the neighbourhood officers. Flat entrance doors are inspected during the annual LGSR visits where the gas engineers record on their PDA if a door closer exists and intumescent strips and cold smoke seals exist.



Example of flat front doors standard within this building



Access was not possible into this door.



It was not possible to access these storage cupboards on each floor



Intumescent strips and cold smoke seals have been fitted in riser cupboards

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:

- Lobbies

Lobby Glazing

- Georgian wired

Is glazing reasonable and free from any obvious defects?

Yes

Comments

There are multiple cable and pipe penetrations within each riser cupboard on every floor which have no fire stopping installed. It is imperative these penetrations are fully fire stopped. It should also be considered to conduct a full fire stopping survey of this building.

There are a large number of uPVC inspection hatches throughout the building. Whilst outside the scope of this FRA, opportunity was taken to inspect above one of these panels which had not been replaced. It is evident that fire stopping above the ceiling is not to an acceptable standard with pipe and cable penetrations entering flats. It would be impracticable to remove the ceiling to remedy all penetrations into every flat on the building. With this in mind however, it is imperative that the ceilings and walls afford at least a 30 min standard of fire resistance between common parts and flats. It is necessary therefore to ensure that any inspection hatches are appropriately fire rated, and are replaced after use by contractors,

VERSION 2:

Following recommendations made within previous fire risk assessments, a comprehensive program of fire stopping has been carried out within riser cupboards in this building.

Whilst it is evident that a comprehensive program of fire stopping has been carried out within this building, there is a duct which passes from the ground floor staircase through to the ground floor corridor, there are numerous vents from this duct into the common areas. It cannot be confirmed without any protection is afforded (such as dampers) Where is this duct passes through compartment walls. It is recommended to conduct a fire stopping survey of this area to ensure compartmentation is provided and the staircase remains protected



Evidence of fire stopping conducted throughout the building in June 2020

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:

- Lobbies
- Staircases

Lobbies

- Natural Vent - Automatic

Staircases

- Openable Windows

Is smoke ventilation reasonable and free from any obvious defects?

Yes

Comments

The window AOV system was tested (manual actuation only) during this inspection.

The smoke vent in the Staircase on the 4th floor requires repair. This window did not open when the smoke ventilation was tested at the time of this inspection, however it would be expected to have an AOV within the staircase at this level. It is not clear whether this window has any automatic opening mechanism installed, however it may be reasonably assumed that it is opened automatically using the same chain-opening method as found in the neighbouring buildings. ADB (2019)Vol 1, Paragraph 3.53 states that in single stair buildings, smoke vents on the storey where the fire is initiated, and the vent at the head of the stair, should be activated by smoke detectors in the common parts.

This building was constructed since the building regulations were introduced and it would be expected that the means of escape arrangements meet these recommendations as such. The building will have been signed off by the relevant building control body at the design and construction phase and must have been deemed acceptable by them at the time of the buildings construction.



Smoke ventilation control

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

- Flats
- Communal areas

Flats

System Category

- BS 5839 Pt6 Grade D Category LD3

Cause & Effect

- Sounds alarm in flat of origin

Communal Areas

System Category

- BS 5839 Pt6 Grade D Category L3

Cause & Effect

- Sounds alarm in communal areas

Control Equipment

Is the control equipment suitably located?

N/A

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

N/A

Comments

It is not confirmed whether the fire alarms provided in flats are interlinked to those in common parts.

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?

No

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

No

Comments

There is a BS5839-6 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.

(NB - It should be noted that this letter refers to fire alarm sounders only, and that any detection provided for the operation of the automatic smoke ventilation system should remain.)

As part of the previous 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 12 and 14 which have a fire alarm provided to BS5839-6 LD3 standard.

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



BS5839-1 and BS5839-1 detection in corridors



BS5839-6 smoke detection in the staircase

Audibility

Are there adequate means of alerting all relevant persons?

No

Comments

There is a BS5839-6 fire alarm provided in the common parts of this building, which, if it is deemed to be required is not suitable and sufficient. A task has been generated in the "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
- Premises information box

Is provision of fire service facilities reasonable?

Yes

Comments

The contents of the premises information box could not be accessed to check suitability of content.

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?

Yes

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:

- Maintained emergency lighting (local)

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.



Maintained EL is provided in the staircase and within corridors.

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?

N/A

Comments

The provided fire action noticed is one for a stay put policy. As stated elsewhere in this report the provision of a common fire alarm compromises a stay put policy. Once considerations are made regarding the common fire alarm are made it is imperative that the provided fire action notice accurately reflects the evacuation policy in place within the building.

Fire Safety Management

Procedures & Arrangements

Current evacuation policy

Undefined

Further details

Whilst it would be expected that a stay put policy be in place within this building (as per national guidance for a building of this type) there is a common fire alarm provided. It is not known why this common fire alarm has been provided however its provision is problematic.

The provision of a common fire alarm encourages persons to leave their flat, even if the fire is not within their flat, and thus compromises a stay put policy. However, should it be desirable to have a simultaneous evacuation strategy in this building, then the provided BS5839-6 system is inadequate to support such a strategy.

Therefore the current provision both compromises a stay put policy, and is insufficient to support a simultaneous evacuation strategy.

It is strongly recommended that the fire alarm provision is reviewed and that either the current provided fire alarm is removed or the system is substantially upgraded to a mixed system (BS5839-1 L3 system within the common parts, with heat detector sounder (interlinked) in the entrance hallway of each flat, and a BS5839-6 LD3 D1 system within each flat (not interlinked), which would be required to adequately support a simultaneous evacuation strategy.

Please see comments and tasks generated within the automatic fire detection section of this report 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?

Yes

Comments

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

Testing & Maintenance

Was testing & maintenance information available?

No

Are fire extinguishers subject to suitable test & maintenance?

N/A

Comments

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

Record Keeping

Were fire safety records available?

No

Comments

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

Tasks

Task 1

Source Version	1
Category	Escape Routes & Fire Spread
Sub Category	Ease of Use
Action Required	A requirement introduced in 2015 in BS 7671 which covers electrical installations in the UK, states that all new wiring systems to use metal, rather than plastic, to support cables in escape routes, to prevent their premature collapse in the event of a fire.
Priority	Advisory
Status	Identified
Owner	Customer Homes
Due Date	9 February 2023



Task 2

Source Version	1
Category	Escape Routes & Fire Spread
Sub Category	Construction and Glazing
Action Required	Confirm that any inspection hatches are appropriately fire rated, and are replaced after use by contractors. (It was noted that many have been let open)
Priority	Medium
Status	Identified
Owner	Customer Homes
Due Date	9 February 2021

Task 3

Source Version	1
Category	Detection & Warning
Sub Category	Automatic Fire Detection
Action Required	This 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.
Priority	Advisory
Status	Identified
Owner	Customer Homes
Due Date	9 February 2022

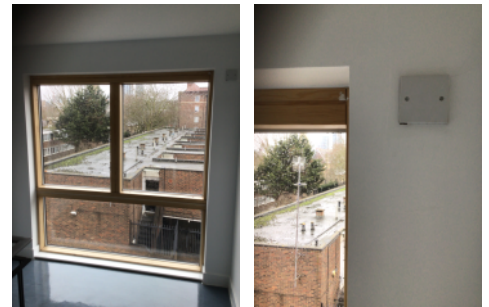
Task 4

Source Version	2
Category	Escape Routes & Fire Spread
Sub Category	Construction and Glazing
Action Required	Whilst it is evident that a comprehensive program of fire stopping has been carried out within this building, there is a duct which passes from the ground floor staircase through to the ground floor corridor, there are numerous vents from this duct into the common areas. It cannot be confirmed without any protection is afforded (such as dampers) Where is this duct passes through compartment walls. It is recommended to conduct a fire stopping survey of this area to ensure compartmentation is provided and the staircase remains protected
Priority	Medium
Status	Identified
Owner	Customer Homes
Due Date	17 August 2021



Task 5

Source Version	2
Category	Escape Routes & Fire Spread
Sub Category	Smoke Ventilation
Action Required	The smoke vent in the Staircase on the 4th floor requires repair. This window did not open when the smoke ventilation was tested at the time of this inspection, however it would be expected to have an AOV within the staircase at this level. It is not clear whether this window has any automatic opening mechanism installed, however it may be reasonably assumed that it is opened automatically using the same chain-opening method as found in the neighbouring buildings.
Priority	High
Status	Identified
Owner	Customer Homes
Due Date	17 May 2021



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.